

Rezoning review details

Planning proposal number	PP-2024-327
Project title	PLANNING PROPOSAL - MELIA COURT AND GLEN ROAD, CASTLE HILL (5/2024/PLP)
Brief explanation of the planning proposal	The Planning Proposal seeks to facilitate a high density residential development on the site comprising 185 dwellings within six residential flat buildings (3-6 storeys in height with 147 apartments) and 38 terraces (2-3 storeys in height). The proposal also identifies a proposed publicly accessible park, nature corridors, a nature reserve and a central loop road with a single entrance to the site via Glen Road.
Date Council has received the Planning proposal	31/07/24
Date the application was lodged for assessment by council	4/03/24
Reason for request	Council has notified that it does not support the Planning proposal
Date Council has not supported the Planning proposal	25/06/24
Reason provided by Council for not supporting the Planning proposal	It does not demonstrate strategic or site specific merit as detailed in Council Report and Resolution from Council Meeting of 25 June 2024. The environmental constraints are significant and the proposal has not demonstrated that these constraints can be overcome to deliver an appropriate development outcome, in the context of environmentally sensitive land where no uplift is anticipated within the strategic planning framework. The proposed outcomes are beyond the site's capacity and are not supported.
Description	
Which of the following uses does the planning proposal propose?	Residential

Proposals for residential uses

Does the planning proposal propose to make residential accommodation permissible? (as per the Standard Instrument definition)	Yes
Approximate number of new residential lots proposed	
Approximate number of new dwellings proposed	185
Approximate number of dwellings to be removed	0
Will the planning proposal result in the loss of industrial land?	No
Will the planning proposal result in the loss of commercial land?	No
Will the planning proposal result in the loss of retail floor space?	No

Proposals for other uses

Provide a description of the uses proposed	
Does this planning proposal include a rezoning of land?	

Applicant details

Title	Mr
First given name	Basil
Other given name/s	
Family name	Lim
Contact number	0423644822
Email	basil.lim@einv.com.au
Address	Level 8, 100 Christie Street St Leonard
Is the applicant a company?	Yes

Name	EINV GROUP PTY LTD
ABN	61664336136
ACN	664336136
Trading Name	

PP details

Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	THE HILLS SHIRE

Select the site of the development

Site address #	1
Street address	1020 MELIA COURT CASTLE HILL 2154
Local government area	THE HILLS SHIRE
Lot / Section Number / Plan	2 / - / DP576773 1020 / - / DP876671 1021 / - / DP876671
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Landslide Risk Land</p> <p>No items</p>

Planning Proposal details

What controls does the planning proposal relate to ?	The planning proposal relates to map based planning provisions
Which planning provisions does the planning proposal seek to amend? (select all that apply)	Land use zone Maximum height of building
Please provide details of what other controls will be amended by the planning proposal	
Please provide a brief description of the effect of the planning proposal	<p>The planning proposal seeks to achieve this outcome through amendments to The Hills Local Environmental Plan (THLEP) 2019 to allow for the following:</p> <ul style="list-style-type: none"> • Rezone the C4 Environmental Living zoned land to R3 Medium Density Residential, R4 High Density Residential, RE1 Public Recreation and C2 Environmental Conservation. • Amend the maximum Building Height Standard for the subject site from 9m, to a range of maximum Building Height Standards from 10m to 22m.

Pre-lodgement meeting

Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff?	Yes
Meeting Date	1/06/2023
Planning Officer	

Planning Agreement

Is the planning proposal application accompanied by a Planning Agreement?	Yes
Description of the Planning Agreement	See public benefit offer
Status	Proposed
State/Local	Local

Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Payer details

First name	Basil
Other given name/s	
Family name	Lim
Contact number	0423644822
Email	basil.lim@einv.com.au
Billing address	Level 8, 100 Christie Street St Leonard

Review and submit

Declarations

I declare that all the information and documentation provided is, to the best of my knowledge, true and correct.	Yes
I understand that the original application and accompanying information, as well as the decision to review the determination will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the rezoning review determination.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the rezoning review determination.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes