

DATE OF DECISION	Thursday, 5 April 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Paul Mitchell and John Griffin
APOLOGIES	None
DECLARATIONS OF INTEREST	Michael Edgar and Stewart Seale have declared a conflict of interest for this rezoning review as they were involved in the original Council consideration of this proposal. Therefore, they did not participate in any Panel discussion or consideration of this item.

REZONING REVIEW

2018SWC006 – The Hills Shire Council – RR_2017_THILL_001_00 - AT 16-26 Chapman Avenue and 17-27 Dawes Avenue, Castle Hill (as described in Schedule 1)

Reason for Review:

- ☒ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☐ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
 - ☒ not demonstrated strategic merit
 - ☐ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION

1. The proposal relies on a purported change of circumstances. The Panel did not find any material change of circumstances since the recent gazettal of the amended The Hills Local Environment Plan 2017 in December.
2. The Panel is aware of the extensive strategic planning effort and believes that the proposal is inconsistent with that new strategic plan for the Showgrounds Station precinct and its surrounds and its resulting instrument.
3. Conversely, the Panel believes that maintenance of the recently introduced planning controls provides certainty and is in the public interest.

4. The Panel does not believe that the strategic test has been satisfied because the scale of the development and proposed additional height is inconsistent with clearly enunciated urban design principles for the precinct and the surrounds.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell OAM
 John Griffin	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SWC006 – The Hills Shire Council – RR_2017_THILL_001_00 - AT 16-26 Chapman Avenue and 17-27 Dawes Avenue, Castle Hill
2	LEP TO BE AMENDED	The Hills Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to amend The Hills LEP 2012 to rezone land at 16-26 Chapman Avenue and 17-27 Dawes Avenue, Castle Hill from R2 Low Density Residential to R4 High Density Residential and amend associated development standards.
4	MATERIAL CONSIDERED BY THE PANEL	- Rezoning review request documentation - Briefing report from Department of Planning and Environment
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Site inspection: 5 April 2018 - Panel members in attendance: Mary-Lynne Taylor (Chair), Paul Mitchell and John Griffin - Department of Planning and Environment (DPE) staff in attendance: Christopher Ross, Adrian Hohenzollern, Ann-Maree Carruthers and Blake Christodoulou Briefing meeting with Department of Planning and Environment (DPE): 5 April 2018, 12:00 pm - Panel members in attendance: Mary-Lynne Taylor (Chair), Paul Mitchell and John Griffin - Department of Planning and Environment (DPE) staff in attendance: Christopher Ross, Adrian Hohenzollern, Ann-Maree Carruthers and Blake Christodoulou Briefing meeting with Proponent: 5 April 2018, 12:40 pm - Panel members in attendance: Mary-Lynne Taylor (Chair), Paul Mitchell and John Griffin

		- o Department of Planning and Environment (DPE) staff in attendance: Christopher Ross, Adrian Hohenzollern, Ann-Maree Carruthers and Blake Christodoulou - o Proponent representatives in attendance: Shane Geha, Darya Fatah, Simon Parsons, Chen Hong Bian and Kyle Huang • Briefing meeting with Council: 5 April 2018, 1:45 pm - o Panel members in attendance: Mary-Lynne Taylor (Chair), Paul Mitchell and John Griffin - o Department of Planning and Environment (DPE) staff in attendance: Christopher Ross, Adrian Hohenzollern and Blake Christodoulou - o Council representatives in attendance: Janelle Atkins and Megan Munari
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