



16 February 2024

Michael Edgar  
General Manager  
The Hills Shire Council  
PO Box 7064  
NORWEST NSW 2153

Dear Michael,

**RE: 1020 MELIA COURT, CASTLE HILL – PLANNING PROPOSAL – PUBLIC BENEFIT OFFER**

**Introduction**

Castle Hill Glen Pty Ltd is the proponent of the planning proposal request made to The Hills Shire Council (Council). The land which the Planning Agreement relates to is 1020 Melia Court, Castle Hill and legally known as Lot 1020 & 1021 of DP 87661 and Lot 2 of DP 576773 (the land).

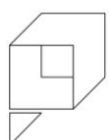
This Public Benefit Offer to enter a Voluntary Planning Agreement (VPA) is submitted as part of the planning proposal for the land which seeks amendments to The Hills Shire Local Environmental Plan (THLEP 2019) including:

- Amendment of 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 a maximum of 9m to a maximum of 10m (R3 zone) to 22m (R4 zone).

The planning proposal will facilitate a residential development on the site, 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 development 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.

**Offer to Enter Into a Planning Agreement**

The proponent offers to enter into a Planning Agreement with Council pursuant to section 7.4 of the Environmental Planning Assessment Act 1979 NSW (EP&A Act) in connection with the planning proposal request. This offer to enter a VPA is made in circumstances where amendments to THLEP 2019 sought in the planning proposal and outlined above are approved and which obtain gazettal. This VPA which would give effect to this offer will not exclude the application of Section 7.11, 7.12 and 7.24 of the EP&A Act. The public benefit offer includes the provision of land dedication, in-kind contributions for community infrastructure, contributions towards affordable housing and environment conservation. The public benefit offer includes the following:



- The delivery of a future public park on a minimum 2,000m<sup>2</sup> portion of land adjoining Glen Road which embellishment will include play equipment, landscaping and areas for passive recreation. It is proposed to rezone the land to RE1 Public Recreation and ownership to be transferred to The Hills Shire Council.
- A restriction on title that 15% of the total floor area included in the future DA will be used as affordable rental housing for at least 15 years from the date of occupation and managed by a registered community housing provider. The definition of affordable housing is to be in accordance with the SEPP Housing 2021 definition.
- The regeneration of the bushland located within the proposed C2 Environmental Conservation land in accordance with a vegetation management plan approved by Council as part of the future development application. This area is to be placed under an 88B restriction as to its use and enforced under Section 88E of the Conveyancing Act 1919 to ensure the ongoing management of this land.
- The construction of a new footpath along Glen Road from the land to Castle Hill Road in accordance with an approved public domain plan by Council and delivered prior to the issue of the first occupation certificate for the land.

### Conclusion

The proposed public benefit offer is considered to contribute to the delivery of community infrastructure, affordable housing and environmental conservation within The Hills Shire LGA.

If you wish to discuss any aspect of the offer, please contact Daniel Barber on 0422983710 or at [daniel@paroconsulting.com.au](mailto:daniel@paroconsulting.com.au).

Yours faithfully,



Daniel Barber  
Director  
Paro Consulting

