



15 August 2024

Department of Planning, Housing and Infrastructure
Sent via the NSW Planning Portal

Dear Sir,

RE: Rezoning Review – MELIA COURT AND GLEN ROAD, CASTLE HILL (5/2024/PLP)

We are writing on behalf of Castle Hill Glen Pty Ltd who are the landowner and applicant for a planning proposal (PP) lodged with The Hills Shire Council for the above site. (NSW Planning Portal Reference Number PP-2024-327)

This letter accompanies a rezoning review request lodged in the NSW Planning Portal.

The Planning Proposal seeks approval for the following amendments to THLEP 2019:

- Amendment the land use zoning map from C4 Environmental Living to R3 Medium Density Residential, R4 High Density Residential, C2 Environmental Conservation and RE1 Public Recreation; and
- Amendment of the maximum height standard map from 9m to accommodate heights ranging from 10m to 22m.

This rezoning aims to develop approximately 2.1 hectares of previously cleared land and preserving and managing the remainder as Blue Gum High Forest and remnant non-indigenous bush regeneration area. The site is currently vacant with no existing facilities or structures.

The objective of the planning proposal is to facilitate a community masterplan comprising residential apartments, multiple dwelling housing, basement parking, new roads, a through site link, public park and nature reserve, landscaping and public domain works. The masterplan will provide for increased housing in proximity to the Castle Hill Train Station and Commercial Centre, Cherrybrook Train Station and bus services along Castle Hill Road.

At their meeting of 25 June 2024, The Hills Shire Council resolved not to proceed with the planning proposal, necessitating the rezoning review.

In accordance with the Local Environmental Plan Making Guideline (the Guideline), this application contains the following information:

Original application:

- Site Survey
- Urban Design Report

- Proposed LEP Maps
- Geotechnical Assessment
- Structural Report
- Stormwater Concept Design
- Combined Infrastructure Services Assessment
- Transport Impact Assessment
- Tree Survey
- Visual Impact Assessment
- Preliminary Site Investigation
- Draft Development Control Plan
- Flood Impact and Risk Assessment
- Heritage Impact Assessment
- Biodiversity Development Assessment Report
- Vegetation Management Plan
- Community and Economic Needs Assessment
- Perspectives
- Strategic Bushfire Study
- Public benefit offer
- Community Plans

Correspondence from Council

Agenda and associated Council resolution letter from the ordinary Council meeting of 25 June 2024, which includes the minutes of the Canada Bay Local Planning Panel (briefing of 15 May 2024) included as an attachment.

Advice from government agencies

Since the lodgement, we have not received any formal written correspondence or advice from public authorities or government agencies.

Need for the planning proposal and justification of the strategic and site-specific merit

The submitted Planning Proposal Report highlights in detail the need for the planning proposal and strategic and site-specific merit of the proposal. A summary of this is provided below:

Strategic merit

The planning proposal request demonstrates its consistency with the objectives and priorities as detailed in the supporting planning proposal:

- Greater Sydney Region Plan and Central City District Plan

- The Hills Local Strategic Planning Statement (LSPS)
- North West Rail Link Corridor Strategy
- Cherrybrook Station Precinct Place Strategy
- The Hills Corridor Strategy
- Castle Hill Precinct Plan
- Section 9.1 Ministerial Directions

This planning proposal is a response to a change in circumstances that has not been recognised by the existing planning framework.

The site is located within close proximity to within the new constructed Castle Hill Railway Station (approx. 1.1km) to the west and Cherrybrook Railway Station (approx. 900m) to the east which provide a 30-minute service to Sydney CBD. There is an intention by Transport for NSW to provide a dedicated express bus lane to Castle Hill Road between Castle Hill Station and Cherrybrook Station. This will supplement the exiting regular bus services available from Castle Hill Road to Hornsby and Epping via Pennant Hills and also Parramatta via Kellyville and Rouse Hill.

The current C4 Environmental Living zone and 2,000m² minimum lot size which would accommodate large residential estates is considered an under capitalisation for a highly accessible portion of land positioned between two recently two metro stations located only 900m and 1.1km from the site.

The Department of Planning and Transport for NSW have adopted an approach on focusing high density housing supply and affordable housing within 1.2km of Metro Station locations. This includes an announcement in December 2023 of both Bella Vista and Kellyville includes high density residential development within 1.2km of the metro stations. Further, every existing station within the Hill Shire LGA includes land zoned high density residential located at least 1.2km from a station. The proposal is consistent with this approach and delivers new housing including 15% affordable rental housing within 1.2km of two stations in a location closer to the Sydney CBD and include protection of a large portion of native vegetation and includes the provision of public open space.

Furthermore, under the recently announced housing targets, the Hills Shire is required to increase its number of dwellings by 35% from 66,450 to 89,750 dwellings within five years which has not been considered under the current planning framework. It is considered that The Hills Shire Council will not achieve this new housing target of 23,300 new dwellings within 5 years by retaining large 2,000m² residential estates rather than supporting proposals which facilitate additional housing in a walkable residential neighbourhood in close proximity to metro stations.

Site Specific Merit

1. Existing active Development application

An active Development Application (2006) currently outlines a subdivision plan for 23 lots. The new planning proposal aims to preserve some of the existing trees, contrary to the original DA's plan to remove all trees;

2. Retain Existing Development Footprint – 2.1ha (Excluding Rogans Hill Park Open Space)

The proposed development will adhere to the established footprint of 2.1 hectares for the subdivision. This approach ensures that the new development integrates seamlessly with the existing layout and respects the designated green areas, avoiding encroachment on the park.

3. More Existing Trees Retained

The updated proposal includes a commitment to preserve a greater number of existing trees compared to the original development application. This modification reflects a strengthened focus on maintaining the natural landscape and enhancing the environmental sustainability of the project.

4. Increase Tree Canopy by Approximately 40%

The development plans include measures to expand the tree canopy by about 40%. This increase will not only improve the aesthetic appeal of the area but also provide ecological benefits, such as enhanced air quality and improved habitat for local wildlife.

5. Existing Blue Gum High Forest Retained and Managed

The development will safeguard and actively manage the existing Blue Gum High Forest, a significant ecological asset. Preservation of this high-value forest area ensures that its biodiversity and ecological functions are maintained while incorporating it into the overall site management plan.

6. Retaining Wall to Mitigate Landslide Risk

To address the critical issue of land stabilization, a retaining wall will be constructed. This engineering solution is designed to reduce the risk of landslides and ensure the long-term safety and stability of the development area.

7. Up to 2,000sqm Community Park Provided

A new community park (Rogans Hill Park) covering up to 2,000 square meters will be created as part of the development. This park will serve as a recreational space for residents, fostering community interaction and enhancing the quality of life in the area.

8. 15% Affordable Housing Provided and Housing and Productivity Contribution

The development will include 15% of units designated as affordable housing, ensuring that a portion of the new housing stock is accessible to lower-income families. Additionally, contributions towards housing and productivity initiatives will support broader community and economic goals.

9. Upgrade to Glen Road Footpath

The footpath along Glen Road will be upgraded to improve pedestrian accessibility and safety. This enhancement will create a more inviting and functional walking environment, supporting better connectivity to and from the development.

10. Pocket Parks Provided, Character Street, and Building Mix

The development will feature pocket parks—small, strategically placed green spaces designed to offer local residents accessible recreational areas. Additionally, the project will include a character street and a varied mix of building types to create a vibrant, diverse, and attractive neighborhood.

11. No adverse impacts to surrounding

The proposal has carefully considered neighbouring land uses, including the surrounding environment and residential uses. As the site is isolated by nature, it does not create overshadowing issue, visual impact and privacy impact to the surrounding residential area.

12. Infrastructure

There is sufficient infrastructure available to accommodate the proposed development.

Disclosure of Reportable Political donations

There are no reportable political donations as per the submitted political donations forms.

Rezoning Review Fee

The fee will be paid upon the issuing of the invoice to complete the payment.

We consider that we have met the requirements for the lodgement of the Rezoning Review. If there are any questions, please contact Basil Lim (Director) on 0423 644 822 or by email: basil.lim@einv.com.au

Otherwise, we look forward to acceptance and processing of this Rezoning Review application.



Sydney Office – Level 8, 100 Christie Street, St Leonards 2065
Melbourne Office – Central House, 101 Moray Street, South Melbourne, 3205
www.einv.com.au
ABN:45 659 718 788

Please contact me if you have any questions.

Yours faithfully,

Basil Lim
Director
EinV Group

Appendix 1 – Project Summary