

14 September 2022

Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064, Norwest NSW 2153
Attention: Mayor Dr Peter Gangemi

Dear Michael

**Updated Planning Proposal – Councillor Workshop
The Hills Club, Baulkham Hills (7/2021/PLP)**

This letter has been prepared by *Keylan Consulting Pty Ltd* on behalf of The Hills Club (applicant) regarding the updated Planning Proposal for 6-18 Jenner Street, Baulkham Hills (the site).

On 6 September 2022 we attended a Councillor Workshop to present the updated Planning Proposal and to answer questions that Councillors may have on the updated scheme. We note that Mayor Dr Peter Gangemi raised a question at the workshop regarding the proposed floor space ratio (FSR) of 2.24:1. In particular, how the FSR is distributed between the eastern and western parts of the site.

Following the workshop, we have undertaken a detailed review of the proposed FSR and rational of this distribution. This review is addressed in detailed below and is supported by the following expert reports:

Attachment 1: Site summary prepared by Altis Architecture

Attachment 2: Urban Design Report prepared by Dickson Rothschild

How is the proposed FSR distributed across the site?

We understand the concept of attempting to assess FSR in specific site locations by dividing the site equally and attributing the proposed FSR for each area. However, we consider that this approach is not an accurate reflection of the proposal and its response to the configuration of the site. Adopting this approach does not align with planning considerations as:

- the proposal (including all buildings, open space, access and site through links) has been prepared and considered by Council staff on the basis of a single site
- the proposal does not include land subdivision
- the ground level bowling green is centrally located within the site but is directly associated with revitalised Hills Club located within Building A
- the ground level communal open space is also centrally located and is shared equitably between Buildings A, B, C and D
- both The Club and residential components of the development cannot be accessed from Old Northern Road with access required from Jenner Street
- only access for servicing is provided from Old Northern Road

Notwithstanding, in response to the issues raised in the Workshop, we have examined 2 potential options that correspond with their respective building components to give an accurate reflection of the Proposal's breakdown of FSR's across the site.

Option 1 Site Configuration – Old Northern Building and Bowling Green

This option involves dividing the site as follows (Figure 1):

- Site A comprising of Building A, containing the revitalised Hills Club, ground level retail and residential apartments, and the ground level bowling green
- Site B comprising of Buildings B, C and D together with the ground level communal open space.

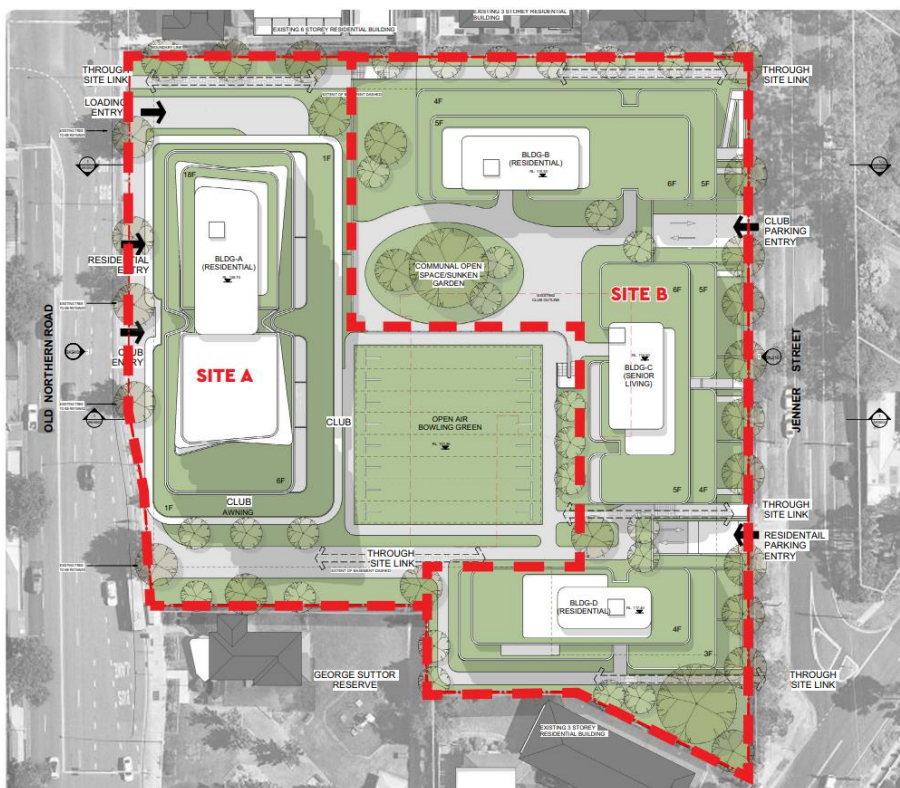


Figure 1: Option 1 Site Areas (Source: Altis Architecture)

The resultant FSR's for Option 1 are as follows:

- Site A: 2.95:1
- Site B: 1.59:1

Option 2 Site Configuration – Old Northern Building, Bowling Green & Central open space

This option involves spitting the site in two with:

- Site A comprising of Building A, containing the revitalised Hills Club, ground level retail and residential apartments, the ground level bowling green and communal open space
- Site B comprising of Buildings B, C and D

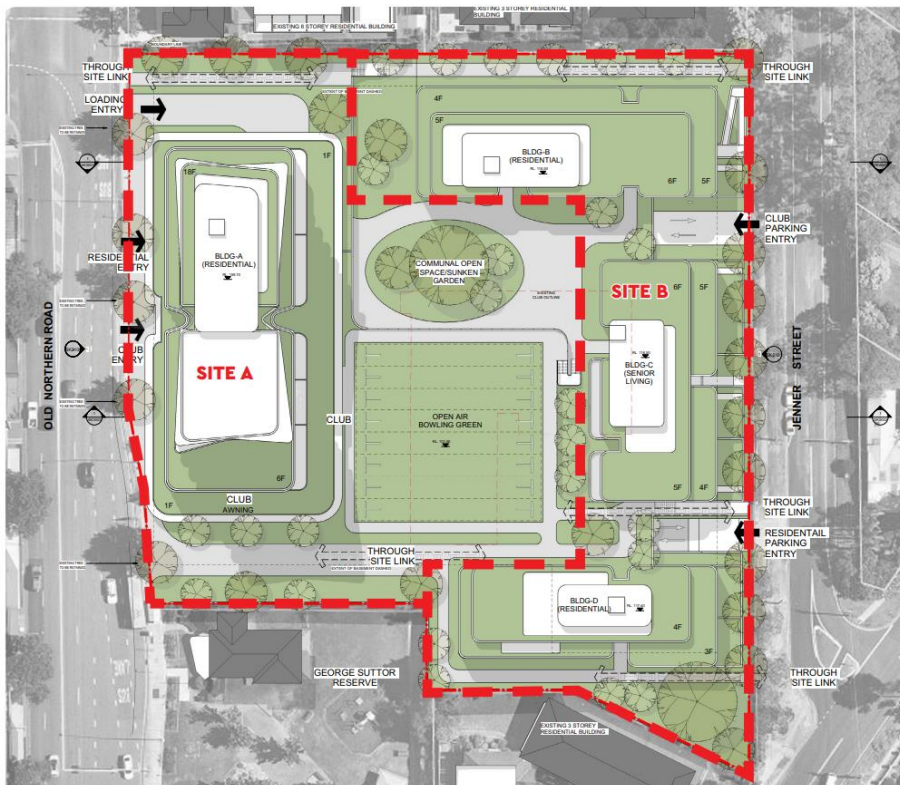


Figure 2: Option 2 Site Areas

The resultant FSR's for Option 2 are as follows:

- Site A: 2.52:1
- Site B: 1.88:1

Planning Justification

Our analysis and planning justification concludes that the proposed FSR across the entire site as well as the resultant FSR's identified in Options 1 and 2 do not represent an overdevelopment of the site.

Further, both the overall FSR and Options 1 and 2 are reflective of surrounding development and consistent with the FSR's nominated for surrounding sites under *The Hills Local Environmental Plan 2019* (HLEP), which vary from 1:1 to 3:1 as detailed below:

- North: 1.99:1
- South: 1:1 to 3:1
- East: N/A
- West: 1:1 to 3:1

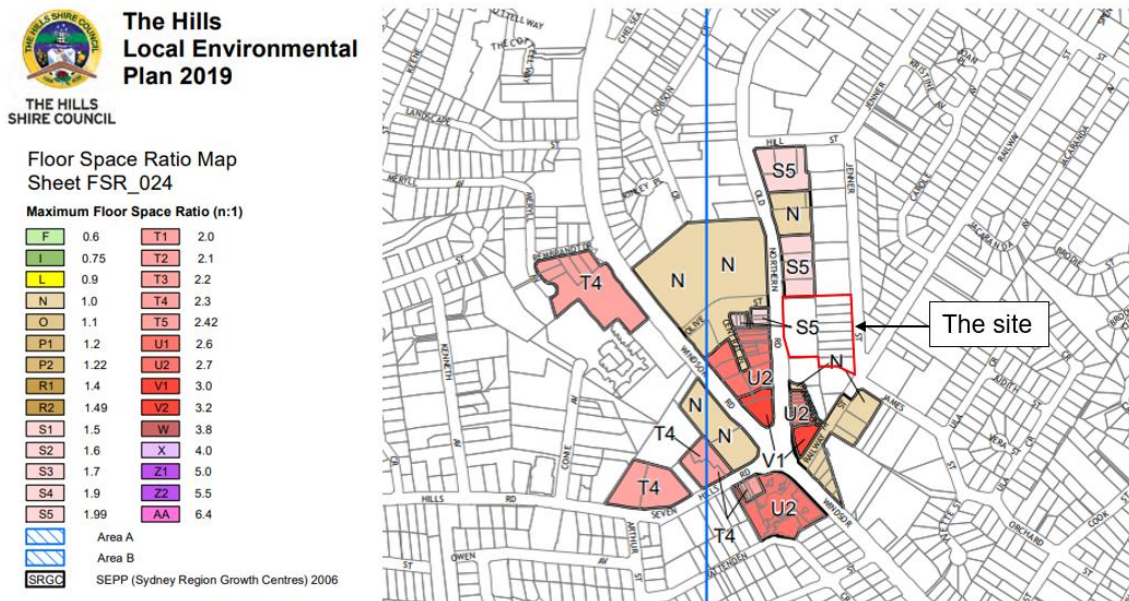


Figure 3: HLEP 2019 FSR Map Extract

The proposed FSR of 2.24:1 across the site leads to a superior outcome for the site and Town Centre. This scheme has been developed in a holistic manner in consideration of the site opportunities and constraints.

The proposal ensures an appropriate planning and urban design outcome as:

- The height and density of Building A facilitates the provision of bowling greens, through site links and extensive communal open space and landscaping at ground level.
- If a lower building height was adopted, additional buildings would be required to achieve an appropriate density across the site. This design approach would preclude the ability to deliver the bowling greens, through site links and extensive communal open space and landscaping at ground level.

- The proposed density facilitates an appropriate transition in heights from west to east, with Building A strategically located to present to the Baulkham Hills Town Centre and the lower heights of Buildings B to D to present to Jenner Street.
- Any re-evaluation of FSRs across the site will likely lead to larger buildings with increased height fronting Jenner Street – which negates the current transition to the surrounding residential uses.
- The proposed density ensures:
 - The ability to revitalise The Hills Club by providing new community and commercial facilities including two new multi-use synthetic bowling greens to expand and improve recreational facilities within Baulkham Hills.
 - The delivery of 228 apartments which comply with the larger apartment size requirements under Part B Section 5 under The Hills Development Control Plan (HDCP), delivering diverse housing choice.

Furthermore, as detailed within the *Urban Design Report*, prepared by Dickson Rothschild (**Attachment 2**) the core of Baulkham Hills Town Centre is likely to grow and change in the future. Consequently, density, bulk and scale should be focused on Old Northern Road recognising its role as the core access to the Town Centre.

The site is strategically located within the core of the town centre. It is ideally positioned to achieve a transition between the future high density of the town centre on Old Northern Road through to the lower density residential character of Jenner Street

The proposal responds to this urban space by providing increased height and density at Old Northern Road, facilitating large open spaces at ground level suited to the unique role of the site as a bowling club with its RE2 Private Recreation zoning.

Conclusion

The proposed FSR of 2.24:1 will apply across the site and has been developed in a holistic manner in consideration of the site opportunities and constraints. The proposal ensures an appropriate urban design outcome for the site that is respectful of surrounding development and the emerging character of Baulkham Hills Town Centre.

Notwithstanding, both Option 1 and 2 are consistent with the FSR's nominated for surrounding sites under HLEP, which vary from 1:1 to 3:1. Importantly, neither option exceeds the maximum FSR of 3:1 which applies to neighbouring sites.

The updated Planning Proposal as presented at the Councillor Workshop maintains significant public benefits including:

- the revitalisation of The Hills Club, which is an important local community facility
- the ongoing use of the site for private recreation and community uses
- the delivery of two pedestrian through-site links between Jenner St and Old Northern Road
- stimulation of the Baulkham Hills economy with 663 full time construction-related jobs and 132 full time operational jobs expected to be provided
- urban renewal of Baulkham Hills including activation of Old Northern Road
- improved housing diversity through delivery of seniors housing and market housing with various unit sizes

- a contribution through a VPA including contributions towards:
 - upgrades to George Suttor Reserve
 - traffic and pedestrian improvements
 - local infrastructure upgrades
 - future active open space

The updated Planning Proposal is the result of meaningful consultation with Council and includes significant built form amendments to address Council's concerns whilst still ensuring the ongoing viability of The Hills Club.

The applicant and project team look forward to continuing to work with Council to progress this important urban renewal project for Baulkham Hills Town Centre and the wider community.

Should you require any additional information please do not hesitate to contact Padraig Scollard on 8459 7508 or email padraig@keylan.com.au in the first instance.

Yours sincerely



Michael Woodland BTP MPiA
Director

Attachment 1
Site summary prepared by Altis Architects

Attachment 2:
Urban Design Report prepared by Dickson Rothschild