



ORDINARY MEETING OF COUNCIL

Tuesday, 11 November 2025



OATH OF OFFICE AND DECLARATIONS OF INTEREST

Councillors are reminded of their Oath or Affirmation of Office made under section 233A of the Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest. Clause 4.28 and 4.29 of Council's Code of Conduct for Councillors requires that a Councillor or a member of a Council Committee who has a pecuniary interest in a matter which is before the Council or Committee and who is present at a meeting of the Council or Committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable. The disclosure is also to be submitted in writing (on the form titled "Declaration of Interest").

- 4.28 A Councillor who has a pecuniary interest in any matter with which the Council is concerned, and who is present at a meeting of the Council or Committee at which the matter is being considered, must disclose the nature of the interest to the meeting as soon as practicable.
- 4.29 The Councillor must not be present at, or in sight of, the meeting of the Council or Committee:
- a) at any time during which the matter is being considered or discussed by the Council or Committee, or
 - b) at any time during which the Council or Committee is voting on any question in relation to the matter.

Clause 5.10 and 5.11 of Council's Code of Conduct for Councillors requires that a Councillor or a member of a Council Committee who has a non-pecuniary interest in a matter which is before the Council or Committee and who is present at a meeting of the Council or Committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable. The disclosure is also to be submitted in writing (on the form titled "Declaration of Interest").

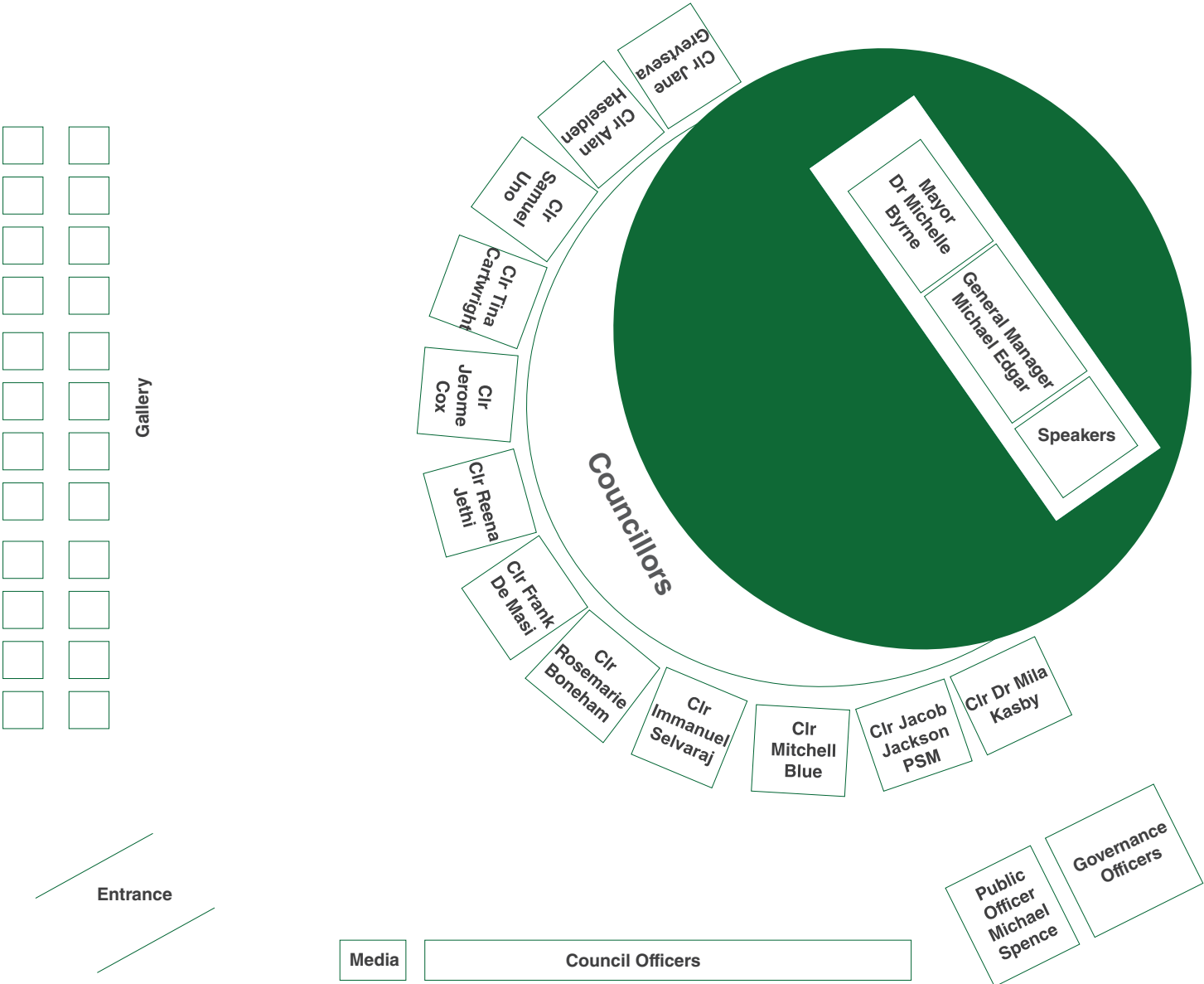
- 5.10 Significant non-pecuniary conflict of interests must be managed in one of two ways:
- a) by not participating in consideration of, or decision making in relation to, the matter in which you have the significant non-pecuniary conflict of interest and the matter being allocated to another person for consideration or determination, or
 - b) if the significant non-pecuniary conflict of interest arises in relation to a matter under consideration at a council or committee meeting, by managing the conflict of interest as if you had a pecuniary interest in the matter by complying with clauses 4.28 and 4.29.
- 5.11 If you determine that you have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest you must also explain in writing why you consider that the non-pecuniary conflict of interest is not significant and does not require further action in the circumstances.

Diagram of Council Chambers



Group Managers

Group Manager Finance & Corporate Strategy Chandi Saba	Chief Financial Officer Aneesh Zahra	Group Manager Customer & Community Services Chris Ireland	Group Manager Infrastructure & Works Stephen Cullen	Group Manager Development & Compliance Cameron McKenzie	Group Manager Shire Strategy Mark Colburt
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483. PRESENT

Mayor Dr M Byrne (In the Chair)
Clr F De Masi (Deputy Mayor)
Clr M Blue
Clr J Jackson PSM
Clr Dr M Kasby
Clr R Jethi
Clr J Cox
Clr T Cartwright
Clr R Boneham
Clr I Selvaraj
Clr S Uno
Clr A Haselden
Clr J Grevtseva

484. TIME OF COMMENCEMENT

7.07pm

485. TIME OF COMPLETION

10.04pm

486. DECLARATIONS OF INTEREST

Nil.

487. ARRIVALS AND DEPARTURES

Nil.

488. DISSENT FROM COUNCIL'S DECISIONS

Nil.

489. ADJOURNMENT & RESUMPTION

Nil.

MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 28 October 2025

The Mayor advised in accordance with the Code of Meeting Practice that this meeting is being recorded.

ITEM 1 CONFIRMATION OF MINUTES

A MOTION WAS MOVED BY COUNCILLOR BONEHAM AND SECONDED BY COUNCILLOR JETHI THAT the Minutes of the Ordinary Meeting of Council held on 14 October 2025 be confirmed.

THE MOTION WAS PUT AND CARRIED.

490. RESOLUTION

The Minutes of the Ordinary Meeting of Council held on 14 October 2025 be confirmed.

MAYORAL MINUTE NO 32/2025 - RETIREMENT OF BEV JORDON

A MOTION WAS MOVED BY THE MAYOR AND SECONDED BY COUNCILLOR DE MASI THAT This Mayoral Minute be received.

THE MOTION WAS PUT AND CARRIED.

491. RESOLUTION

This Mayoral Minute be received.

SUSPENSION OF STANDING ORDERS

A MOTION WAS MOVED BY COUNCILLOR DE MASI AND SECONDED BY COUNCILLOR UNO THAT standing orders be suspended to take photos.

THE MOTION WAS PUT AND CARRIED.

492. RESOLUTION

Standing orders be suspended to take photos.

At 7.31pm standing orders were suspended.

RESUMPTION OF STANDING ORDERS

A MOTION WAS MOVED BY COUNCILLOR DE MASI AND SECONDED BY COUNCILLOR COX THAT standing orders be resumed.

THE MOTION WAS PUT AND CARRIED.

493. RESOLUTION

Standing orders be resumed.

At 7.38pm standing orders were resumed.

MAYORAL MINUTE NO 33/2025 - VALE BRUCE ROBERTSON

A MOTION WAS MOVED BY THE MAYOR AND SECONDED BY COUNCILLOR DE MASI THAT

1. This Mayoral Minute be received.
2. A minute's silence be observed.

THE MOTION WAS PUT AND CARRIED.

494. RESOLUTION

1. This Mayoral Minute be received.
2. A minute's silence be observed.

(A minute's silence was observed)

ITEM 13 LTF RECOMMENDATION SEPTEMBER 2025 - WYOMING ROAD, DURAL - PROPOSED NO PARKING & LINEMARKING

Proceedings in Brief

Alisa Nye of Maroota (Objector) addressed Council regarding this matter.

A MOTION WAS MOVED BY COUNCILLOR BLUE AND SECONDED BY COUNCILLOR JACKSON PSM THAT

1. Council approve the installation of 5 metres of 'No Parking' either side of the primary driveways to 4, 6 and 8 Wyoming Road.
2. Council receive a further report on linemarking, lane configuration, speed and parking on Wyoming Road, Dural

A FORESHADOWED MOTION WAS MOVED BY COUNCILLOR UNO THAT

1. Council approve the installation of 5 metres of 'No Parking' either side of the primary driveways to 4, 6 and 8 Wyoming Road.
2. Council undertake a review of the above changes and the installation of double centrelines and edgelines along Wyoming Road as outlined in Attachment 1 of this report in six (6) months' time.
3. Council undertake a review of the speed limit in this section of Wyoming Road, Dural

THE MOTION WAS PUT AND CARRIED.

495. RESOLUTION

1. Council approve the installation of 5 metres of 'No Parking' either side of the primary driveways to 4, 6 and 8 Wyoming Road.

2. Council receive a further report on linemarking, lane configuration, speed and parking on Wyoming Road, Dural

**ITEM 24 RIVER ROAD FLOODING NEAR BLUNDELLS SWAMP AND
OPTIONS TO ADDRESS ROAD INUNDATION**

Proceedings in Brief

Rodney Molesworth of Lower Portland (in favour) addressed Council regarding this matter.

A MOTION WAS MOVED BY COUNCILLOR BLUE AND SECONDED BY COUNCILLOR JACKSON PSM THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

496. RESOLUTION

1. Council recognises there are 16 sections of River Road between Lower Portland and Wisemans Ferry that can be cut off by flooding in Hawkesbury River, rendering them impassable to traffic for at least a few days.
2. Take no immediate action to reduce the inundation of River Road. Council staff continue to monitor occurrences of inundation of River Road.
3. In a future budget, Council to complete further design work to raise the road level, in accordance with Option 4 for use in future grant applications.

**ITEM 2 POST EXHIBITION – AFFORDABLE HOUSING CONTRIBUTIONS
SCHEME AND DISTRIBUTION POLICY (FP01)**

A MOTION WAS MOVED BY COUNCILLOR UNO AND SECONDED BY COUNCILLOR HASELDEN THAT

The matter be deferred for a further report to Council which provides additional information on:

- a) The implications of allowing for payment of monetary contributions prior to the issue of Occupation Certificate, rather than Construction Certificate; and
- b) The advantages and disadvantages of the different ownership and management models.

A FORESHADOWED MOTION WAS MOVED BY COUNCILLOR GREVTSEVA AND SECONDED BY COUNCILLOR DR KASBY THAT

1. The Draft Affordable Housing Contributions Scheme – Bella Vista and Kellyville Transit Oriented Development Precincts (Attachment 1) be adopted by Council, incorporating post exhibition amendments set out in Section 7 of the report.
2. Council no longer proceed with the Draft Affordable Housing Contributions Distribution Policy (Attachment 2) at this time, on the basis that Council intends to retain ownership of the affordable housing assets (monetary and dwellings).

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3. The management of any affordable housing dwellings dedicated to Council be outsourced to a single or multiple community housing providers with demonstrated experience and expertise, by way of tender or expression of interest process in line with Council's Purchasing Guidelines in the future once contributions have been received.
4. As monetary contributions occur and sufficient funding becomes available through the Scheme, Council receive a further report to consider opportunities to provide additional affordable housing on a case by case basis with options including purchase of existing property or funding of development in partnership with community housing providers.
5. This matter be reviewed in two years.

THE MOTION WAS PUT AND LOST.

Being a planning matter, the Mayor called for a division to record the votes on this matter

VOTING FOR THE MOTION

Clr S Uno
Clr A Haselden
Clr I Selvaraj
Clr J Cox
Clr R Boneham

VOTING AGAINST THE MOTION

Mayor Dr M Byrne
Clr F De Masi
Clr M Blue
Clr J Jackson PSM
Clr Dr M Kasby
Clr R Jethi
Clr T Cartwright
Clr J Grevtseva

MEETING ABSENT

None

THE FORESHADOWED MOTION WAS PUT AND CARRIED AND BECAME THE MOTION.

THE MOTION WAS PUT AND CARRIED.

497. RESOLUTION

1. The Draft Affordable Housing Contributions Scheme – Bella Vista and Kellyville Transit Oriented Development Precincts (Attachment 1) be adopted by Council, incorporating post exhibition amendments set out in Section 7 of the report.
2. Council no longer proceed with the Draft Affordable Housing Contributions Distribution Policy (Attachment 2) at this time, on the basis that Council intends to retain ownership of the affordable housing assets (monetary and dwellings).
3. The management of any affordable housing dwellings dedicated to Council be outsourced to a single or multiple community housing providers with demonstrated experience and

expertise, by way of tender or expression of interest process in line with Council's Purchasing Guidelines in the future once contributions have been received.

- Being a planning matter, the Mayor called for a division to record the votes on this matter*

Mayor Dr M Byrne
Clr F De Masi
Clr M Blue
Clr J Jackson PSM
Clr Dr M Kasby
Clr R Jethi
Clr J Cox
Clr T Cartwright
Clr I Selvaraj
Clr J Grevtseva

Clr S Uno
 Clr A Haselden
 Clr R Boneham

None

**POST EXHIBITION – AMENDMENTS TO THE PLANNING
FRAMEWORK FOR NORWEST SERVICE AND HILLS
SHOWGROUND STATION PRECINCT (PLANNING PROPOSAL,
DEVELOPMENT CONTROL PLAN AMENDMENTS AND PUBLIC
DOMAIN PLAN AMENDMENTS) (8/2025/PLP)**

A MOTION WAS MOVED BY COUNCILLOR UNO AND SECONDED BY COUNCILLOR HASELDEN THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY

498. RESOLUTION

1. The planning proposal to amend The Hills Local Environmental Plan (LEP) 2019 in relation to the Norwest Service Precinct proceed to finalisation.
2. Draft amendments to The Hills Development Control Plan and the Public Domain Plan for the Showground Station Precinct be adopted and come into force concurrently with the associated planning proposal being notified on the NSW Legislation Website.

MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 28 October 2025

Being a planning matter, the Mayor called for a division to record the votes on this matter

VOTING FOR THE MOTION

Mayor Dr M Byrne
Clr F De Masi
Clr M Blue
Clr J Jackson PSM
Clr Dr M Kasby
Clr R Jethi
Clr J Cox
Clr T Cartwright
Clr R Boneham
Clr I Selvaraj
Clr S Uno
Clr A Haselden
Clr J Grevtseva

VOTING AGAINST THE MOTION

None

MEETING ABSENT

None

CALL OF THE AGENDA

A MOTION WAS MOVED BY COUNCILLOR COX AND SECONDED BY COUNCILLOR JETHI THAT items 5, 6, 7, 9, 10, 11, 12, 14, 15, 16, 19, 20, 21, 22, and 23 be moved by exception and the recommendations contained therein be adopted.

THE MOTION WAS PUT AND CARRIED.

499. RESOLUTION

Items 5, 6, 7, 9, 10, 11, 12, 14, 15, 16, 19, 20, 21, 22, and 23 be moved by exception and the recommendations contained therein be adopted.

**ITEM 5 LTF RECOMMENDATION SEPTEMBER 2025 - NELSON ROAD,
BOX HILL - TEMPORARY ROAD CLOSURE AND LOAD LIMIT**

500. RESOLUTION

1. Council approve the temporary closure of Nelson Road between Box Road and Pazallo Way
2. Council approve the installation of a 'No Trucks Over 10 Tonnes' limit on Nelson Road between Windsor Road and Hynds Avenue
3. Council approve temporary 'No Parking' restrictions along the detour route via Box Road, Grandhill Parkway and The Water Lane, where necessary to maintain sufficient width for full two-way traffic flow.

**ITEM 6 LTF RECOMMENDATION SEPTEMBER 2025 - FONTANA DRIVE
AND ROAD E01, GABLES – PROPOSED ROUNDABOUT**

501. RESOLUTION

Council approve the construction of a new roundabout at the intersection of Fontana Drive and Road E01, as outlined in the plan in Figure 2 of this report.

**ITEM 7 LTF RECOMMENDATION SEPTEMBER 2025 - MOUNT CARMEL
DRIVE, BOX HILL - PROPOSED NEW BUS STOP**

502. RESOLUTION

Council approve the installation of a new bus stop on the eastern side of Mount Carmel Drive, Box Hill, as shown in Figure 2 of this report.

**ITEM 9 LTF RECOMMENDATION SEPTEMBER 2025 - BANYAN
AVENUE, NORWEST – PROPOSED SIGNAGE, LINEMARKING
AND CONCRETE MEDIANS**

503. RESOLUTION

Council approve the installation of signage, linemarking and concrete medians along Banyan Avenue and Irongum Terrace, as detailed in Figure 2 of this report.

**ITEM 10 LTF RECOMMENDATION SEPTEMBER 2025 - CONNAUGHT
CIRCUIT, KELLYVILLE – PROPOSED ‘NO STOPPING’
RESTRICTIONS**

504. RESOLUTION

Council approve the installation of ‘No Stopping’ restrictions on Connaught Circuit as detailed in Figure 3 in this report.

**ITEM 11 LTF RECOMMENDATION SEPTEMBER 2025 - QUEENSBURY
AVENUE, KELLYVILLE – PROPOSED DISABLED PARKING
SPACE AT KELLYVILLE HIGH SCHOOL**

505. RESOLUTION

Council approve a disabled parking space on Queensbury Avenue, and the associated relocation of the existing ‘No Entry, Buses and Service Vehicles Excepted’ signage, as outlined in Figures 2 and 3 of this report.

ITEM 12 LTF RECOMMENDATION SEPTEMBER 2025 - PARTRIDGE AVENUE, MIDDLETON AVENUE & FISHBURN CRESCENT, CASTLE HILL - PROPOSED ¼P PARKING RESTRICTIONS

506. RESOLUTION

1. Council approve the installation of a 12-metre long ¼P (15-minute) restriction outside number 19 Partridge Avenue, as shown in Figure 2 of this report.
2. Council approve the installation of a 6-metre long ¼P (15-minute) restriction outside number 16 Middleton Avenue, as shown in Figure 3 of this report.
3. Council approve the installation of a 6-metre long ¼P (15-minute) restriction outside number 5 Fishburn Crescent, as shown in Figure 3 of this report.

ITEM 14 LTF RECOMMENDATION SEPTEMBER 2025 - SPURWAY DRIVE, NORWEST – WORKS ZONE

507. RESOLUTION

1. Council approve the installation of a 10 metre long 'Works Zone 7am-5pm Monday-Saturday' on Spurway Drive as detailed in Figure 2 in this report, with an initial approval period of 50 weeks.
2. The General Manager be given delegated authority to approve any future request for an extension beyond the approved period of the 'Works Zone'.

ITEM 15 LTF RECOMMENDATION SEPTEMBER 2025 - SOLENT CIRCUIT, NORWEST – PROPOSED RAISED PEDESTRIAN CROSSING

508. RESOLUTION

Council approve upgrading the existing pedestrian crossing on Solent Circuit to a raised crossing as outlined in Attachment 1 of this report.

ITEM 16 LTF RECOMMENDATION SEPTEMBER 2025 - OLD CASTLE HILL ROAD, CASTLE HILL – TEMPORARY ROAD CLOSURE

509. RESOLUTION

Council approve the temporary closure of Old Castle Hill Road between Pennant Street and the northern end of Garthowen Crescent, along with associated parking restrictions.

ITEM 19 COUNCILLOR ATTENDANCE AT CONFERENCES

510. RESOLUTION

The conference schedule and attendees for 2026 be endorsed.

1. Council approve the proposed works in kind agreement valued at \$284,717 for the half width local road construction of Nelson Road (CP15HWLR).
2. Council delegate and authorise the execution of all necessary documentation required to enact this resolution.

**ITEM 21 FIRE SAFETY REPORT FROM FRNSW, BELLA VISTA HOTEL,
13-15 LEXINGTON DRIVE BELLA VISTA**

1. The Commissioner of FRNSW be advised that Council staff have investigated the matters raised and that it does not intend to give a Fire Safety Order at this time.
2. In acknowledgement of the Recommendation 1, Council notes:
 - a) The intention of the owner to seek to regularise the authorised use via a Development Application where fire safety among other things will be addressed.
 - b) The use of General Manager's sub delegation in the issuing a Notice of Intention to cease the unauthorised use until it is regularised.

ITEM 22 PROPERTY DEALINGS RELATING TO DEVELOPMENT MATTERS

1. Council provide Caveator's Consent under the Real Property Act 1900 for the transfer of Lot 3 DP 249534 and Lot 6 DP 249534, 215 Mud Island Road, Sackville North.
2. Council delegate and authorise the execution of all necessary documentation required to enact this resolution.

ITEM 23 KELLYVILLE PARK GRANDSTAND NAMING

1. Council exhibits an intention to name the Grandstand within Kellyville Memorial Park “Jack Iori Grandstand” in honour of the longstanding contribution by Mr Jack Iori OAM to the Hills Shire community, Sporting clubs and the Parramatta Eels.
2. Council exhibits the proposal for a minimum of 28 days and providing there are no objections, the naming of the Grandstand be implemented.

**ITEM 4 LTF RECOMMENDATION AUGUST 2025 - FISHBURN
CRESCENT, CASTLE HILL – PROPOSED MOTOR BIKE ONLY
PARKING**

A MOTION WAS MOVED BY COUNCILLOR UNO AND SECONDED BY COUNCILLOR HASELDEN THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

515. RESOLUTION

1. Council approve signposting the area between numbers 42 and 44 Fishburn Crescent as 'Motor Bike Only' parking, as detailed in Figure 2 in this report.
2. Council approve signposting the area between numbers 21 and 23 Fishburn Crescent as 'Motor Bike Only' parking, as detailed in Figure 2 in this report.

**ITEM 8 LTF RECOMMENDATION SEPTEMBER 2025 - MERCER STREET,
CASTLE HILL - PROPOSED CHANGES TO TIMED 'NO PARKING'
RESTRICTIONS**

A MOTION WAS MOVED BY COUNCILLOR UNO AND SECONDED BY COUNCILLOR HASELDEN THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

516. RESOLUTION

Council approve changing the existing 'No Parking 6am-9am' on Mercer Street near Crane Road to 'No Parking 6am-9am, 2.30pm-3.30pm', as detailed in Figure 2 of this report.

**ITEM 17 2024/2025 – STATUTORY FINANCIAL STATEMENTS AND
ANNUAL REPORT**

A MOTION WAS MOVED BY COUNCILLOR HASELDEN AND SECONDED BY COUNCILLOR UNO THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

517. RESOLUTION

1. In accordance with Section 419 (1) and Section 428 of the Local Government Act 1993, the Financial Statements for the year ended 30 June 2025 including the Independent Auditor's Report and the Annual Report be received.
2. In accordance with Section 418 of the Local Government Act 1993, Council notes the Financial Statements were placed on public exhibition from 21 October 2025 to 4 November 2025.

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3. Following conclusion of the public exhibition period, any submissions received for the FY24/25 Financial Statements be referred to the Auditor in accordance with Section 420 of the Local Government Act 1993.

ITEM 18 BUDGET REVIEW AS AT 30 SEPTEMBER 2025

A MOTION WAS MOVED BY COUNCILLOR UNO AND SECONDED BY COUNCILLOR HASELDEN THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

518. RESOLUTION

The proposed budget variations listed in Attachment 1, Pages 1 to 23 be adopted.

ITEM 25 INFORMATION AND STATUS REPORTS

A MOTION WAS MOVED BY COUNCILLOR JACKSON PSM AND SECONDED BY COUNCILLOR UNO THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

519. RESOLUTION

1. The status of legal matters before all Courts as shown in Attachment 1 be noted (ECM Document No 22189015).
2. The Status of Outstanding Resolutions as shown in Attachment 2 be noted (ECM Document Nos.17211394, 17211395, 17211396, 17211397 and 17211398)
3. Development Assessment Performance, Average Assessment days and Age Statistics FY 2025-2026 up to 31 August 2025 (ECM Document No. 22217696).
4. Development Applications Involving Variations to Development Standards from 1 July 2025 to 30 September 2025 as shown in Attachment 4 be noted (ECM Document No. 22217679).

The Minutes of the above Meeting were confirmed at the Meeting of the Council held on 11 November 2025.

MAYOR

GENERAL MANAGER

ITEM 2	DRAFT DEED OF NOVATION – 25-31 BROOKHOLLOW AVENUE, NORWEST (NORWEST STATION SITE) (3/2022/VPA)
MEETING DATE:	11 NOVEMBER 2025
	COUNCIL MEETING
GROUP:	SHIRE STRATEGY
	PRINCIPAL COORDINATOR – FORWARD PLANNING
AUTHOR:	ALICIA JENKINS
RESPONSIBLE OFFICER:	MANAGER – FORWARD PLANNING NICHOLAS CARLTON

PURPOSE

This report seeks a decision from Council on whether to enter into a Deed of Novation to transfer the rights and obligations under the Voluntary Planning Agreement (VPA) applicable to 25-31 Brookhollow Avenue, Norwest (3/2022/VPA) from the landowner (Sydney Metro) to the purchaser (Mulpha NW Metro Pty Ltd).

The VPA was entered into on 4 November 2021 in association with a planning proposal to facilitate a high density commercial, retail and hotel development adjoining the Norwest Station, comprising three buildings with heights of up to 25 storeys, 23 storeys and 11 storeys, enabling up to 52,000m² of employment floor space.

The VPA secures development contributions in association with future development of the site, with an approximate value of 3% of the cost of development, comprising a 2.5% monetary contribution plus 0.5% in local infrastructure works in the form of a public plaza (embellishment only) and selected local traffic works to Brookhollow Avenue.

Landcom, on behalf of Sydney Metro, released the site to sale in 2022 and has appointed Mulpha NW Metro Pty Ltd as the developer. The external parties are currently negotiating a contract for the sale of the land.

A Deed of Novation will place the rights, liabilities and obligations under the VPA onto the incoming party, essentially replacing the VPA with a new contract on the same terms except for the substitution of the developer.

A legal review of the draft Deed has been undertaken to ensure that Council’s interests will be protected as part of the new contract. It is considered to be in Council’s interests to enter into the Deed of Novation to ensure that the incoming party becomes legally bound to observe and perform all rights and obligations set out under the VPA.

RECOMMENDATION

Council enter into the Deed of Novation with Sydney Metro and Mulpha NSW Metro Pty Ltd (Attachment 1) and authorise Council’s Common Seal to be affixed to the Deed of Novation.

IMPACTS**Financial**

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

The Deed of Novation will not alter the contributions required to be delivered under the VPA and is limited to transferring the rights, liabilities and obligations under the VPA to the incoming party (Mulpha NW Metro Pty Ltd).

LINK TO HILLS SHIRE PLAN Value & Strategic Direction:

Connected People & Places CPP1. A growing Shire and economy

Strategy:

CPP1.6 Plan for recreation and open space to meet the needs of a growing community

LEGISLATIVE CONTEXT

The legislative framework for Planning Agreements is established within Part 7, Division 7.1, Subdivision 2 of the *Environmental Planning and Assessment Act 1979* (sections 7.4 to 7.10). Under subsection 7.4(c) of the Act, Council may enter into a Voluntary Planning Agreement with a developer, under which the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for, or applied towards, a public purpose.

The *Environmental Planning and Assessment Regulation 2021* provides further requirements relating to the making, amending and revocation of planning agreements and public notice and procedural requirements within Part 9, Division 1 (Clauses 202 to 206).

LANDOWNER

Sydney Metro

NEW LANDOWNER/ DEVELOPER

Mulpha NW Metro Pty Ltd

BACKGROUND

The site is located at 25-31 Brookhollow Avenue, Norwest, immediately adjoining Norwest Station (refer figure below).



Figure 1
Aerial view of the site and surrounding locality

In December 2021, a planning proposal for the site was finalised which facilitates a high density commercial, retail and hotel development comprising three buildings with heights of up to 25 storeys, 23 storeys and 11 storeys (refer figure below). The proposal enables up to 52,000m² of employment floor space on the land and approximately 1,700 jobs which will address the employment needs of the Shire and support the role of the Norwest Strategic Centre as an employment destination.



Figure 2
Development Concept (6/2019/PLP)

A VPA was submitted by Sydney Metro in support of the planning proposal to secure development contributions in association with future development of the site with a value of 3% of the cost of development. This comprises a 2.5% monetary contribution (valued at approximately \$5 million), as well as a value of 0.5% associated with local infrastructure works, being the plaza (embellishment only) and selected local traffic works to Brookhollow Avenue (involving the relocation of the existing pedestrian crossing and verge to align with the plaza and removal of the existing island verge and replacement with new kerb and pavement). The monetary contributions are to be used towards future infrastructure provision within Norwest. The VPA was executed on 4 November 2021 and subsequently registered on title.

Landcom, on behalf of Sydney Metro, released the site to sale in 2022 and has appointment Mulpha NW Metro Pty Ltd as the developer. The external parties are currently negotiating a contract for the sale of the land.

In December 2024, Mulpha NW Metro Pty Ltd lodged a development application for Stage 1 of the development within the western portion of the site (DA 908/2025/JP). The application seeks consent for the construction of an 11 storey commercial tower comprising 15,665m² of gross floor area and construction of a public plaza. The application is currently under assessment by Council. As part of the development application, conditions of consent will be imposed to require compliance with the relevant obligations of the VPA.



Figure 3
Development Concept (DA 908/2025/JP)

1. DRAFT DEED OF NOVATION

On 1 September 2025, Landcom on behalf of Sydney Metro submitted a request for Council to enter into a Deed of Novation to transfer the rights and obligations under the VPA from the outgoing party (Sydney Metro) to the incoming party (Mulpha NW Metro Pty Ltd).

A Deed of Novation is largely an administrative matter required to transfer obligations and ensure that Council is party to a binding agreement with a new owner. The Deed covers matters

such as assumption of rights and obligations, release from liability, indemnity, warranties and breaches.

The draft Deed was subject to external legal review on behalf of Council. It has since been updated to incorporate the recommendations of the legal review and is provided as Attachment 1.

2. ASSESSMENT OF REQUEST

Clause 19 of the existing VPA relates to assignment of 'the Land' and the obligations and liabilities set out in the VPA. However, this clause only requires Council's consent to assignment if the VPA is not registered on title. The VPA was registered by the current landowner in December 2021 (registered dealing no AR671358).

Based on the legal advice obtained by Council officers as part of the assessment the request, a novation extends beyond the assignment of proprietary obligations only and ensures that all obligations (both proprietary and contractual) are transferred to a new landowner/ developer.

As a Deed of Novation, Council (as the continuing party) is able to be a party to the Deed and it is prudent for Council to do so given a novation effectively creates a new contract, with the existing contract being extinguished. The draft Deed includes provisions which indemnify Council from any losses it may incur arising from a breach by either the incoming or ongoing party. Having regard to this protection, it is considered reasonable for Council to enter into the novation.

Mulpha NW Metro Pty Ltd is a registered company and a subsidiary of Mulpha International Berhad. Mulpha Australia Limited, which is a reputable developer in Norwest, is listed as the single shareholder. Due diligence undertaken on the incoming party reveals no reason to doubt its ability and capacity to take on the obligations under the VPA. A company search has been undertaken for Mulpha NW Metro Pty Ltd and is provided as Attachment 2 to this report. Based on this, there is not any reasonable cause for concern about the continuing legal status of this entity.

Mulpha has demonstrated progress on developing the site through the lodgement of DA 908/2025/JP. The development application material acknowledges the VPA and flags compliance with its obligations (including monetary contributions and public plaza embellishment) through conditions that would imposed through a development consent, if issued.

Should the new owner/developer breach any obligations under the VPA, Council has the ability to withhold Subdivision Certificates, Construction Certificates or Occupation Certificates until the breach is rectified, in the same way it would with the current owner/developer. Accordingly, the Deed of Novation does not result in any reduction in current level of protection for Council's interests under the VPA.

It is also important to note that the obligations of the VPA are not proposed to change and the contributions to be provided to Council will remain unaffected. It is in both the incoming and outgoing party's interests into ensure that Sydney Metro does not remain liable to satisfy the obligations under the VPA, following the transfer the site.

Based on the above, it is recommended that Council consent to the transfer of rights and obligations of the VPA from Sydney Metro to Mulpha NW Metro Pty Ltd, by way of a Deed of Novation.

ATTACHMENTS

1. Draft Deed of Novation (38 pages)
2. ASIC Company Search - Mulpha NW Metro Pty Ltd (14 pages)

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ATTACHMENT 1

Deed of novation Voluntary Planning Agreement

The Hills Shire Council
Continuing Party

Sydney Metro
Landowner

Mulpha NW Metro Pty Ltd
Purchaser

Draft

TO STRIVE FOR BETTER THINGS

Clayton Utz
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Our reference 80199943.001

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Deed of novation

Date

Parties

The Hills Shire Council ABN 25 034 494 656 of 3 Columbia Court, Norwest, NSW 2153 (**Continuing Party**)

Sydney Metro ABN 43 794 422 563 of Level 43, 680 George Street, Sydney NSW 2000 (**Landowner**)

Mulpha NW Metro Pty Ltd ACN 656 737 236 as trustee for Mulpha Norwest Metro Trust ABN 43 390 652 283 of Level 9, 117 Macquarie Street, Sydney NSW 2000 (**Purchaser**)

Background

- A. The Continuing Party and Landowner are parties to the VPA.
- B. The Landowner (as vendor) and the Purchaser have entered into the Contract in respect of the Land.
- C. The Landowner agrees to novate the VPA to the Purchaser, and the Purchaser accepts the novation of the VPA, with effect from the Effective Date, on the terms and conditions contained in this deed.
- D. With effect from the Effective Date, the Purchaser will assume and be bound by all obligations of the Landowner under the VPA.

Operative provisions

1. Definitions and interpretation

1.1 Definitions

Authority means any government, semi-governmental, statutory, administrative, fiscal or judicial body, department, commission, authority, tribunal, public or other person, agency or entity and includes the Continuing Party (in its capacity as a public authority) and a certifier accredited under the *Building and Development Certifiers Act 2018* (NSW).

Benefits means all of the rights and benefits of the Landowner under the VPA.

Contract means the contract for sale in respect of the Land between the Landowner (as vendor) and Purchaser dated 16 July 2025.

Effective Date means the date of completion of the Purchaser's acquisition of the Land from the Landowner (as vendor) under the Contract.

Land means the whole of Lot 71 in Deposited Plan 1252765, being 25-31 Brookhollow Avenue, Norwest, NSW 2153.

Obligations means all of the obligations and liabilities of the Landowner under the VPA.

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VPA means the voluntary planning agreement (dealing AR671358) between the Continuing Party and the Landowner dated 4 November 2021 in respect of the Land, a copy of which is attached as Attachment 1.

1.2 Interpretation

- (a) In this deed, defined terms have the same meaning as in the VPA, except where expressly provided for otherwise in this deed.
- (b) The rules of interpretation stated in the VPA apply to this deed.

2. Keep informed

The Landowner and the Purchaser must:

- (a) keep the Continuing Party reasonably informed concerning progress towards completion of the Contract; and
- (b) notify the Continuing Party once the Contract is completed.

3. Termination

- (a) This deed automatically terminates if the Contract is terminated. The Landowner must promptly notify the Continuing Party that the Contract is terminated.
- (b) Subject to 3(c), if this deed terminates under clause 3(a), a party will not be liable to any other party for any sum for damages, cost or expenses as a result of the lawful termination of this deed, other than the Landowner's obligation to pay the Continuing Party's costs incurred up to and until the date of termination in accordance with clause 7.2(c).
- (c) The parties agree that termination of this deed under this clause 3 is without prejudice to any right or entitlement a party may have by reason of antecedent breach of this deed.

4. Novation**4.1 Agreement to novate**

On the Effective Date, the parties novate the VPA so that:

- (a) the Purchaser replaces the Landowner under the VPA as if the Purchaser was an original party to the VPA; and
- (b) the VPA continues on the same terms as previously except that a reference in the VPA to the Landowner is read as a reference to the Purchaser.

4.2 Assumptions of rights and obligations

On and from the Effective Date:

- (a) the Purchaser obtains the Benefits and assumes the Obligations of the Landowner under the VPA; and
- (b) the Continuing Party must continue to comply with its Obligations under the VPA on the basis that the Purchaser has replaced the Landowner under the VPA in accordance with this deed.

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4.3 Release and liability

- (a) The Continuing Party releases the Landowner from the Landowner's Obligations under the VPA and all actions, claims or proceedings that it may have against the Landowner under or in respect of the VPA, but excluding any antecedent breach of the VPA.
- (b) The Landowner releases the Continuing Party from all of the obligations of the Continuing Party under the VPA and all actions, claims or proceedings that it may have against the Continuing Party under or in respect of the VPA, but excluding any antecedent breach of the VPA.
- (c) The Purchaser is not liable for any Obligations of the Landowner to the extent such Obligations fell due for performance or otherwise relate to the period before the Effective Date.

4.4 No subsisting breach

The Continuing Party and Landowner each warrant that, as at the date of this deed, they have no knowledge of any subsisting breach of the VPA by the Landowner or the Continuing Party.

5. Indemnities**5.1 Indemnity by the Purchaser**

The Purchaser unconditionally and irrevocably indemnifies the Landowner on demand against any claim, loss, liability or expense which the Landowner incurs, pays, or is liable for, arising directly or indirectly from any wrongful act or omission of the Purchaser in respect of the VPA, occurring on or after the Effective Date.

5.2 Continuing indemnities and their survival

Each indemnity contained in this deed is:

- (a) a continuing obligation despite a settlement of account or the occurrence of any other thing, and remains fully effective until all money owing, contingently or otherwise, under an indemnity has been paid in full; and
- (b) an additional, separate and independent obligation and no one indemnity limits the generality of another indemnity.

6. Affirmation of the VPA

The VPA will be read and construed subject to this deed, and in all other respects the provisions of the VPA are ratified and confirmed, and, subject to the novation contained in this deed, the VPA will continue in full force and effect.

7. General**7.1 Notices**

- (a) Each communication (including each notice, consent, approval, request and demand) under or in connection with this deed must be given in accordance with the requirements for notices in the VPA.
- (b) Without prejudice to any other permitted method of giving notice under the VPA, the notice details of each party are as follows:

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Continuing Party

Name: The Hills Shire Council
 Address: 3 Columbia Court, Norwest, NSW 2153
 Email: council@thehills.nsw.gov.au
 For the attention of: Mr Michael Edgar - General Manager

Landowner

Name: Sydney Metro
 Address: Level 43, 680 George Street, Sydney NSW 2000
 Email: Phil.leijten@transport.nsw.gov.au
 For the attention of: Phil Leijten

Purchaser

Name: Mulpha NW Metro Pty Ltd as trustee for Mulpha Norwest Metro Trust
 Address: Level 9, 117 Macquarie Street, Sydney NSW 2000
 Email: [to be inserted]
 For the attention of: [to be inserted]

7.2 Costs

- (a) Landowner is responsible for its own costs in relation to:
- (i) the negotiation, preparation and execution of this deed; and
 - (ii) the performance by Landowner of its obligations under this deed.
- (b) Purchaser is responsible for its own costs in relation to:
- (i) the negotiation, preparation and execution of this deed; and
 - (ii) the performance by Landowner of its obligations under this deed.
- (c) Landowner will be responsible for the Continuing Party's reasonable costs validly and properly incurred in relation to:
- (i) the preparation, negotiation and execution of this deed;
 - (ii) any application for consent, even if consent is not given, under this deed;
 - (iii) any variation of this deed; and
 - (iv) any actual or contemplated enforcement of or the actual or contemplated exercise, preservation or consideration of any rights, powers or remedies under this deed,

including in each case legal costs and expenses on a full indemnity basis.

7.3 Duties

The Purchaser:

- (a) must pay all duties and any related fines and penalties in respect of this deed, the performance of this deed and each transaction effected by or made under this deed; and
- (b) indemnifies each other party against any liability arising from failure to comply with clause 7.3(a).

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7.4 Governing law

This deed is governed by and must be construed according to the law applying in New South Wales.

7.5 Jurisdiction

Each party irrevocably:

- (a) submits to the non-exclusive jurisdiction of the courts of New South Wales, and the courts competent to determine appeals from those courts, with respect to any proceedings that may be brought at any time relating to this deed; and
- (b) waives any objection it may now or in the future have to the venue of any proceedings, and any claim it may now or in the future have that any proceedings have been brought in an inconvenient forum, if that venue falls within clause 7.5(a).

7.6 Amendments

This deed may only be varied by a deed executed by or on behalf of each party.

7.7 Further acts and documents

Each party must promptly do all further acts and execute and deliver all further documents (in form and content reasonably satisfactory to that party) required by law or reasonably requested by another party to give effect to this deed.

7.8 Counterparts

This deed may be executed in any number of counterparts and by the parties on separate counterparts. Each counterpart constitutes the deed of each party who has executed and delivered that counterpart.

7.9 Electronic signatures

- (a) Each party warrants that immediately prior to entering into this deed it unconditionally consented to:
 - (i) the requirement for a signature under any law being met; and
 - (ii) any other party to this deed executing it,by any method of electronic signature that other party uses (at that other party's discretion), including signing on an electronic device or by digital signature.
- (b) Without limitation, the parties agree that this deed may be exchanged by hand, post, email or any electronic method that evidences a party's execution of this deed, including by a party forwarding a copy of its executed counterpart by hand, post, email or electronic means to the other party.

8. Trustee**8.1 Definitions**

In this clause 8:

- (a) **Trust** means Mulpha Norwest Metro Trust ABN 43 390 652 283 constituted by the Trust Deed.

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- (b) **Trust Deed** means the deed which, as for the time being, sets out the provisions and rules governing the Trust.
- (c) **Trustee Liability** means any liability or obligation (of any kind including, without limitation, for negligence, in tort, in equity, or under statute) of the Purchaser which arises in any way under or in connection with this deed or its performance, or any representation, warranty, conduct, omission, agreement or transaction made under or in connection with this deed or its performance.

8.2 Purchaser representations and warranties

The Purchaser represents and warrants to the Continuing Party and Landowner (and the Continuing Party and Landowner enter this deed in reliance on these warranties) that at the date of this deed:

- (a) **(status of trust)** the Trust is validly constituted and has not terminated, nor has the date or any event occurred for the vesting of the assets of the Trust;
- (b) **(status as Custodian)** the purchaser is the sole trustee of the property of the Trust, it has not given any notice of resignation and no action has been taken to remove it or to appoint an additional trustee in respect of the Trust;
- (c) **(trust power)** the purchaser has the power under the Trust Deed to enter into this contract and to perform its obligations under this contract;
- (d) **(trust authority)** the purchaser has taken all action that is necessary or desirable under the Trust Deed or at Law (as the case may be) to:
 - (i) authorise its entry into this contract and perform its obligations under this contract; and
 - (ii) ensure that this contract is binding on the purchaser, as trustee under the Trust Deed;
- (e) **(benefit of beneficiaries)** the purchaser is entering into this contract as part of the proper administration of its responsibilities under the Trust Deed; and
- (f) **(no termination)** no action has been taken nor is there any proposal or requirement to wind up, terminate, reconstitute or re settle the Trust.

8.3 Limitation of liability

- (a) The Purchaser enters into this deed in its capacity as trustee of the Trust and in no other capacity.
- (b) The parties acknowledge that the Purchaser incurs the Trustee Liabilities solely in its capacity as trustee of the Trust.
- (c) Subject to subclause 8.3(e), no person will be entitled to:
 - (i) claim from or commence proceedings against the Purchaser in respect of any Trustee Liability in any capacity other than as trustee of the Trust;
 - (ii) enforce or seek to enforce any judgment in respect of any Trustee Liability against any property of the Purchaser other than property held by the Purchaser as trustee of the Trust; or
 - (iii) in respect of a Trustee Liability, appoint or take any steps to procure or support the appointment of a receiver or receiver and manager to any

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property of the Purchaser, other than property which is held by it in its capacity as trustee of the Trust.

- (d) The restrictions in subclause 8.3(c) do not apply to any Trustee Liability to the extent to which there is, whether under the Trust Deed or by operation of law, a reduction in the extent of the Purchaser's indemnification, or in respect of which the Purchaser is not entitled to be indemnified, out of the property of the Trust, as a result of the Purchaser's fraud, negligence or breach of trust.
- (e) Each other party to this deed agrees that no act or omission of the Purchaser (including any related failure to satisfy any Trustee Liabilities) will constitute fraud, negligence or breach of trust of the Purchaser for the purposes of this subclause to the extent to which the act or omission was caused by any other negligent act or omission of that party.
- (f) No attorney, agent or other person appointed in accordance with this deed has authority to act on behalf of the Purchaser in a way which exposes the Purchaser to any personal liability, and no act or omission of such a person will be considered fraud, negligence or breach of trust of the Purchaser for the purposes of clause 8.3(e).
- (g) The Purchaser is not obliged to do or refrain from doing anything under this deed (including incur any liability) unless the Purchaser's liability is limited in the same manner as set out in paragraphs 8.3(a) to 8.3(f) inclusive.
- (h) Clauses 8.3(a) to 8.3(g) inclusive, contained heretofore, will survive the termination or expiry of this deed.

9. No fetter

9.1 Discretion

This deed is not intended to operate to fetter, in any manner, the exercise of any statutory power or discretion of the Continuing Party, including, but not limited to, any statutory power or discretion of the Continuing Party relating to the VPA or any other application for approval (all referred to in this agreement as a "**Discretion**").

9.2 No fetter

- (a) Nothing in this deed is to be construed as requiring an Authority to do anything that would cause it to be in breach of any of its obligations at law.
- (b) Nothing in this deed is to be construed as limiting or fettering in any way the exercise of Discretion.
- (c) Nothing in this deed imposes any obligation on an Authority to grant any development consent or exercise any function or power under the *Environmental Planning and Assessment Act 1979* (NSW) in relation to a change, or a proposed change to an environmental planning instrument.
- (d) If, contrary to the operation of this clause 9.2, any provision of this Deed is held by a court of competent jurisdiction to constitute a fetter on any Discretion, the parties agree:
 - (i) they will take all practical steps, including the execution of any further documents, to ensure the objective of this clause is substantially satisfied;
 - (ii) if 9.2(d)(i) cannot be achieved without giving rise to a fetter on the exercise of a Discretion, the relevant provision is to be severed and the remainder of this deed has full force and effect; and

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- (iii) to endeavour to satisfy the common objectives of the parties in relation to the provision of this deed which is to be held to be a fetter on the extent that is possible having regard to the relevant court judgment.

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Attachment 1 Copy of the VPA

Draft

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PLANNING AGREEMENT

25-31 Brookhollow Avenue, Norwest

THE HILLS SHIRE COUNCIL

SYDNEY METRO

www.thehills.nsw.gov.au

THE
HILLS
Sydney's Garden Shire



The Hills Shire Council

04 NOVEMBER 2021

3 Columbia Court, Norwest NSW 2153
PO Box 7064, Norwest BC 2153 Phone (02) 9843 0555

TO STRIVE FOR BETTER THINGS

Planning Agreement - 25-31 Brookhollow Avenue, Norwest
Summary Sheet

Council	Name	The Hills Shire Council
	Address	3 Columbia Court Norwest, NSW 2153
	Telephone	(02) 9843 0555
	Facsimile	(02) 9843 0258
	Email	council@thehills.nsw.gov.au
	Representative	Mr Michael Edgar – General Manager
Landowner	Name	Sydney Metro
	Address	680 George Street, Sydney NSW
	Telephone	02 8265 6017 or 0422 984 957
	Facsimile	Not applicable
	Email	phil.leijten@transport.nsw.gov.au
	Representative	Phil Leijten
Land	Lot 71 in Deposited Plan 1252765, being 25-31 Brookhollow Avenue, Norwest New South Wales 2153	
Development Application	Not applicable	
Planning Proposal	6/2019/PLP, being a proposal to amend the <i>Hills Local Environmental Plan 2019</i> .	
Works	See Schedule 1	
Monetary Contributions	See Schedule 2	
Security Amount	Not applicable	

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Planning Agreement - 25-31 Brookhollow Avenue, Norwest

Dated: 04 November 2021

Parties

The Hills Shire Council ABN 25 034 494 656 of 3 Columbia Court, Norwest, NSW 2153
(Council)

Sydney Metro ABN 12 354 063 515 of 680 George Street, Sydney New South Wales 2000
(Landowner)

1 Background

- A. Council is the planning proposal authority pursuant to the Act for the Planning Proposal.
- B. The Planning Proposal has been lodged in respect of the Land.
- C. The Landowner owns the Land and wishes to carry out the Proposed Development.
- D. The Landowner has agreed to make Development Contributions in the nature of monetary contributions and material public benefits in connection with the carrying out of the Proposed Development on the Land on and subject to the terms of this agreement

2 Operative provisions

2.1 Defined meanings

Words used in this agreement and the rules of interpretation that apply are set out and explained in the definitions and interpretation clause 21 of this agreement.

2.2 Planning agreement under the Act

The Parties agree that this agreement is a planning agreement within the meaning of s7.4 of the Act and governed by Subdivision 2 of Part 7 of the Act.

2.3 Application of this agreement

This agreement is made in respect of the Planning Proposal and applies to both the Land and the Proposed Development.

2.4 No restriction on Council's Powers

This agreement or anything done under this agreement:

- (1) is not to be taken as approval or consent by Council as a regulatory authority; and
- (2) does not in any way inhibit, deter or prejudice Council in the proper exercise of its functions, duties or powers,

pursuant to any legislation including the Act (other than as set out in clause 10), the *Roads Act 1993* (NSW) and the *Local Government Act 1993* (NSW).

2.5 Operation of this agreement

- (1) Until this agreement operates, this agreement constitutes the Landowner's offer to enter into this agreement if the Planning Proposal is Implemented.

- (2) This agreement operates only if:
- (a) the Planning Proposal is Implemented, and
 - (b) this agreement is entered into as required by clause 25C(1) of the Regulation.

3 Monetary Contributions

3.1 Payment

The Landowner must pay the Monetary Contributions in the amount set out in **Schedule 2** and at the times set out in clause 3.2 of this agreement. Payment of the Monetary Contributions may be made by cheque or electronic bank transfer to Council's nominated bank account.

3.2 Stages

- (1) The parties acknowledge that the Proposed Development may be undertaken in a number of stages, and be subject to more than one Development Consent, with the occupation of individual buildings authorised by separate Occupation Certificates.
- (2) The Monetary Contributions are to be paid on a pro rata basis prior to the issue of each Occupation Certificate for occupation of the buildings comprising the Proposed Development.
- (3) The Monetary Contributions payable prior to each relevant Occupation Certificate will be calculated in accordance with the below formula:

$$b = \frac{ya}{x}$$

Where:

a = the Monetary Contribution payable in respect of the Development Consent for the building for which the Occupation Certificate has been sought;

b = the Monetary Contribution payable in connection with the Occupation Certificate;

x = total approved GFA in the Development Consent for the building for which the Occupation Certificate has been sought

y = total approved GFA to be occupied under the Occupation Certificate.

- (4) The Monetary Contributions payable prior to each relevant Occupation Certificate will be indexed in accordance with the below formula:

$$A = B \times \frac{C}{D}$$

where:

A = the indexed amount;

B = the relevant amount determined at the time of the grant of the Development Consent for the building to which the Occupation Certificate relates;

C = the Index most recently published before the date that the relevant payment or the calculation with respect to the relevant amount is to be made; and

D = the Index most recently published before the date of the Development Consent.

If A is less than B, then the amount of the relevant Monetary Contribution will not change.

3.3 Public Purpose

The Monetary Contribution is required for the funding of the construction of, or improvements to local infrastructure and the public domain in the vicinity of the Land (including those specified in section 7.4(2) of the Act) as determined by the General Manager of Council from time to time and Council will apply the Monetary Contribution for those purposes.

4 Works

4.1 Carrying out of Works

Any Item of Works that is required to be carried out by the Landowner under this agreement is to be carried out in accordance with any relevant Approval and any other applicable Law.

4.2 Access to Council Land

- (1) If the Landowner or its authorised employees, agents, contractors, sub-contractors and consultants requires access to any land owned by the Council for the purposes of constructing an Item of Works, the Landowner must make an application to the Council for access within a reasonable period of time prior to the required access.
- (2) The Landowner acknowledges and agrees that:
 - (a) any such application will be considered by Council at the relevant time; and
 - (b) Council must comply with any relevant law with respect to any such application and licence.
- (3) Council must respond to an application under clause 4.2(1) within 10 Business Days of the making of the application.
- (4) Council may grant access to the Landowner (and its authorised employees, agents, contractors, sub-contractors and consultants) to enter, occupy and use that land on conditions including, but not limited to, the following:
 - (a) That access be solely for the purposes of the Landowner performing its obligations under this agreement.
 - (b) For a fee in accordance with Council's then adopted fees and charges.
 - (c) That the access be subject to, and in accordance with all relevant Laws, rules regulations and statutory approvals, including but not limited to work, health and safety Laws, rules and regulations.
 - (d) Any other reasonable directions and conditions imposed by Council in relation to the access.

4.3 Costs of Works on Landowner's Land

Before commencing construction of an Item of Works to be constructed on the Land, the Landowner must submit to Council a report from a suitably qualified and experienced Quantity Surveyor which estimates the cost to complete the relevant Item of Works.

4.4 Completion of Works

An Item of Works, other than an Item of Public Works, will be taken to be Completed when the Landowner gives Council written notice that the Item of Works is Complete, and that written notice is accompanied by a Compliance Certificate to the effect that the Item of Works has been completed in accordance any Approval for that Item of Work.

5 Design and specifications of Public Works

- (1) The Landowner must notify Council when it will commence preparation of the detailed design and specification for any Item of Public Works, and within 10 Business Days of that notice, the Council must advise the Developer of any policy, standards or requirements of the Council which the Council will require any detailed design and specification for the Public Works to comply with (**Council's Requirements**).
- (2) The Landowner must consult with Council with respect to the development of the detailed design and specification of each Item of Public Works to which this clause applies.
- (3) Before commencing construction of an Item of Public Works to which this clause applies, the Landowner must submit to Council:
 - (a) for its approval, the detailed design and specification for that Item of Public Works; and
 - (b) a report from a suitably qualified and experienced Quantity Surveyor which estimates the cost to complete the relevant Item of Public Works in accordance with the detailed design.
- (4) Council must:
 - (a) take into account any Development Consent which applies to the relevant Item of Public Works and assess the detailed design in a manner consistent with that Development Consent (noting however that a Development Consent which applies to the relevant Item of Public Works does not constitute approval of the detailed design and specification of the relevant Item of Public Works in accordance with this clause 5); and
 - (b) have regard to the Contribution Value for the relevant Item of Public Works such that Council cannot require changes to the detailed design and specification that would cause the estimated cost to complete that Item of Public Works to exceed the relevant Contribution Value.
- (5) The design and specification for an Item of Public Works must be prepared by the Landowner having specific regard to:
 - (a) the specification for that Work set out in column 3 of **Schedule 1**; and
 - (b) the Contribution Value for the Item of Work; and
 - (c) Council's Requirements.
- (6) If, within twenty (20) Business Days of the date of submission referred to in paragraph (3):

- (a) Council notifies the Landowner in writing of its approval of the design and specification, the Landowner must carry out and complete the Item of Public Works in accordance with the approved design and specification; or
- (b) Council notifies the Landowner in writing that it does not approve of the design and specification, Council must specify the reasons why approval is withheld and the Landowner may elect to:
 - (i) amend the design and specification and submit to Council the amended design and specification for approval by Council in accordance with this clause 5; or
 - (ii) refer the relevant matter for dispute resolution in accordance with this agreement.
- (7) Council cannot notify the Landowner pursuant to paragraph (6)(b) that it does not approve of the design and specification of an Item of Public Works, unless the design and specification:
 - (a) does not comply with the specification for that Item of Public Works set out in column 3 of Schedule 1;
 - (b) does not comply with the Development Consent for the Item of Public Works; or
 - (c) does not comply with the Council's Requirements,

and Council cannot require an amendment to the design or specification of the Item of Public Works which would require any modification of a Development Consent, or which would cause the estimated cost to complete that Item of Public Works to exceed the Contribution Value for that Item of Public Works, unless a higher value is necessary to address the requirements of points (a) – (c) above.
- (8) If Council fails to notify the Landowner in writing that it approves or does not approve of the design and specification within the time required under paragraph (6), then Council is deemed to have approved the relevant design and specification.

6 Completion of Public Works

6.1 Issue of Completion Notice

If the Landowner considers that any particular Item of Public Works is Complete it must serve a notice on the Council which:

- (1) is in writing;
- (2) identifies the particular Item of Public Works to which it relates; and
- (3) specifies the date on which the Landowner believes the relevant Item of Public Works was Completed,

(Completion Notice).

6.2 Inspection by Council

- (1) Council must inspect the Public Works set out in a Completion Notice within ten (10) Business Days of the receipt of that notice.
- (2) If Council fails to carry out an inspection required under paragraph (1) the Public Works referred to in the relevant Completion Notice will be deemed to be Complete.

6.3 Rectification Notice

- (1) Within twenty (20) Business Days of inspecting the Public Works set out in a Completion Notice the Council must provide notice in writing (**Rectification Notice**) to the Landowner that the Public Works set out in the Completion Notice:
 - (a) have been Completed; or
 - (b) have not been Completed, in which case the notice must also detail:
 - (i) those aspects of the Public Works which have not been Completed; and
 - (ii) the work Council requires the Landowner to carry out in order to rectify the deficiencies in those Public Works.
- (2) If Council does not provide the Landowner with a Rectification Notice in accordance with paragraph (1), the Public Works set out in the Completion Notice will be deemed to have been Completed.
- (3) Where Council serves a Rectification Notice on the Landowner, the Landowner must:
 - (a) rectify the Public Works in accordance with that notice; and
 - (b) once rectified, it must serve upon the Council a new Completion Notice for the Public Works it has rectified.

6.4 Acceptance of Public Works

Council accepts ownership, possession and control of, and risk in, any Public Works when those Works are Completed and the Landowner has provided Council with further information requested by Council (to Council's satisfaction acting reasonably) in respect of the Public Works including (but not limited to):

- (1) a full description of the particulars of the Public Works;
- (2) the date agreed by Council for the transfer of the Public Works to Council;
- (3) any ongoing risks or possible defects in relation to the Public Works that should be brought to Council's attention;
- (4) Work-as-Executed (WAE) Plans issued to Council in .dwg/.dxf and pdf. file formats; and
- (5) a Works Maintenance Manual and any warranty documentation in respect of the Public Works,

7 Defects Liability**7.1 Defects Notice**

- (1) Where any part of the Public Works have been Completed but those Public Works contain a material defect which:
 - (a) adversely affects the ordinary use and/or enjoyment of the relevant Public Works; or
 - (b) will require maintenance or rectification works to be performed on them at some time in the future as a result of the existence of the defect;

(**Defect**) Council may issue a defects notice (**Defects Notice**) concerning those Public Works but only within the Defects Liability Period.

- (2) A Defects Notice must contain the following information:
 - (a) the nature and extent of the Defect;
 - (b) the work Council requires the Landowner to carry out in order to rectify the Defect; and
 - (c) the time within which the Defect must be rectified (which must be a reasonable time and not less than ten (10) Business Days).

7.2 Landowner to Rectify Defects

- (1) The Landowner must rectify the Defects contained within a Defects Notice as soon as practicable after receipt of the Defects Notice.
- (2) The Landowner must follow the procedure set out in clause 6 in respect of the satisfaction of the Defects Notice.

7.3 Right of Council to Step-In

Council, at its absolute discretion, may enter upon the land on which a Public Work is being carried out, or the Land for the purpose of satisfying the Defects Notice where the Landowner has failed to comply with a Defects Notice but only after giving the Landowner five (5) Business Days written notice of its intention to do so.

7.4 Consequence of Step-In

If Council elects to exercise the step-in rights granted to it under clause 7.3 then:

- (1) Council may:
 - (a) enter upon any part of the Land that it requires access to in order to satisfy the obligations of the Landowner in accordance with the Defects Notice; and
 - (b) rectify the relevant Defects in accordance with the Defects Notice; and
- (2) the Landowner must not impede or interfere with Council in undertaking that work.

7.5 Costs of Council

Where Council exercises its step-in rights, Council may recover all costs incurred by Council in rectifying the relevant Defects as a debt due to Council in a court of competent jurisdiction.

8 Determination of Value

- (1) For the purposes of this agreement, the Parties acknowledge that the Contribution Value in relation to each Item of the Works is the amount specified in **Schedule 1**.
- (2) If the actual cost of carrying out the Works, including any costs incurred pursuant to this agreement, differs from the Contribution Value, then no party to this agreement will be entitled to claim credit or reimbursement, as the case may be, for the difference

9 Provision of Security

- (1) The Landowner may only make, or cause, suffer or permit the making of, an application for an Occupation Certificate in respect of the Proposed Development if, at the date of the application, the Landowner is not in breach of its obligation to make any Development Contributions under this agreement.

- (2) Council may withhold the issue of an Occupation Certificate if, at the relevant time, the Landowner is in breach of any obligation to make any Development Contributions under this agreement until such time as the breach is rectified.

10 Application of s7.11 and s7.12 of the Act

- (1) For the purpose of section 7.4(5) of the Act, this agreement excludes the operation of section 7.11 and section 7.12 of the Act to the Proposed Development.
- (2) This agreement does not exclude the operation of section 7.24 of the Act to the Proposed Development.
- (3) Section 7.11(6) of the Act does not apply to the Development Contributions that are to be carried out or provided pursuant to this agreement.

11 Breach of this agreement and termination

11.1 Breach Notice

If the Landowner breaches this agreement, Council may serve a notice on the Landowner (**Breach Notice**) specifying:

- (1) the nature and extent of the alleged breach;
- (2) if:
- (a) the breach is capable of being rectified other than by the payment of compensation, what Council requires the Landowner to do in order to rectify the breach; or
 - (b) the breach is not capable of being rectified other than by payment of compensation, the amount of compensation Council requires the Landowner to pay in order to rectify the breach, and
- (3) the time within which Council requires the breach to be rectified, which must be a reasonable time of not less than forty (40) Business Days.

11.2 Events of Default

The Landowner commits an **Event of Default** if it fails to comply with a Breach Notice.

11.3 Consequences of Events of default

Where the Landowner commits an Event of Default, Council may, in addition to any rights it has at Law, exercise the step in rights set out at clause 7.3 to 7.5 so as to carry out any work specified in the relevant Breach Notice.

12 Termination, Rescission or Determination

12.1 Termination

This agreement terminates in the following events:

- (1) The parties agree in writing to terminate the operation of this agreement at any time.

12.2 Consequence of termination

Upon termination of this agreement:

- (1) all future rights and obligations of the parties are discharged; and

- (2) all pre-existing rights and obligations of the parties continue to subsist.

12.3 Determination

This agreement will determine upon the Landowner satisfying all of the obligations imposed on it in full.

13 Private Certifiers

Where Council is not the certifying authority for any aspect of the Proposed Development the Landowner must on the appointment of a private certifier provide a copy of this agreement to the private certifier.

14 Notices

- (1) Any notice to or by a party under this agreement must be in writing and signed by the sender or, if a corporate party, an authorised officer of the sender.
- (2) Any notice may be served by delivery in person or by post or transmission by facsimile to the address or number of the recipient specified in the Summary Sheet or most recently notified by the recipient to the sender.
- (3) Any notice is effective for the purposes of this agreement upon delivery to the recipient or production to the sender of a facsimile transmittal confirmation report before 4.00pm local time on a day in the place in or to which the written notice is delivered or sent or otherwise at 9.00am on the next day following delivery or receipt.

15 Dispute resolution

15.1 Disputes

If there is any dispute, difference of opinion or failure to agree relating to or arising from this agreement that dispute must be referred for determination under this clause.

15.2 No legal proceedings

The Parties must not bring or maintain any action on any Dispute (except for urgent injunctive relief to keep a particular position) until it has been referred and determined as provided in this clause.

15.3 Notice of disputes (Dispute Notice)

A Party referring a Dispute for determination must do so by written notice to the other parties which must specify the nature of the Dispute and a nominated officer of the referring party with sufficient authority to determine the Dispute.

15.4 Negotiated resolution and selection of expert

- (1) On service of the Dispute Notice the receiving Parties must refer the Dispute to an officer with sufficient authority to determine the Dispute. The nominated officers of each Party must meet at least once and use reasonable endeavours to resolve the Dispute by negotiation within seven days of service of the Dispute Notice. Any resolution must be recorded in writing and signed by each nominated officer. By agreement, the nominated officers may employ the services of a mediator to assist them in resolving the Dispute.
- (2) If the nominated officers are unable to resolve the Dispute within fourteen (14) days of service of the Dispute Notice they must endeavour within the following seven-day period to appoint an expert by agreement. That appointment must be recorded in writing and signed by each nominated officer.

- (3) If the nominated officers do not record the appointment of an expert within that second seven day period, the expert must be appointed, at the request of any party, by the President for the time being (or if none, the senior elected member) of the Law Society of New South Wales.

15.5 Assistance to the Expert (the Expert)

- (1) Once the Expert has been appointed (the Expert), the Parties must:
 - (a) each use their best endeavours to make available to the Expert all information the Expert requires to settle or determine the Dispute; and
 - (b) ensure that their employees, agents or consultants are available to appear at any hearing or enquiry called by the Expert.
- (2) The Parties may give written submissions to the Expert but must provide copies to the other Parties at the same time.

15.6 Expert's decision

- (1) The decision of the Expert must:
 - (a) be in writing and give reasons; and
 - (b) be made and delivered to the parties within one month from the date of submission of the dispute to the Expert or the date of completion of the last hearing or enquiry called by the Expert, if later.
- (2) The Expert may conduct the determination of the Dispute in any way it considers appropriate but the Expert may, at its discretion, have regard to the Australian Commercial Disputes Centre's guidelines for expert determination of disputes or such other guidelines as it considers appropriate.
- (3) The Expert's decision is final and binding on the parties.
- (4) The Expert must act as an expert and not as an arbitrator.

15.7 Expert's costs

- (1) The Expert must also determine how the expenses relating to the reference of the Dispute (including the Expert's remuneration) should be apportioned between the parties and in default of a decision by the Expert those expenses must be borne by the parties equally.
- (2) In determining the apportionment of costs the Expert may have regard to what the Expert, in its reasonable opinion, considers to be a lack of good faith or a failure to use reasonable endeavours by any party in assisting the Expert or resolving the dispute between the parties' nominated officers as required by this clause.

15.8 Continual performance

Each Party must continue to perform its obligations under this agreement while any Dispute is being determined under this clause.

16 Registration of agreement on Title

16.1 Acknowledgement

The Landowner acknowledges and agrees that:

- (1) this agreement must be registered on the Land pursuant to section 7.6 of the Act;
- (2) subject to clause 16.2, it will undertake that registration at its cost; and
- (3) on registration by the Registrar-General, the agreement will be binding on and enforceable against the owners of the Land from time to time as if each owner for the time being had entered into this agreement in place of the Landowner named in this agreement.

16.2 Obligations of Landowner and Consents to Registration

- (1) The Landowner, at its own expense, will promptly after this agreement comes into operation, take all practical steps, and otherwise do anything that the Council reasonably requires, to procure:
 - (a) the consent of each person who:
 - (i) has an estate or interest in the Land; or
 - (ii) is seized or possessed of an estate or interest in the Land; and
 - (b) the execution and production of any documents,
 to enable the registration of this agreement .
- (2) The Landowner, at its own expense, will take all practical steps, and otherwise do anything that the Council reasonably requires:
 - (a) to ensure lodgement of this agreement with the Registrar-General as soon as reasonably practicable after this agreement comes into operation but in any event, no later than ten (10) Business Days after that date; and
 - (b) to ensure the registration of this agreement by the Registrar-General in the relevant folios of the Register for the Land as soon as reasonably practicable after this agreement is lodged for registration.
- (3) Council may at any time elect to undertake the process to register this agreement on behalf of the Landowner (at the Landowner's cost) and the obligations imposed on the Landowner under this clause 16 apply to the Landowner regardless of whether the Landowner or Council undertakes the registration of the agreement on title.

16.3 Release from Registration

- (1) Subject to clause 16.3(2), once the Landowner has satisfied its obligations in this agreement, Council must, at the request of the Landowner, release the Land from registration of this agreement.
- (2) Provided the Landowner is not in material breach of any of its obligations under this agreement, Council must, at the request of the Landowner, release part of the Land from registration of this agreement where:
 - (a) the Monetary Contributions have been made in accordance with this agreement with respect to that part of the Land and no other money is owing to Council under this agreement in relation to that part of the Land; or
 - (b) that part of the Land is a lot created for separate occupation and disposition and which is not intended to be further subdivided.
- (3) The obligations of the Council are satisfied when Council provides the Landowner with a signed Request in registrable form for the release of registration of this agreement.

17 Costs

The Landowner is to pay to the Council, the Council's reasonable costs associated with the negotiation, preparation, exhibition, legal review, execution and registration of this agreement within 21 days of a written demand by the Council for such payment.

18 GST

If any payment made by one party to any other party under or relating to this agreement constitutes consideration for a taxable supply for the purposes of GST or any similar tax, the amount to be paid for the supply will be increased so that the net amount retained by the supplier after payment of that GST is the same as if the supplier was not liable to pay GST in respect of that supply. This provision is subject to any other agreement regarding the payment of GST on specific supplies, and includes payments for supplies relating to the breach or termination of, and indemnities arising from, this agreement.

19 Assignment**19.1 Application of this clause**

This clause 19 only applies with respect to any part of that Land (other than a lot in the Proposed Development created for separate occupation and disposition and which is not intended to be further subdivided):

- (1) on which this agreement is not registered; and
- (2) with respect to which the Landowner has not provided any Development Contributions which must be provided under this agreement with respect to that part of the Land.

19.2 Restriction on Assignment

Other than in accordance with this clause 19 the Landowner may not:

- (1) Assign any part of the Land; and/or
- (2) Assign their rights or obligations under this agreement.

19.3 Procedure for Assignment

- (1) If the Landowner:
 - (a) wishes to Assign any part of the Land; and/or
 - (b) wishes to Assign its rights or obligations under this agreement,
 then the Landowner must:
 - (c) provide a written request to Council for the consent of Council to the relevant Assignment;
 - (d) provide Council with any evidence required by Council, acting reasonably, to satisfy Council that the third party in whose favour the Assignment is to be made (**Assignee**) is reasonably capable of performing the obligations under this agreement that are to be Assigned to it;
 - (e) obtain written consent of Council to the relevant Assignment; and
 - (f) at no cost to Council, procure the execution by the Assignee of an appropriate deed where the Assignee agrees to be bound by the terms of this agreement; and

- (2) Council is under no obligation to consider granting its consent to any request made by the Landowner under paragraph (c) if, at the time the request is made, the Landowner is in breach of this agreement.

20 General

20.1 Governing law and jurisdiction

- (1) This agreement is governed by and construed under the law in the State of New South Wales.
- (2) Any legal action in relation to this agreement against any party or its property may be brought in any court of competent jurisdiction in the State of New South Wales.
- (3) Each party by execution of this agreement irrevocably, generally and unconditionally submits to the non-exclusive jurisdiction of any court specified in this provision in relation to both itself and its property.

20.2 Amendments

Any amendment to this agreement has no force or effect, unless effected by a document executed by the parties.

20.3 Third parties

This agreement confers rights only upon a person expressed to be a Party, and not upon any other person.

20.4 Pre-contractual negotiation

This agreement:

- (1) expresses and incorporates the entire agreement between the parties in relation to its subject matter, and all the terms of that agreement; and
- (2) supersedes and excludes any prior or collateral negotiation, understanding, communication or agreement by or between the parties in relation to that subject matter or any term of that agreement.

20.5 Further assurance

- (1) Each party must execute any document and perform any action necessary to give full effect to this agreement, whether before or after performance of this agreement.

20.6 Continuing performance

- (1) The provisions of this agreement do not merge with any action performed or document executed by any party for the purposes of performance of this agreement.
- (2) Any representation in this agreement survives the execution of any document for the purposes of, and continues after, performance of this agreement.
- (3) Any indemnity agreed by any party under this agreement:
 - (a) constitutes a liability of that party separate and independent from any other liability of that party under this agreement or any other agreement; and
 - (b) survives and continues after performance of this agreement.

20.7 Waivers

Any failure by any party to exercise any right under this agreement does not operate as a waiver and the single or partial exercise of any right by that party does not preclude any other or further exercise of that or any other right by that party.

20.8 Remedies

The rights of a party under this agreement are cumulative and not exclusive of any rights provided by law.

20.9 Counterparts

This agreement may be executed in any number of counterparts, all of which taken together are deemed to constitute one and the same agreement.

20.10 Party acting as trustee

If a party enters into this agreement as trustee of a trust, that party and its successors as trustee of the trust will be liable under this agreement as trustee of the trust. The party warrants that at the date of this agreement:

- (1) all the powers and discretions conferred by the deed establishing the trust are capable of being validly exercised by the party as trustee and have not been varied or revoked and the trust is a valid and subsisting trust;
- (2) the party is the sole trustee of the trust and has full and unfettered power under the terms of the deed establishing the trust to enter into and be bound by this agreement on behalf of the trust and that this agreement is being executed and entered into as part of the due and proper administration of the trust and for the benefit of the beneficiaries of the trust;
- (3) no restriction on the party's right of indemnity out of or lien over the trust's assets exists or will be created or permitted to exist and that right will have priority over the right of the beneficiaries to the trust's assets.

20.11 Representations and warranties

The Parties represent and warrant that they have power to enter into this agreement and comply with their obligations under the agreement and that entry into this agreement will not result in the breach of any law.

20.12 Severability

If a clause or part of a clause of this agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this agreement, but the rest of this agreement is not affected.

20.13 Review of agreement

The Parties may agree to review this agreement. Any review or modification will be conducted in the circumstances and in the manner determined by the Parties.

21 Definitions and interpretation

In this agreement unless the context otherwise requires:

Act means the *Environmental Planning and Assessment Act 1979* (NSW).

Approval or **Approvals** means any approvals, consents, licences, permissions, modifications, certificates under Division 6.5 of the Act, Construction Certificates, Occupation Certificates, Complying Development Certificates, permits, endorsements, licences, conditions or requirements (and any modifications or other variations to them) which may be required by Law for the carrying out of any part of a development pursuant to a Development Consent.

Assign as the context requires refers to any assignment, sale, transfer, disposition, declaration of trust over or other assignment of a legal and/or beneficial interest.

Authority means (as appropriate) any:

- (1) federal, state or local government;
- (2) department of any federal, state or local government;
- (3) any court or administrative tribunal; or
- (4) statutory corporation or regulatory body.

Business Day means a day that is not a Saturday, Sunday, public holiday or bank holiday in New South Wales.

Completed means completed in accordance with the requirements of this agreement.

Compliance Certificate has the same meaning as in the Act.

Contribution Value means the amount specified in Column 2 of Schedule 1.

Development Consent means a development consent within the meaning of the Act in relation to the Proposed Development on the Land.

Development Contributions means the Monetary Contribution and the provision of the Works

Defects Liability Period means twelve (12) months.

Dispute Notice means written notice provided by a Party referring a dispute for determination, specifying the nature of the dispute and a nominated officer of the referring party with sufficient authority to determine the dispute.

Gross Floor Area or GFA means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine; and
- (b) habitable rooms in a basement or an attic; and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs; and

- (e) any basement;
- (f) storage; and
- (g) vehicular access, loading areas, garbage and services; and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting; and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking); and
- (j) any space used for the loading or unloading of goods (including access to it); and
- (k) terraces and balconies with outer walls less than 1.4 metres high; and
- (l) voids above a floor at the level of a storey or storey above.

GST means any tax, levy, charge or impost implemented under the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) (**GST Act**) or an Act of the Parliament of the Commonwealth of Australia substantially in the form of, or which has a similar effect to, the GST Act.

Implemented means that the changes to planning controls put forward in the Planning Proposal have been made and notified on the NSW Legislation website.

Index means Consumer Price Index (All Groups - Sydney) as provided by the Australian Bureau of Statistics.

Item of Public Works means an item of Public Works.

Item of Works means an item of the Works.

Land means Lot 71 in Deposited Plan 1252765, being 25-31 Brookhollow Avenue, Norwest New South Wales.

Law means all legislation, regulations, by-laws, common law and other binding order made by any Authority.

Monetary Contributions means the monetary development contributions required to be paid to the Council as specified in Schedule 2 and to be paid in accordance with clause 3.

Occupation Certificate has the same meaning as in as in section 6.4(c) the Act.

Party means a party to this agreement, including their successors and assigns and persons taking by way of novation.

Planning Proposal means the planning proposal referred to in the Summary Sheet for this agreement.

Proposed Development means the future development and use of the Land substantially as contemplated by the Planning Proposal, including but not limited to commercial development, car parking and public domain.

Public Works means Works which are to be carried out in land owned by the Council.

Regulation means the *Environmental Planning and Assessment Regulation 2000* (NSW).

Quantity Surveyor means a person who:

- (1) is a member of their respective professional organisation and has been for at least five (5) years;
- (2) practises as a quantity surveyor for works of the same nature as the relevant Works;
- (3) is active as a quantity surveyor at the time of his appointment;
- (4) has at least three (3) years experience in valuing works of the same nature as the relevant Works; and
- (5) undertakes to act fairly and promptly in accordance with the requirements of this document.

Works means the works specified or described in Column 1 of Schedule 1 and includes any Item of Works and any part of any Item of Works.

21.2 Interpretation

In this agreement unless the context otherwise requires:

- (1) clause and subclause headings are for reference purposes only;
- (2) the singular includes the plural and vice versa;
- (3) words denoting any gender include all genders;
- (4) reference to a person includes any other entity recognised by law and vice versa;
- (5) where a word or phrase is defined its other grammatical forms have a corresponding meaning;
- (6) any reference to a party to this agreement includes its successors and permitted assigns;
- (7) any reference to a provision of an Act or Regulation is a reference to that provision as at the date of this agreement;
- (8) any reference to any agreement or document includes that agreement or document as amended at any time;
- (9) the use of the word **includes** or **including** is not to be taken as limiting the meaning of the words preceding it;
- (10) the expression **at any time** includes reference to past, present and future time and the performance of any action from time to time;
- (11) an agreement, representation or warranty on the part of two or more persons binds them jointly and severally;
- (12) an agreement, representation or warranty on the part of two or more persons is for the benefit of them jointly and severally;
- (13) reference to an exhibit, annexure, attachment or schedule is a reference to the corresponding exhibit, annexure, attachment or schedule in this agreement;

- (14) reference to a provision described, prefaced or qualified by the name, heading or caption of a clause, subclause, paragraph, schedule, item, annexure, exhibit or attachment in this agreement means a cross reference to that clause, subclause, paragraph, schedule, item, annexure, exhibit or attachment;
- (15) when a thing is required to be done or money required to be paid under this agreement on a day which is not a Business Day, the thing must be done and the money paid on the immediately following Business Day;
- (16) reference to a statute includes all regulations and amendments to that statute and any statute passed in substitution for that statute or incorporating any of its provisions to the extent that they are incorporated; and
- (17) the explanatory note must not be used to assist in interpreting this agreement.

Schedule 1 – The Works

Table

Column 1	Column 2	Column 3	Column 4	Column 5
Items of Works	Public Purpose	Manner and extent	Contributions Value	Date for completion of Works
Public plaza	Public access and facilities	Public plaza construction and embellishments of no less than 1,000m ² . Works to include: landscaping; lighting; furniture; public art; and wayfinding. Registration of the Easement and Positive Covenant on the title of part of the Land on terms set out in Schedule 3.	\$924,000	Prior to the first Occupation Certificate for the second building to be constructed within the Proposed Development.
Traffic and pedestrian upgrade	Crossings, verge and road realignments	Traffic and pedestrian upgrade along Brookhollow Avenue adjacent the site. Works to include: relocation of the existing pedestrian crossing and verge alignment with the plaza, and removal of the existing road island verge and replacement with new kerb and pavement.	\$277,950	Prior to the first Occupation Certificate for the second building to be constructed within the Proposed Development

Schedule 2 – Monetary Contributions

The Monetary Contributions will be a sum equal to 2.5% of the proposed cost of carrying out the Proposed Development authorised by each Development Consent, calculated in accordance with clause 25J of the Regulation, and to be paid and indexed in accordance with clause 3.2.

Schedule 3 – Public Easement and Positive Covenant

In both this easement and positive covenant:

- (1) **Council** means The Hills Shire Council (ABN 25 034 494 656); and
- (2) **Public Plaza** means the Item of Work so described within Schedule 1 of this agreement

2 Public Easement

- (1) The owner of Public Plaza grants to Council and members of the public full and free right to go, pass and repass over Public Plaza at all times:
 - (a) with or without animals;
 - (b) on foot without vehicles (other than wheelchairs or other disabled access aids); and
 - (c) for all lawful purposes.
- (2) If any member or members of the public loiter or congregate for any purpose which the owner of Public Plaza, acting reasonably, considers to be a nuisance or a safety risk the owner may either remove those members of the public or arrange for their removal by an appropriate authority.
- (3) The owner of the Public Plaza may, with Council's prior written consent (except in the case of an emergency, in which case the Council's prior written consent is not required) temporarily close or restrict access through all or part of Public Plaza for the time and to the extent necessary for the purposes of:
 - (a) construction, construction access, repairs, maintenance, replacement and alteration to Public Plaza or any improvements in, on or under Public Plaza; or
 - (b) security, public safety or evacuation of Public Plaza and adjoining buildings.
- (4) The owner of Public Plaza may, provided any necessary planning approvals are obtained, construct improvements at and on the Public Plaza.
- (5) Council is solely empowered to release this easement and positive covenant.
- (6) This easement and positive covenant may only be varied by written agreement between Council and the owner of Public Plaza.

3 Positive Covenant

- (1) The owner of Public Plaza must, to the reasonable satisfaction of Council:
 - (a) keep Public Plaza (including any services in, on or under Public Plaza) in good repair and condition;
 - (b) maintain and repair Public Plaza all improvements on Public Plaza;
 - (c) keep Public Plaza clean and free from rubbish;
 - (d) maintain sufficient public liability insurance covering the use of Public Plaza in accordance with this easement; and
 - (e) rectify any defects in structures, embellishment works, landscaping or any other improvements on Public Plaza.

- (2) If the owner of Public Plaza does not perform any obligation under clause (1) then Council may, acting reasonably, undertake the required work and recover the costs of all such work from the owner of Public Plaza.
-

Execution Page

Executed as a deed

The common seal of **The Hills Shire Council**
was affixed under a resolution passed by council
on 12 October 2021
in the presence of:



A/ [Signature]
General Manager

[Signature]
Mayor

DAVID REYNOLDS
Print Name

MICHELLE BYRNE
Print Name

[Signature]
Witness

RACHAEL DANARY
Print Name

Signed for and on behalf of **Sydney Metro ABN
12 354 063 515** by its authorised signatory in the
presence of:

[Signature]
Signature of witness

JASON AARON COOMBS
Full name of witness

[Signature]
Signature of authorised signatory

IVAN GLAVINIC
Full name of authorised signatory

CLAYTON UTZ

Executed as a deed.**Executed** for and on behalf of **The Hills Shire Council ABN 25 034 494 656** by its authorised signatory in the presence of:_____
Signature of witness_____
Signature of authorised signatory_____
Full name of above witness_____
Full name of authorised signatory**Executed** for and on behalf of **Sydney Metro ABN 43 794 422 563** by its authorised signatory in the presence of:_____
Signature of witness_____
Signature of authorised signatory_____
Full name of above witness_____
Full name of authorised signatory**Executed** by **Mulpha NW Metro Pty Ltd ACN 656 737 236** as trustee for **Mulpha Norwest Metro Trust ABN 43 390 652 283** in accordance with section 127 of the Corporations Act 2001 (Cth):_____
Signature of director_____
Signature of company secretary/director_____
Full name of above signatory_____
Full name of above signatory

TO STRIVE FOR BETTER THINGS

MULPHA NW METRO PTY LTD

ACN 656 737 236



ASIC EXTRACT SNAPSHOT

CURRENT ORGANISATION DETAILS ATTACHMENT 2

Date Extracted	15/07/2025
Extract Order Date	01/10/2025
ACN	656 737 236
ABN	-
Current Name	MULPHA NW METRO PTY LTD
Registered In	New South Wales
Registration Date	21/01/2022
Review Date	21/01/2026
Company Type	ACN (Australian Company Number)
Current Directors	ANDREW MATTHEW HALL, GREGORY DAVID SHAW, SAY KIEN LIM
Current Secretaries	NAOMI LOUISE DEVENNEY MCRAE

Start Date	14/07/2025
Name	MULPHA NW METRO PTY LTD
Name Start Date	14/07/2025
Status	Registered
Type	Australian Proprietary Company
Class	Limited By Shares
Sub Class	Proprietary Company
Disclosing Entity	No

Share Structure (Displaying Top 4 Only)

Go to full ASIC Results

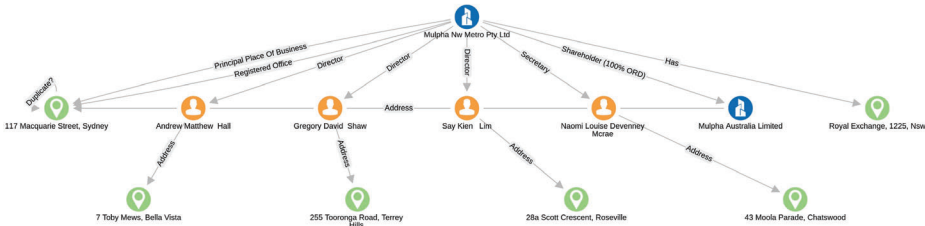
Class	Class Type	Shares Issued	Amount Paid
ORD	ORDINARY	10	\$10.00

DOW JONES - PEPs, Sanctions & Adverse media

No search results from authority for this organisation.

REVEAL - Company Visualisation

Go to full Workspace



InfoTrack

1800 738 524

ASIC
Current Organisation Extract**ASIC Data Extracted 15/07/2025 at 17:05**

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

No changes to the company information have been detected since last extracted.

- 656 737 236 MULPHA NW METRO PTY LTD -

ACN (Australian Company Number): 656 737 236
ABN:
Current Name: MULPHA NW METRO PTY LTD
Registered in: New South Wales
Registration Date: 21/01/2022
Review Date: 21/01/2026
Company Bounded By:

**Document
No.****- Current Organisation Details -**

Name: MULPHA NW METRO PTY LTD
Name Start Date: 14/07/2025
Status: Registered
Type: Australian Proprietary Company
Class: Limited By Shares
Sub Class: Proprietary Company

- Company Addresses -**- Registered Office**

Address: LEVEL 9 117 MACQUARIE STREET SYDNEY NSW 2000
Start Date: 22/09/2022

3EJF32380

- Principal Place of Business

Address: LEVEL 9 117 MACQUARIE STREET SYDNEY NSW 2000
Start Date: 05/09/2022

3EKA54868

- Company Officers -**Note:**

A date or address shown as UNKNOWN has not been updated since ASIC took over the records in 1991. For details, order the appropriate historical state or territory documents, available in microfiche or paper format.

* Check documents listed under ASIC Documents Received for recent changes.

TO STRIVE FOR BETTER THINGS

Director

Name: ANDREW MATTHEW HALL 2EUJ18302
Address: 7 TOBY MEWS BELLA VISTA NSW 2153
Birth Details: 13/01/1976 DUBBO NSW
Appointment Date: 21/01/2022
Cease Date:

Name: GREGORY DAVID SHAW 2EUJ18302
Address: 255 TOORONGA ROAD TERREY HILLS NSW 2084
Birth Details: 01/07/1959 BRISBANE QLD
Appointment Date: 21/01/2022
Cease Date:

Name: SAY KIEN LIM 6EESI7829
Address: 28A SCOTT CRESCENT ROSEVILLE NSW 2069
Birth Details: 22/02/1968 PENANG MALAYSIA
Appointment Date: 21/01/2022
Cease Date:

Secretary

Name: NAOMI LOUISE DEVENNEY MCRAE 2EUJ18302
Address: 43 MOOLA PARADE CHATSWOOD NSW 2067
Birth Details: 17/08/1971 COWRA NSW
Appointment Date: 21/01/2022
Cease Date:

Ultimate Holding Company

Name: MULPHA INTERNATIONAL BERHAD 2EUJ18302
Address:
Appointment Date:
Cease Date:

- Share Structure -**Current**

Class: ORDINARY 2EUJ18302
Number of Shares Issued: 10
Total Amount Paid / Taken to be Paid: \$10.00

Total Amount Due and Payable: \$0.00

Note:

For each class of shares issued by a company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

- Share/Interest Holding -**Current****- Holding -**

Class:	ORD	Number Held:	10	3EJH18707
Beneficially Owned:	Yes	Fully Paid:	Yes	

- Members -

Name:	MULPHA AUSTRALIA LIMITED
ACN:	002 888 039
Address:	LEVEL 9 117 MACQUARIE STREET SYDNEY NSW 2000
Joint Holding:	No
Abn:	44 002 888 039

- External Administration Documents -

There are no external administration documents held for this organisation.

- Charges -

There are no charges held for this organisation.

Notes:

On 30 January 2012, the Personal Property Securities Register (PPS Register) commenced.

At that time ASIC transferred all details of current charges to the PPS Registrar.

ASIC can only provide details of satisfied charges prior to that date.

Details of current charges, or charge satisfied since 30 January 2012 can be found on the PPS Register, www.ppsr.gov.au.

InfoTrack may cap documents for on-file searches to 250.

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Form Type	Date Received	Date Processed	No. Pages	Effective Date	Document No.
205 205A	14/07/2025	14/07/2025	2	13/07/2025	6EJSZ8595
	Notification of Resolution Changing Company Name				
205 205Z	11/07/2025	11/07/2025	2	11/07/2025	6EJSP8002
	Notification of Resolution Changing Company Name - Not Approved				
484 484A1	13/08/2024	13/08/2024	2	12/08/2024	6EESI7829
	Change to Company Details Change Officeholder Name Or Address				
484 484C	27/09/2022	27/09/2022	2	27/09/2022	3EKA54868
	Change to Company Details Change of Principal Place Of Business (Address)				
484 484A2	16/09/2022	16/09/2022	2	16/09/2022	3EJH18707
	Change to Company Details Change Member Name or Address				
484 484B	15/09/2022	15/09/2022	2	15/09/2022	3EJF32380
	Change to Company Details Change of Registered Address				
201 201C	21/01/2022	21/01/2022	3	21/01/2022	2EUJ18302
	Application For Registration as a Proprietary Company				

- Company Contact Addresses -

- Contact Address for ASIC use only

Address: PO BOX R1253 ROYAL EXCHANGE NSW 1225

Start Date: 08/02/2022

*** End of Document ***

SEARCH RESULT SUMMARY REPORT

Report created: Wednesday, 1 October 2025 11:47 am

Matter reference: PO 336091



Search Result Summary

Search criteria

Organisation Name	MULPHA NW METRO PTY LTD
Search precision	Precise
Monitoring	No

Content sets

Watchlist

PEP	Include ADSR	Special Interest Categories	Sanction Lists	Other Official Lists	Other Exclusion Lists
All	Yes	All	All	All	All

Adverse Media

Adverse Media	ID Type
Include	All

Search result

No search results found for this organisation.

SEARCH PRECISION DEFINITION

Precision Type	Definition
Precise	It looks for exact and very close matches to the search criteria. It does not look for linguistic matches and does not tolerate typos/transposed characters.
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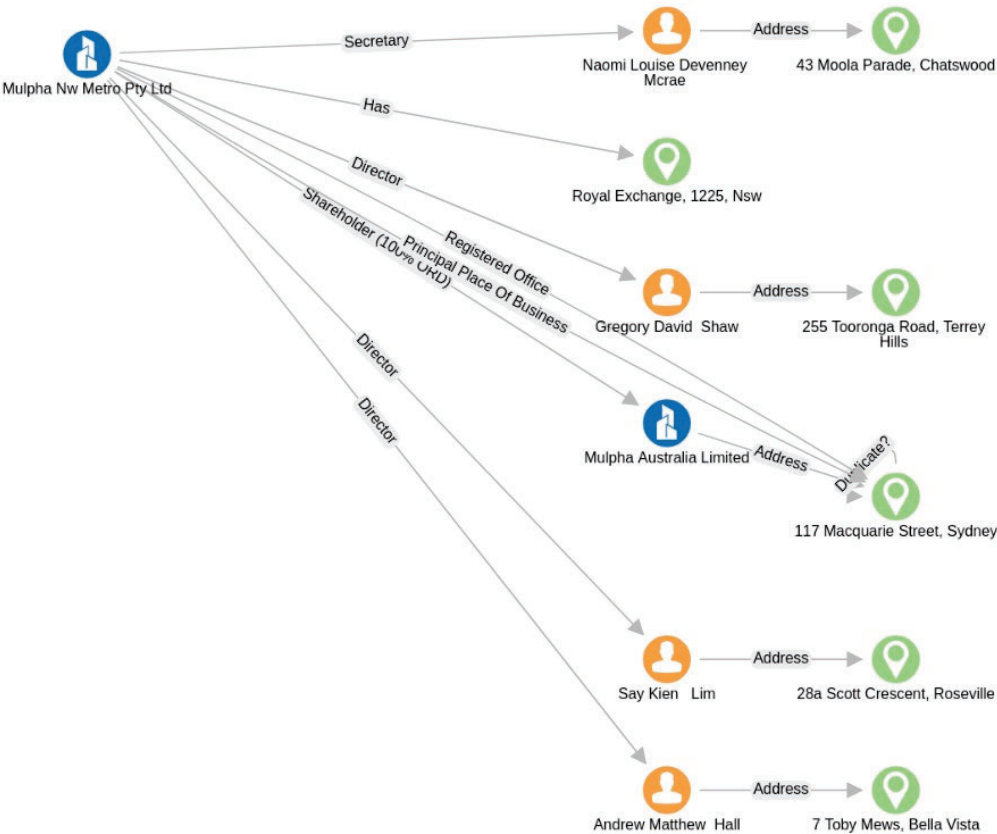
Disclaimer: The information in this report is curated exclusively from publicly available sources and is provided to assist with decision-making processes. Dow Jones does not warrant that the Risk & Compliance services include a complete or accurate archive of every individual or company mentioned or all news events. This is not an exhaustive source of information, and the database may not reflect all developments in a particular matter. Dow Jones does not imply any negative inferences about individuals or entities included in the database.

Dow Jones Risk & Compliance information is confidential. This information is intended for use by InfoTrack clients in accordance with the [Third Party Terms](#) applicable to the Dow Jones Risk Data.

Workspace: MULPHA NW METRO PTY LTD ACN 656 737 236
Matter: PO 336091
Created: 01/10/2025 11:47 AM



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InfoTrack

1800 738 524

ASIC
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Registered in: New South Wales
Registration Date: 21/01/2022
Review Date: 21/01/2026
Company Bounded By:

**Document
No.****- Current Organisation Details -**

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Name Start Date: 14/07/2025
Status: Registered
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Class: Limited By Shares
Sub Class: Proprietary Company

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Start Date: 22/09/2022

3EJF32380

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Cease Date:

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Address:	LEVEL 9 117 MACQUARIE STREET SYDNEY NSW 2000
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Abn:	44 002 888 039

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484	13/08/2024	13/08/2024	2	12/08/2024	6EESI7829
484A1	Change to Company Details Change Officeholder Name Or Address				
484	27/09/2022	27/09/2022	2	27/09/2022	3EKA54868
484C	Change to Company Details Change of Principal Place Of Business (Address)				
484	16/09/2022	16/09/2022	2	16/09/2022	3EJH18707
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201C	Application For Registration as a Proprietary Company				

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- Contact Address for ASIC use only

Address: PO BOX R1253 ROYAL EXCHANGE NSW 1225

Start Date: 08/02/2022

*** End of Document ***

SEARCH RESULT SUMMARY REPORT

Report created: Wednesday, 1 October 2025 11:47 am

Matter reference: PO 336091



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Search precision	Precise
Monitoring	No

Content sets

Watchlist

PEP	Include ADSR	Special Interest Categories	Sanction Lists	Other Official Lists	Other Exclusion Lists
All	Yes	All	All	All	All

Adverse Media

Adverse Media	ID Type
Include	All

Search result

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SEARCH PRECISION DEFINITION

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Dow Jones Risk & Compliance information is confidential. This information is intended for use by InfoTrack clients in accordance with the [Third Party Terms](#) applicable to the Dow Jones Risk Data.



**ITEM 3 DRAFT HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS
TO THE HILLS LOCAL ENVIRONMENTAL PLAN 2019 (FP285)****MEETING DATE: 11 NOVEMBER 2025****COUNCIL MEETING****GROUP: SHIRE STRATEGY****PRINCIPAL PLANNER****AUTHOR: JANELLE ATKINS****TOWN PLANNER****ERIKA JUAN****RESPONSIBLE MANAGER – FORWARD PLANNING
OFFICER: NICHOLAS CARLTON**

PURPOSE AND EXECUTIVE SUMMARY

The purpose of this report is to outline a number of proposed housekeeping and miscellaneous amendments to The Hills Local Environmental Plan 2019 (LEP 2019) and recommend that Council initiate a planning proposal for review of LEP 2019 and forward the proposal to the Department of Planning, Housing and Infrastructure for Gateway Determination, subject to first receiving advice from the Local Planning Panel and no material changes arising from this.

Section 3.21 of the *Environmental Planning and Assessment Act 1979* (the Act) requires that councils keep their local environmental plans under regular and periodic review for the purpose of ensuring that the objects of the Act are achieved. The Hills LEP 2019 was first notified in December 2019 and has since been amended around 60 times comprising a mix of State Government changes, landowner initiated planning proposals and Council initiated planning proposals.

A number of administrative and housekeeping changes are proposed that primarily address mapping anomalies, reflect current land ownership and use and refine specific LEP clauses to improve clarity, consistency and alignment with current strategic objectives and land use outcomes. The key proposed changes include:

- Amend Clause 4.1A to introduce minimum lot size requirements for shop top housing in rural and residential zones where shop top housing is permitted, consistent with the prevailing lot size requirement for residential flat buildings;
- Amend Clause 5.9 relating to the repair and rebuild of dwellings houses and secondary dwellings following a natural disaster to extend its application consistent with the resolved position of Council;
- Amend Schedule 2 to introduce exempt controls for real estate signage in rural areas to balance adequate promotion of the property for sale with rural character and amenity outcomes;
- Amend Schedule 2 to introduce exempt controls for advertising enabled electric vehicle charging units;
- Amend Schedule 5 and associated Heritage Map to update references to local and state heritage items;

- Mapping legend corrections to update Environmental Protection and Business/Industrial zone references with Conservation and Employment zone references respectively (in line with the NSW Government's employment zone reforms in 2022-2023);
- Amend Land Zoning Map for Endeavour Energy sites to SP2 Infrastructure to recognise their permanent use as part of the electricity infrastructure network;
- Review of Land Reservation Acquisition Map and land zoned SP2 Infrastructure to remove mapping of land that has been acquired by the relevant public authority or acquisition has not proceeded;
- Rezone RE1 Public Recreation sites that form part of Council's reserves and remove RE1 Public Recreation zone from land that forms part of public roads;
- Review of Land Reservation Acquisition Map and land zoned SP2 Infrastructure to add or remove land identified for local road widening; and
- Correct Land Zoning Map and associated Maps to reflect current cadastral boundaries and function of the land.

Further detail on each of the proposed changes is included in the report and Attachments 1 and 2. In addition, consideration is given to consistency with relevant State policies and Ministerial directions.

RECOMMENDATION

1. Council initiate a planning proposal to amend The Hills Local Environmental Plan 2019 in relation to housekeeping and miscellaneous amendments as set out in Section 1 and Attachments 1 and 2 of this report.
2. The planning proposal be reported to the Local Planning Panel for advice. Provided the Panel's advice does not warrant any material changes to the planning proposal, the planning proposal then be forwarded to the Department of Planning, Housing and Infrastructure for Gateway Determination.
3. Council receive a further report with respect to supporting housekeeping and miscellaneous amendments to The Hills Development Control Plan 2012 as outlined in Section 3 of this report.

IMPACTS

Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

LINK TO HILLS SHIRE PLAN

Value & Strategic Direction:

Connected People & Places CPP1. A growing Shire and economy

Strategy:

CPP1.5 Prioritise place making in neighbourhoods to create quality places for people

PLG1.4 Embed sound governance and operational frameworks that ensure accountability to the community and meet legislative requirements

LEGISLATIVE CONTEXT

The proposed amendments are consistent with the legislative requirements under the *Environmental Planning and Assessment Act* (the Act), which governs the preparation and amendment of Local Environmental Plans.

The legislative framework for Planning Proposals which amend a Council's Local Environmental Plan is established within Part 3, Division 3.4 of the Act (Sections 3.31 to 3.37). This report, in part, seeks a decision of Council as to whether or not to prepare and submit a planning proposal to the Department of Planning, Housing and Infrastructure for Gateway Determination in accordance with Sections 3.33 and 3.34 of the Act (following consideration by the Local Planning Panel).

1. PLANNING PROPOSAL

Section 3.21 of the *Environmental Planning and Assessment Act 1979* (the Act) requires that councils keep their local environmental plans under regular and periodic review for the purpose of ensuring that the objects of the Act are achieved. The Hills LEP 2019 was first notified in December 2019 and has since been amended around 60 times comprising a mix of State Government changes, landowner-initiated planning proposals and Council initiated planning proposals.

The amendments now proposed to the LEP are primarily administrative or housekeeping in nature with the majority of proposed changes related to adjustment of mapping to reflect changes to cadastral boundaries, function and ownership of open space and established development outcomes. In addition, some miscellaneous changes are proposed to the written instrument to include minimum lot sizes for shop top housing where not currently included and exempt development provisions for real estate signs in rural areas and advertising enable EV charging units.

Attachment 1 provides a summary of the proposed changes to the written instrument and Attachment 2 provides detailed information on the range of changes proposed to LEP maps.

The following information is provided on the key changes as part of the current review process.

A. WRITTEN INSTRUMENT AMENDMENTS

The key written instrument changes proposed as part of the current review process are detailed below.

(1) Amend clause 4.1A to introduce minimum lot size requirements for shop top housing in certain zones where shop top housing is permitted

At the moment, minimum lot size controls for shop top housing are only applicable to the Showground (Clause 9.1) and Bella Vista and Kellyville (Clause 8.2) Station Precincts. These controls are consistent with those that apply to residential flat buildings in these precincts. However, these controls do not extend beyond these precincts to other areas where shop top housing is also permitted under the LEP. To ensure consistency in the approach, it is proposed to establish minimum lot size controls for shop top housing for some other zones where the land use is permitted, reflective of the controls already established for residential flat buildings in those areas.

This proposed change will apply to rural and residential zones where shop top housing is a permissible land use being RU5 Village, R1 General Residential and R4 High Density Residential zones. The key locations where this proposed amendment will apply include Baulkham Hills, West Pennant Hills, Castle Hill, Norwest, Rouse Hill, Gables and rural villages in Dural, Glenorie, Kenthurst, Annangrove and Maraylya.

Whilst shop top housing is also permitted in the E1 Local Centre and MU1 Mixed Use zones it is not intended to extend the minimum lot size requirements to these locations. The majority of

the E1 Local Centre zone is already subject to specific height and floor area controls to manage scale, design, character and amenity impacts under clause 4.3A of LEP 2019 which includes additional controls applying to shop top housing and residential flat buildings as part of mixed use development. The MU1 zone applies to the Rouse Hill and Castle Hill strategic centres where land use outcomes are more appropriately determined by way of separate planning proposal processes in line with the guidance provided in Council's adopted Precinct Plans for these strategic centres.

Establishing a minimum lot size for shop top housing will facilitate orderly development and the achievement of holistic and well-planned development outcomes, consistent with the prevailing controls for residential flat buildings. It is also proposed to add shop top housing to subclause 3 of clause 4.1A of the LEP to provide flexibility for some lot sizes less than the minimum specified, where it can be demonstrated that the development meets a number of specified criteria related to built form, design, energy efficiency and landscaping.

It is noted that the proposed controls will not override the permissibility afforded by the NSW Government's Low and Mid-Rise Housing reforms contained within *State Environmental Planning Policy (Housing) 2021*. These provisions "switch off" the minimum lot size for residential flat buildings or shop top housing on land in identified low and mid-rise housing areas in R3 Medium Density Residential or R4 High Density Residential zones.

The proposed changes to clause 4.1A of LEP 2019 are shown in red below:

4.1A Minimum lot sizes for dual occupancies, dwelling houses, manor houses, multi dwelling housing, ~~and~~ residential flat buildings and shop top housing

- 1) The objective of this clause is to achieve planned residential density in certain zones.
- 2) Development consent may be granted to development on a lot in a zone shown in Column 2 of the table to this subclause for a purpose shown in Column 1 of the table, if the area of the lot is equal to or greater than the area specified in Column 3 of the table.

Column 1	Column 2	Column 3
Dual occupancy (attached)	Zone RU1 Primary Production	10 hectares
	Zone RU2 Rural Landscape	10 hectares
	Zone RU6 Transition	2 hectares
	Zone R1 General Residential	1,800 square metres
	Zone R2 Low Density Residential	600 square metres
	Zone R3 Medium Density Residential	600 square metres
	Zone R4 High Density Residential	1,800 square metres
	Zone C4 Environmental Living	2,000 square metres
Dual occupancy (detached)	Zone R1 General Residential	1,800 square metres
	Zone R2 Low Density Residential	700 square metres
	Zone R3 Medium Density Residential	700 square metres
	Zone R4 High Density Residential	1,800 square metres
Dwelling house	Zone RU5 Village	2 hectares
Manor house	Zone R3 Medium Density Residential	900 square metres
Multi dwelling housing	Zone R1 General Residential	1,800 square metres
	Zone R3 Medium Density Residential	1,800 square metres
	Zone R4 High Density Residential	1,800 square metres
	Zone E1 Local Centre	1,800 square metres
Residential flat building	Zone R1 General Residential	4,000 square metres
	Zone R4 High Density Residential	4,000 square metres
	Zone E1 Local Centre	4,000 square metres
	Zone MU1 Mixed Use	4,000 square metres
Shop top housing	Zone RU5 Village	4,000 square metres
	Zone R1 General Residential	4,000 square metres
	Zone R4 High Density Residential	4,000 square metres

- 3) *Despite subclause (2), development consent may be granted to development on a lot in a zone shown in Column 2 of the table to subclause (2) for multi dwelling housing, ~~or~~ residential flat buildings or shop top housing where the area of the lot is less than the area specified in Column 3 of the table, if the consent authority is satisfied that—*
 - (a) *the form of the proposed buildings is compatible with adjoining buildings in terms of their elevation to the street and building height, and*
 - (b) *the design and location of rooms, windows and balconies of the proposed buildings, and the open space to be provided, ensures acceptable acoustic and visual privacy, and*
 - (c) *all dwellings are designed to minimise energy needs and utilise passive solar design principles, and*
 - (d) *significant existing vegetation will be retained and landscaping is incorporated within setbacks and open space areas.*
- 4) *In this clause, **manor house** has the same meaning as in clause 1.5 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

(2) Amend Clause 5.9 Natural Disaster to extend its application

Clause 5.9 of LEP 2019 enables the repair or replacement of lawfully erected dwelling houses or secondary dwellings that have been damaged or destroyed by natural disasters. The clause is designed to assist residents and landowners affected by natural disaster by allowing them to rebuild and repair their homes with greater ease by removing some of the administrative burden and ultimately enabling them to resume their daily lives more quickly. Council originally “opted in” to this clause in 2021 following development of the clause and guidance material by the (then) Department of Planning and Environment.

In response to the natural disaster emergencies that were unfolding across the State in 2022 the Department provided councils with the opportunity to broaden the application of Clause 5.9 of their LEPs, to apply to any additional land use zones under their LEP, which were not previously nominated. On 12 April 2022, Council resolved to “opt-in” to extending the application of this provision to additional zones where dwelling houses are permitted (R1 General Residential, R4 High Density Residential and SP3 Tourist).

Whilst these additional zones generally apply to areas that are arguably not at as high a risk of natural disasters (with the exception of the SP3 Tourist zoned land at Wisemans Ferry), it was considered prudent for Council to nonetheless consider expanding the existing policy settings to provide greater certainty for all landowners within The Hills Shire that may be at risk of natural disasters damaging or destroying their dwelling.

Advice of the resolution was provided to the Disaster Recovery Team of the Department on 22 April 2022, however these changes were not finalised by the Department in the subsequent months. No reason for this has been provided by the Department.

The proposed changes to Clause 5.9 of LEP 2019, consistent with the previous resolution of Council, are shown in red below:

5.9 Dwelling house or secondary dwelling affected by natural disaster

- 1) *The objective of this clause is to enable the repair or replacement of lawfully erected dwelling houses and secondary dwellings that have been damaged or destroyed by a natural disaster.*

- 2) *This clause applies to land in the following zones—*
 - (a) *RU1 Primary Production,*
 - (b) *RU2 Rural Landscape,*
 - (b1) *RU5 Village*
 - (c) *RU6 Transition,*
 - (c1) *R1 General Residential,*
 - (d) *R2 Low Density Residential,*
 - (e) *R3 Medium Density Residential,*
 - (e1) *R4 High Density Residential,*
 - (e2) *SP3 Tourist,*
 - (f) *C3 Environmental Management,*
 - (g) *C4 Environmental Living.*
- 3) *Despite the other provisions of this Plan, development consent may be granted to development on land to which this clause applies to enable a dwelling house or secondary dwelling that has been damaged or destroyed by a natural disaster to be repaired or replaced if—*
 - (a) *the dwelling house or secondary dwelling was lawfully erected, and*
 - (b) *the development application seeking the development consent is made to the consent authority no later than 5 years after the day on which the natural disaster caused the damage or destruction.*

(3) Amend Schedule 2 to introduce exempt controls for real estate signage in rural areas

Exempt development is very low impact development that does not need development consent or certification under the Act. The majority of exempt development types and their associated development standards are found in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the Codes SEPP) however other environmental planning instruments including Council's LEP, are able to contain additional exempt development not specified in the Codes SEPP.

Under the Codes SEPP real estate signs advertising property for sale or rent are specified as exempt development subject to a number of development standards depending on the type of development that is being advertised. For a parcel of land or dwelling house the size of such signs is limited to 1.5m² in area with no more than one sign for each parcel of land. Under The Hills LEP 2019 real estate signs advertising premises or land for sale or rent are specified as exempt development in certain zones and subject to development standards. The current development standards limit the size to 2.5m² maximum area with only one sign per premises or street frontage, whichever is the greater. The clause does not prescribe different requirements depending on land zone or other contextual factors such as the size of the property or character of the area.

In recent years, there have been enquiries from residents and real estate agencies regarding the regulations around real estate signs. Local real estate agents have expressed that the exempt development standards for the Shire's rural areas are not sufficient to advertise acreage properties with large frontages and that the permitted sign size of 2.5m² is visually lost on a large site frontage. Concerns have been raised that a broadbrush approach to compliance and inability to consider the context of signage on larger rural properties is unnecessarily restrictive.

In response to this issue, Council reviewed its Enforcement Policy in June 2022 to elect to take no action in relation real estate advertising signage on rural properties of more than 2 acres (approximately 8,000m²) subject to a number of criteria. This included a maximum size of 4.5m² on a property with one road frontage and two signs up to maximum of 2.5m² each where a property fronts 2 roads.

Given the above, it is proposed to broaden the exempt development criteria under Schedule 2 of LEP 2019 for real estate signage in rural areas. The proposed approach seeks to balance adequate promotion of the property for sale with rural character and amenity outcomes and is based on street frontage width rather than property size given the potential for impacts on rural and scenic character where properties have narrower frontages. In this regard a minimum street frontage dimension of 60 metres is considered appropriate and aligns with the minimum lot width requirement contained in the Rural section of The Hills Development Control Plan.

It is proposed to increase the maximum allowable size of real estate signs in rural areas from 2.5m² to 4.5m² provided the property has a street frontage of more than 60 metres and only one sign is displayed. It is further proposed to allow up to 2 real estate signs, with each limited to a size of 2.5m², where a property has two street frontages. The proposed changes will not apply to the RU5 Village zone noting this zone applies to small rural village centres where larger signs on smaller lot sizes in these locations would be out of keeping with the scale and character of the village.

The proposed changes to Schedule 2 for real estate signs are shown in red below:

Signage—real estate signs—advertising on premises or land for sale or rent – specified zones

- 1A) Must be carried out on land in—
 - (a) a ~~rural~~, residential or employment zone, or
 - (b) Zone **RU5**, MU1, SP3, SP4, C3 or C4.
- 1) Only one per premises or street frontage, whichever is the greater.
- 2) Maximum area—2.5m².
- 3) Must be removed when the property is sold or leased.
- 4) If located on a fence, must not project more than 100mm from the fence.
- 5) Must be displayed on the premises or land to which the sign relates.

Signage—real estate signs—advertising on premises or land for sale or rent – rural areas

- 1) Must be carried out on land in a **RU1, RU2 or RU6 zone**
- 2) Only one per premises or street frontage.
- 3) Maximum area - 4.5m² where the property street frontage is 60 metres or more.
- 4) Maximum area - 2.5m² where the property street frontage is less than 60 metres.
- 5) Maximum area - 2.5m² per sign where the property has two street frontages.
- 6) Must be removed when the property is sold or leased.
- 7) If located on a fence, must not project more than 100mm from the fence.
- 8) Must be displayed on the premises or land to which the sign relates.
- 9) Must be advertising real property for sale or rent not solely the agent or agency.

Should Council resolve to proceed with this planning proposal, including these changes, it would be subject to public exhibition at which point the community and other stakeholders such as real estate agents could provide feedback on these changes for Council's consideration post-exhibition.

(4) Amend Schedule 2 to introduce exempt controls advertising enabled electric vehicle charging units

At its meeting of 13 August 2024, Council resolved to accept a proposal from JOLT Charge Pty Ltd for the installation of 10 public advertising enabled electric vehicle (EV) charging units on public land across the Shire. This will assist the implementation of the Electric Vehicle Charging Infrastructure on Public Land Policy which was adopted by Council in February 2024 and

subsequently reviewed by Council at its meeting of 12 August 2025. The contract was executed with JOLT in May 2025.

At the time of Council accepting JOLT's proposal in August 2024, advertising-enabled EV Charging Units were able to be installed as exempt development in carparks under *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Infrastructure SEPP). However, since this time, *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Infrastructure SEPP) was amended by Government and now precludes the installation of advertising-enabled EV Charging Units in residential zones (including carparks in residential zones). This impacts potential JOLT charging sites that were previously classified as exempt development under the SEPP, including the commuter carpark off Torrs Street, Baulkham Hills, where an advertising enabled EV charger is proposed to be located adjacent to Windsor Road. As this carpark is zoned residential, the proposed advertising enabled EV charger is not currently exempt under the Infrastructure SEPP.

JOLT is currently working with the Department of Planning, Housing and Infrastructure to facilitate changes to the SEPP. However, the timeframe is uncertain, and JOLT have also requested that Council consider including an additional clause under Schedule 2 of the LEP to facilitate advertising enabled EV charging units in the intended locations within The Hills.

The proposed changes to Schedule 2 are shown in red below:

Signage - Advertising Enabled EV Charging Units

- 1) Maximum—1 advertising panel per EV charging unit, but the panel may have an advertisement on each side. Advertising panels may be digital.*
- 2) Maximum display area per panel on each side - 1.3m x 1.7m.*
- 3) Must not contain flashing or moving electronic content.*
- 4) Must not adversely impact the amenity of a heritage item.*
- 5) Must be erected by or on behalf of the Council.*
- 6) Each digital screen must comply with the relevant AS/NZS for control of obtrusive effects of outdoor lighting.*

The proposed exempt criteria are consistent with Council's adopted Electric Vehicle Charging Infrastructure on Public Land Policy. It is also noted that a similar provision already exists in Schedule 2 of LEP 2019 for bus shelter advertising. The proposed changes to Schedule 2 will enable the continued roll-out of charging sites, including in residential zones where it is deemed appropriate by Council. Importantly, as per clause 5) of the proposed changes above, the exempt criteria would only apply to EV charging units erected by or on behalf of the Council, so the take-up of this exemption would remain within Council's control in select locations.

(5) Review of Schedule 5 Environmental heritage

Heritage items are listed and described in Schedule 5 of LEP 2019 and are subject to heritage conservation provisions contained in clause 5.10 of the LEP. The items and sites listed were identified as having heritage significance in the 1993/94 Baulkham Hills Shire Council Shire-Wide Heritage Study and their inclusion in LEP 2019 ensures that these items are appropriately maintained, conserved and protected.

Since the making of LEP 2019 there have been a number of properties containing heritage items have been subject to subdivision, 2 heritage items have been demolished (with development consent) and one new heritage item has been identified.

Amendments are therefore proposed to Schedule 5 Environmental heritage to:

- Remove item listings where demolition of heritage items has been approved at 9-11 Windsor Road, Kellyville (Item I101) and 276 River Road, Lower Portland (Item I129);
- Add a listing for new State Heritage Item: Mirrabooka and Garden 372 Old Northern Road Castle Hill (Item I209)
- Update the Schedule throughout to reflect current cadastre and property addresses for items where subdivision or addressing changes have occurred over time (various items). Where subdivision has occurred, a review has been carried out to ensure the property description and associated mapping applies to the newly created lot where the heritage item and curtilage is located.

It is noted that a separate budget allocation has been provided for the review the 1993–1994 Heritage Study and update of Schedule 5 of the LEP as an action of Council's Local Strategic Planning Statement. This work is currently underway as a separate project and it is intended to provide a more comprehensive review of all current local environmental heritage items. The proposed housekeeping amendments seek to address more immediate and straight forward amendments to Schedule 5 and are not intended to pre-empt or replace the more comprehensive review which will continue in due course.

The proposed amendments seek to ensure heritage items are correctly mapped and identified, ensuring that Council, property owners and the community have up-to-date and accurate information with respect to the specific location of heritage items and which properties are subject to heritage requirements.

Further details of the specific proposed amendments to Schedule 5 is provided as part of Attachment 1.

B. MAPPING AMENDMENTS

The following information is provided on the key mapping changes proposed as part of the current review process:

(1) Minor mapping corrections

Updates are required to map legends to replace Environmental Protection 'E' zones to Conservation 'C' zones and Business and Industrial 'B' and 'I' zones to Employment 'E' zones. This is an administrative change to ensure consistency across LEP 2019 documentation, noting that map sheet legends were not updated at the time that NSW Government employment zone reforms were carried out across 2022-2023.

(2) Review of land zoned SP2 Infrastructure (Electricity purposes)

Since the introduction of Council's first Standard Instrument LEP in 2012, the zoning for public infrastructure land has been informed by NSW Government Practice Note PN10-001 which seeks to complement the provisions of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Infrastructure SEPP). The Practice Note moved away from the practice of zoning infrastructure land as 'special purpose' and advocated for zoning of such land consistent with the adjacent zone, recognising that the Infrastructure SEPP identifies infrastructure activities that are permissible in all LEP zones or in prescribed zones. Some flexibility is provided however where the land use is unlikely to change or where major State infrastructure is provided.

This framework is reflected in LEP 2019 with the SP2 zone used sparingly for a handful of sites including cemeteries, water storage facilities, sewage treatment plant, classified road (M2 Motorway) information and education facility (Museum Applied Arts), function centre (Cropley House) and local drainage land at Norwest. The zone is also used together with the Land Acquisition Map to identify some land for acquisition by relevant public authorities for public infrastructure purposes (classified roads, railway corridor, stormwater management system, public transport corridor and local road widening).

A request was received from Endeavour Energy in September 2023 seeking rezoning of sites in their ownership across the Shire as part of Council’s next review of its LEP. The request seeks an SP2 Infrastructure for all sites to recognise the permanent nature of these infrastructure assets as part of the electricity infrastructure network. Endeavour Energy state that such a change will provide clarity to the local community as to the current and ongoing use of the land, provide consistency with the SP2 zone objectives to provide for infrastructure and related uses, confirm the land use to support population growth and meet peoples changing needs and reduce the statutory land value and therefore costs passed onto customers.

The request from Endeavour Energy is considered reasonable noting the intended permanent nature of the assets is consistent with the guidance provided in the Government Practice Note. In addition, regardless of zone, permissibility for the relevant infrastructure purposes is afforded by the Infrastructure SEPP which allows development for the purpose of an electricity transmission or distribution network to be carried out by or on behalf of an electricity supply authority or public authority without consent on any land.

Where land is zoned for infrastructure, the annotation of the specific use is required to use the infrastructure categories contained in the Infrastructure SEPP or the Standard Instrument dictionary. It is therefore proposed to amend the Land Zoning Map of LEP 2019 to rezone 12 Endeavour Energy sites to SP2 Infrastructure and annotate such land *electricity transmission or distribution network* which is defined in the Infrastructure SEPP. Corresponding changes are proposed to remove Height of Buildings Mapping for the identified sites, consistent with the approach for other SP2 zoned land across the Shire.

Should the proposal proceed to Gateway Determination it is intended that consultation will occur with Endeavor Energy and the owners of adjoining sites. The sites where this change is proposed are outlined in the following table with further details of the mapping changes provided in Attachment 2.

Location	Current zone
5016 Old Northern Road, Maroota	RU2 Rural Landscape
700 Halcrows Road, Cattai	RU2 Rural Landscape
43 Cattai Ridge Road, Glenorie	RU6 Transition
2B Jones Road, Kenthurst	R2 Low Density Residential
1 Triumph Road, Gables	RU6 Transition
Commercial Road, Rouse Hill	MU1 Mixed Use
13 Elizabeth Macarthur Drive, Bella Vista	SP4 Enterprise
90 Coronation Road, Baulkham Hills	R2 Low Density Residential
167 Cecil Avenue, Castle Hill	R2 Low Density Residential
2-4 Cheriton Avenue, Castle Hill	R3 Medium Density Residential
12A Victoria Avenue, Castle Hill	E3 Productivity Support
132 Oratava Avenue, West Pennant Hills	R2 Low Density Residential

Table 1
Endeavour Energy sites proposed for SP2 Infrastructure Zone

(3) Review of Heritage Map

Consistent with changes identified to the Schedule 5 of LEP 2019 written instrument, amendments are proposed to the Heritage Map where parcels have changed owing to subdivision, the inclusion of a new State Heritage Item and the removal of local heritage items where they have been demolished.

The proposed mapping changes include:

- Remove mapping for approved demolition of heritage items at 9-11 Windsor Road, Kellyville (Item I101) and 276 River Road, Lower Portland (Item I129)
- Add mapping for new State Heritage Item at Mirrabooka and Garden 372 Old Northern Road, Castle Hill (Item I209)
- Update to reflect current cadastre where subdivision has occurred (various items). Where subdivision has occurred, review has been carried out to ensure the property description and mapping applies to the new lot where the heritage item and curtilage is located.

The proposed amendments seek to ensure heritage items are correctly mapped and identified, ensuring that Council, property owners and the community have up-to-date and accurate information with respect to the specific location of heritage items and which properties are subject to heritage requirements. The changes involving deleted or new items are shown in the following figures.



Figure 1
Existing Heritage Item I101
9-11 Windsor Road, Kellyville

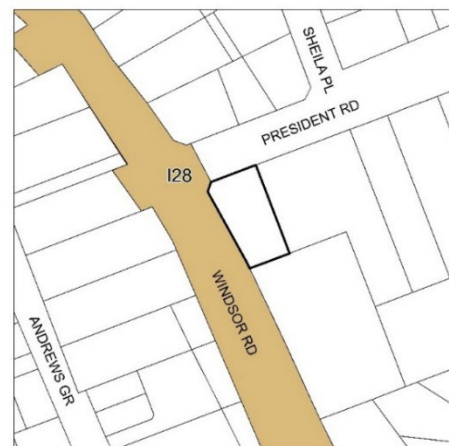


Figure 2
Proposed removal of Item I101
9-11 Windsor Road, Kellyville

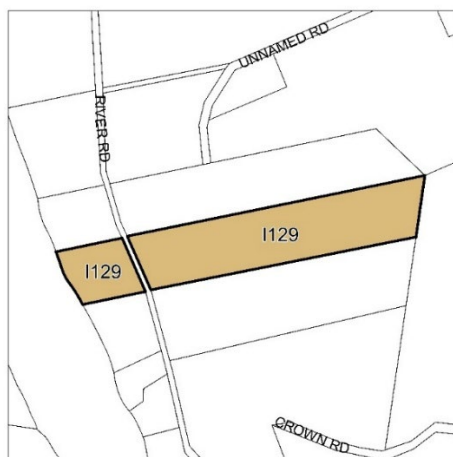


Figure 3
Existing Heritage Item I129
276 River Road, Lower Portland



Figure 4
Proposed removal of Item I129
276 River Road, Lower Portland

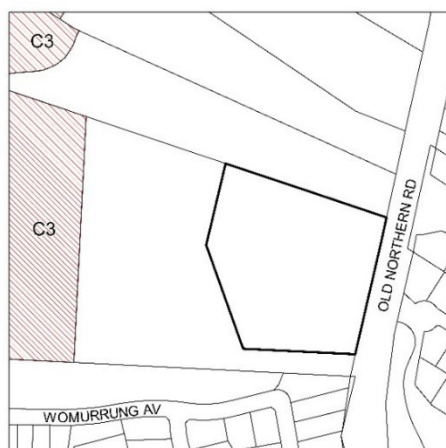


Figure 5
Mirrabooka and Garden
372 Old Northern Road, Castle Hill

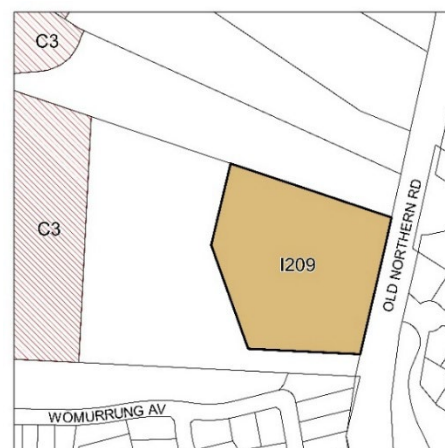


Figure 6
Proposed new Heritage Item 209
372 Old Northern Road, Castle Hill

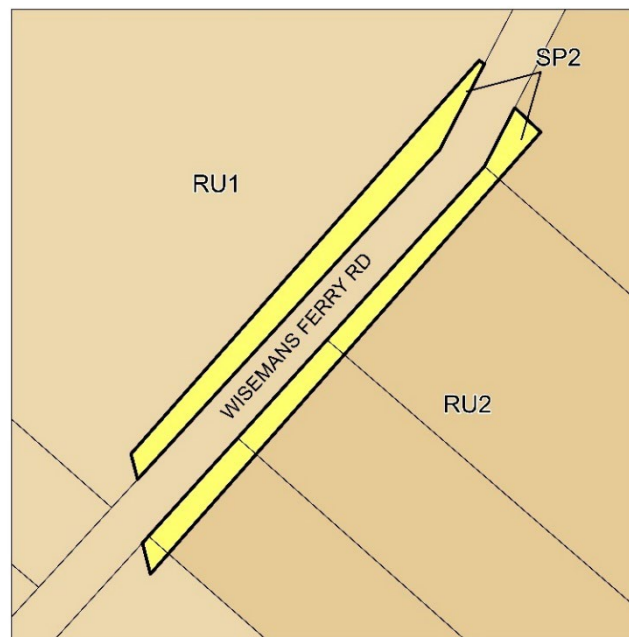
Further details of all proposed amendments to the Heritage Map is provided as part of Attachment 2.

(4) Review of Zoning and Land Reservation Acquisition Map where land has been acquired by the relevant public authority or acquisition has not proceeded

A number of lots identified for acquisition, whether by Council or state agencies, have been dedicated and acquired since gazettal of LEP 2019, particularly road widening. Lots that are now in public ownership are proposed to be rezoned from SP2 Infrastructure to the adjacent zone and removed from the Land Reservation Acquisition Map.

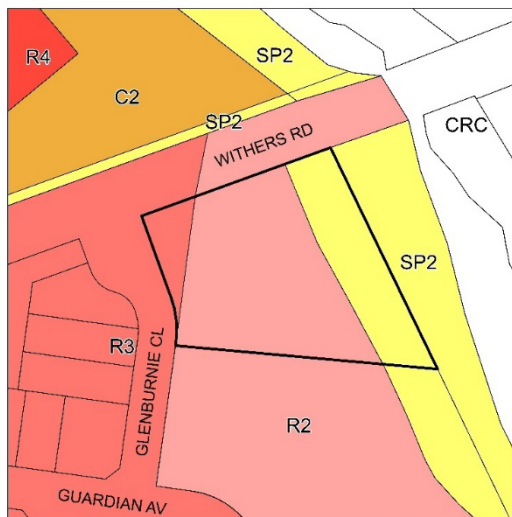
In addition, it is proposed that certain land identified along Wisemans Ferry Road, Maroota, as shown in Figure 7, be rezoned from SP2 Infrastructure to RU1 Primary Production and RU2 Rural Landscape, consistent with the adjoining zones, and Land Acquisition Mapping be removed. This follows concerns raised by the landowner on the northern side of Wisemans Ferry Road around the identification of the land for classified road purposes. Efforts were made to facilitate advice from Transport for NSW (TfNSW) for the landowner, particular with respect to TfNSW's current intentions for this section of Wisemans Ferry Road, whether this reservation is still required by Government and if so, the proposed timing and process for the acquisition of identified land.

TfNSW was unable to provide any detailed or conclusive advice on these matters to the landowner. The planning proposal process provides the opportunity for formal consultation with TfNSW, in the interests of providing some certainty for affected landowners. Should the proposal be forwarded for Gateway Determination, it is anticipated that consultation will be required with relevant public authorities to confirm existing land identified for acquisition and obtain agreement where liabilities are proposed to be changed (refer section 2 of report for further information on the requirements for consultation).

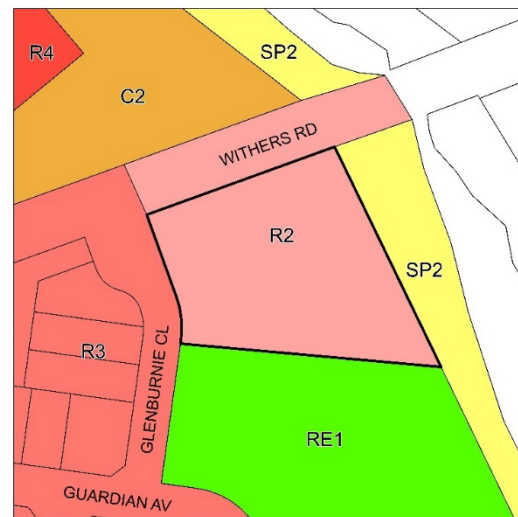
**Figure 7**

SP2 Infrastructure zone for classified road and associated land reservation acquisition proposed for removal - located at 1378 and 1369-1407 Wisemans Ferry Road, Maroota

Further to the above change, it is proposed that land zoned SP2 Infrastructure for stormwater management at Glenburnie Close, Beaumont Hills be rezoned consistent with the adjoining R2 Low Density Residential zone noting such land is not identified on the Land Reservation Acquisition Map for acquisition by Sydney Water and is not required for stormwater management purposes.

**Figure 8**

Existing SP2 Infrastructure zone
3-13 Glenburnie Close, Beaumont Hills

**Figure 9**

Proposed R2 Low Density Residential zone
3-13 Glenburnie Close, Beaumont Hills

Further details of all proposed amendments to the SP2 Infrastructure zone and Land Reservation Acquisition Map is provided as part of Attachment 2.

(5) Rezone RE1 Public Recreation sites that form part of Council's reserves and remove RE Public Recreation zone from land that forms part of public roads

A review of land zoned RE1 Public Recreation has identified a number of zoning anomalies where land dedicated as public reserve remains as the original zone. It is proposed to correct these anomalies and zone such land to reflect its function. Of note, Guardian Avenue Reserve, Beaumont Hills is zoned partly SP2 Infrastructure for stormwater management and partly R2 Low Density Residential. It is proposed that the land be rezoned wholly as RE1 Public Recreation, noting the SP2 land is not identified on the Land Reservation Acquisition Map for acquisition by Sydney Water and is not required for stormwater management purposes. Further, zoning to RE1 Public Recreation will reflect the Council ownership and function of the land as a dedicated public reserve.

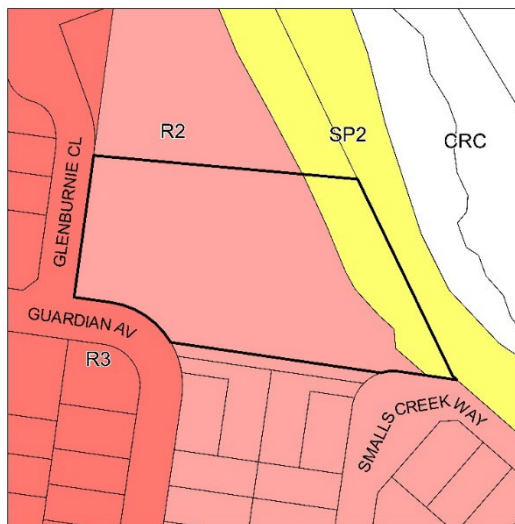


Figure 10
Existing R2 Low Density Residential
and SP2 Infrastructure zone
Guardian Ave Reserve, Beaumont Hills

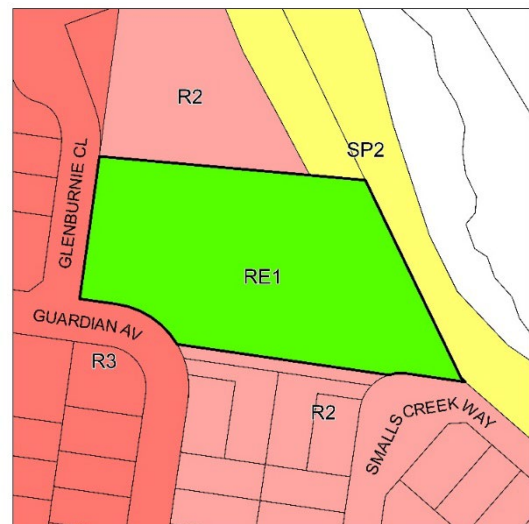
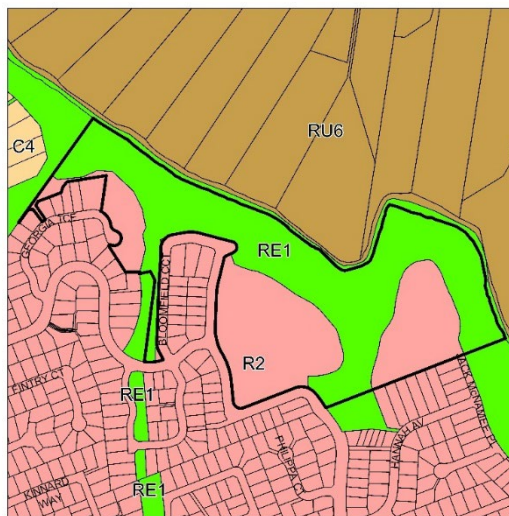
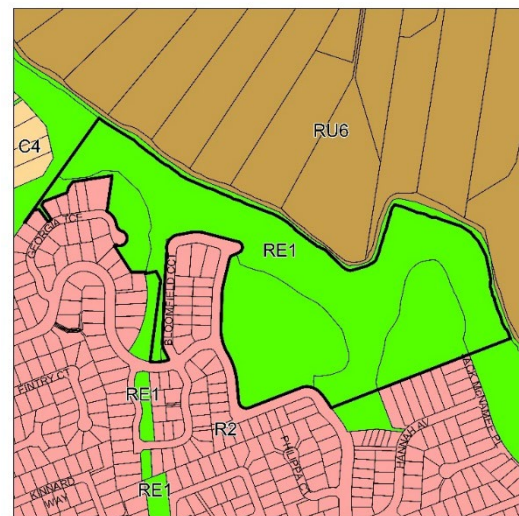


Figure 11
Proposed RE1 Public Recreation zone
Guardian Ave Reserve, Beaumont Hills

Likewise, it is proposed that the RE1 Public Recreation zone at Cattai Creek Conservation Area, Kellyville be extended to land currently zoned R2 Low Density Residential, noting that such land has been dedicated as public reserve and is now under Council ownership.

**Figure 12**

Existing zone Cattai Creek Conservation Area

**Figure 13**

Proposed zone Cattai Creek Conservation Area

In addition, as subdivision has occurred there are a number of small areas zoned RE1 Public Recreation that now form part of public roads. It is proposed that each of these areas be rezoned to reflect the adjoining zone rather than public recreation, as is the correct practice for zoning public roads. Whilst public land requires classification under the Local Government Act, the definition of public land excludes a public road and it is therefore not anticipated that a formal reclassification process will be required to remove the community land classification in these circumstances. Should the proposal be forwarded for Gateway Determination, confirmation on this aspect will be sought from the Department as part of the planning proposal process.

Further details of all proposed amendments to the SP2 Infrastructure zone and Land Reservation Acquisition Map is provided as part of Attachment 2.

(6) Review of Land Reservation Acquisition Map and land zoned SP2 Infrastructure to add or remove land identified for local road widening

Additional required local road widening has been identified based on plans of acquisition for road widening or current road widening plans held by Council. It is proposed that this land be added to the Land Zoning and Land Reservation Acquisition Maps. This is primarily located along Annangrove Road and associated intersections but also includes identified widening at Castle Street, Castle Hill and Old Pitt Town Road, Gables.

In addition, road widening identified along the northern side of Withers Road adjacent to Grey Gums estate is no longer required and forms part of the Withers Road biobanking sites. The land is proposed to be zoned C2 Environmental Conservation.

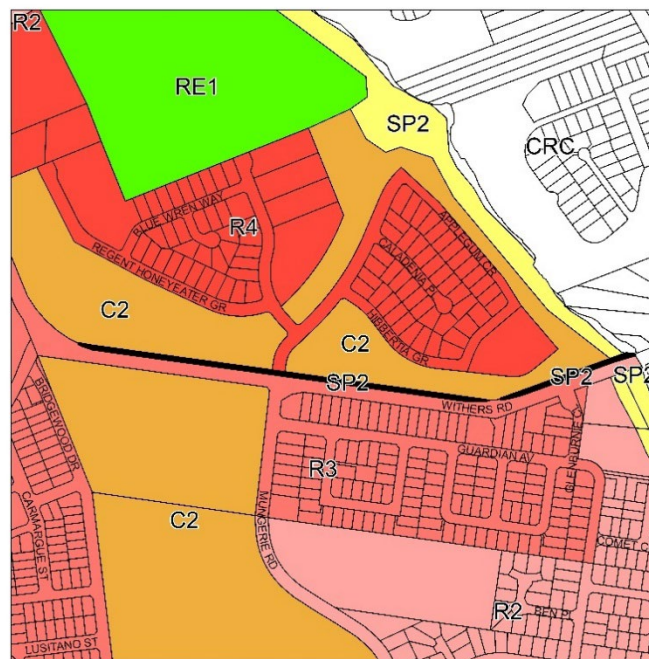


Figure 14

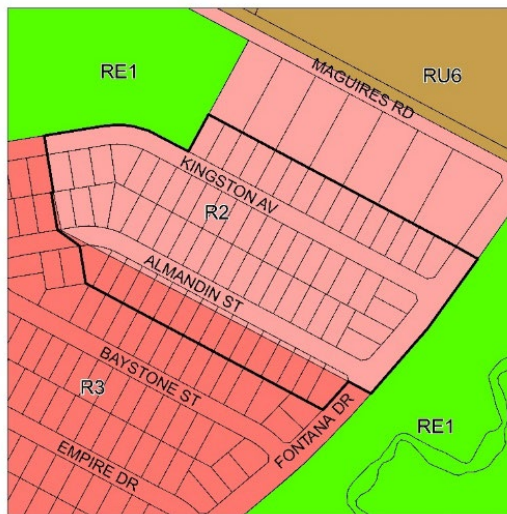
Proposed removal of SP2 Infrastructure zone for local road widening
Located adjacent to Grey Gums Estate Withers Road North Kellyville

Further details of all proposed amendments to the SP2 Infrastructure zone and Land Reservation Acquisition Map is provided as part of Attachment 2.

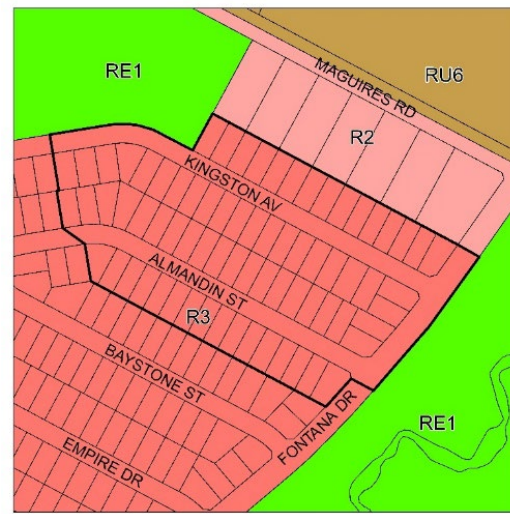
(7) Review of mapping to match cadastral boundaries and function of the land

A number of minor mapping anomalies have been identified since the last comprehensive review of The Hills LEP, particularly in the Gables precinct where significant subdivision has occurred. The changes proposed aim to correct instances where the zoning map is misaligned with cadastral boundaries and to ensure land use controls reflect the final development outcomes. Corresponding changes are proposed to the Height of Buildings, Minimum Lot Size and Floor Space Ratio Maps, where necessary. Refer to Attachment 2 for details of these changes.

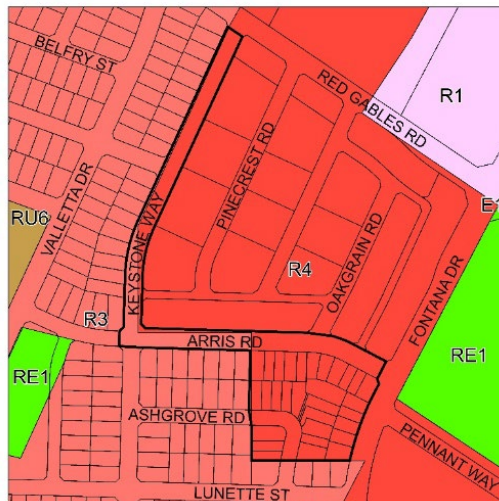
The following figures provide some specific examples of the proposed zone changes for the Gables location. In the first example, a medium density outcome has been achieved consistent with adjoining medium density zoned land and the underlying minimum lot size map (450m²) and it is therefore proposed for an R3 Medium Density Residential zoning to apply to reflect the built outcomes. For the second example, land zoned R4 High Density Residential on the southern side of Arris Road has achieved a medium density outcome consistent with the zoning and minimum lot size of adjacent medium density zoned land. It is proposed that in this instance the zone and minimum lot size be changed to R3 and 450m², again reflecting the development outcomes for the land.

**Figure 15**

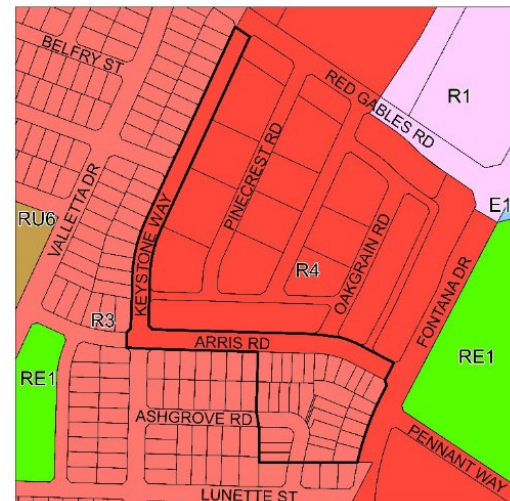
Existing R2 Low Density Residential zone
Kingston Ave & Almandin St, Gables

**Figure 16**

Proposed R3 Medium Density Residential zone
Kingston Ave & Almandin St, Gables

**Figure 17**

Existing R4 High Density Residential zone
Arris Rd & Ashgrove Rd, Gables

**Figure 18**

Proposed R3 Medium Density Residential zone
Arris Rd & Ashgrove Rd, Gables

Further details of all proposed amendments to the Land Zoning and associated underlying maps is provided as part of Attachment 2.

2. MATTERS FOR CONSIDERATION

For a planning proposal to proceed through Gateway Determination, the Minister (or delegate) must be satisfied that the proposal has strategic and site-specific merit. Whilst the proposal is regulatory and administrative rather than strategic in nature, the considerations still include consistency with State policies and Ministerial directions (where relevant).

An assessment against relevant State Policies and Ministerial Directions has been carried out and the housekeeping and miscellaneous amendments are consistent with or would not undermine the objectives of the applicable relevant policy documents.

State Policy – Exempt and Complying Development Codes (Codes SEPP)

The proposed inclusion of additional exempt development for real estate signage requires consideration of consistency with the Codes SEPP. Under the Codes SEPP real estate signs advertising property for sale or rent are specified as exempt development subject to a number

of development standards depending on the type of development that is being advertised. For a parcel of land or dwelling house the size of such signs is limited to 1.5m² in area with no more than one sign for each parcel of land. Then Codes SEPP does not currently contain development controls relating specifically to real estate signage in the rural areas. Therefore, the inclusion of suitable exempt criteria in LEP 2019 for this use is not inconsistent with the Codes SEPP.

State Policy – Transport and Infrastructure (Infrastructure SEPP)

The proposal seeks to rezone some land owned by Endeavour Energy to SP2 Infrastructure based on a request received from the public authority. The proposal is consistent with the aims of the SEPP in that it recognises the permanent nature of the infrastructure assets as part of the electricity infrastructure network, terminology is consistent with the terms in the SEPP and the proposal does not seek to change permissibility afforded under the SEPP. It does not inhibit the effective and efficient delivery of infrastructure but seeks to identify land which is being used for essential infrastructure purposes.

The proposed inclusion of exempt development controls relating to advertising enabled electric vehicle charging units is also not inconsistent with the Infrastructure SEPP. Rather it complements the provisions of the SEPP to assist in unblocking investment in public charging infrastructure. JOLT have noted they are working with the Department to make changes to the Infrastructure SEPP. Should such changes to the SEPP occur alongside the planning proposal for LEP 2019 adjustments can be made as part of the planning proposal process and considered at the post-exhibition stage.

Direction 1.16 - North West Rail Link (NWRL) Corridor Strategy

This direction requires that a planning proposal that applies to land in the NWRL corridor must promote transit oriented development and be consistent with the growth projections and proposed future character of the NWRL Corridor Strategy and structure plans.

The proposed introduction of minimum lot size requirements for shop top housing in the R1 General Residential zone and R4 High Density Residential zone will apply to some land within the NWRL corridor, in particular land at Castle Hill, Norwest, Rouse Hill and West Pennant Hills (former IBM site). For the Showground, Bella Vista and Kellyville station precincts, minimum lot size controls for shop top housing are already in place and are consistent with those for residential flat buildings in these precincts.

Where medium and high density apartment living is envisaged for the station precincts, the Structure Plans anticipate such housing will occur where the site is of an appropriate size to deliver a high level of amenity for residents with buildings carefully master planned around communal open spaces incorporating landscaped setbacks. The proposal is consistent with this objective seeking to ensure that where shop top housing is permitted, the lot size is consistent with the prevailing lot size requirement for residential flat buildings, facilitating outcomes that align with the character envisaged for these transit oriented development precincts. No changes are proposed to height or floor space ratio controls and therefore the proposal does not affect the density able to be achieved on relevant sites.

Direction 2.3 - Heritage Conservation

This direction requires that a planning proposal must contain provisions that facilitate the conservation of items, places, buildings, works, relics and moveable objects or precincts of environmental heritage significance to an area. It is considered that the planning proposal is consistent with the objectives of this Direction given it seeks to ensure that heritage items within the Shire are effectively identified, managed and protected through minor amendments to LEP 2019 and seeks to ensure that unnecessary heritage requirements are removed from properties which no longer contain heritage items due to subdivision or demolition.

Direction 3.1 – Conservation Zones

This direction requires that a planning proposal must not reduce the conservation standards that apply to land. The proposed correction of mapping anomalies includes the rezoning of a small portion of land zoned C4 Environmental Living at Pioneer Place Castle Hill to R2 Low Density Residential. The portion zoned C4 is clear of vegetation and environmental constraints, negating the need for conservation zone in this specific location. In this instance the reduction of the C4 zoning is considered to be acceptable and of minor significance.

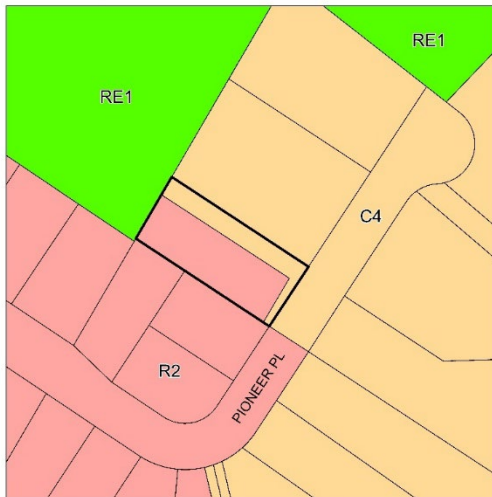


Figure 19
Existing zone Pioneer Place, Castle Hill

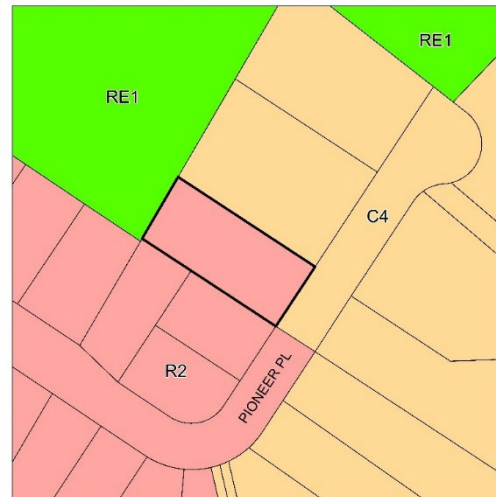


Figure 20
Proposed zone Pioneer Place, Castle Hill

Direction 6.1 – Residential Zones

This direction seeks to encourage housing choice, make efficient use of infrastructure and minimise the impact of residential development on the environment. It includes a requirement that a planning proposal must not contain provisions that reduce the permissible residential density of land.

The proposal includes correction of a number of mapping anomalies that seek to realign zone boundaries with cadastral boundaries and reflect the existing built form development outcomes. In some cases, this may involve a change from a higher density residential zone to lower density residential zone or vice versa (as outlined in section 1B(7) of the report). However, in all instances, the proposed changes simply seek to reflect how the land has developed over recent years and does not result in any change in access to infrastructure and services. It is therefore considered to be appropriate and of minor significance.

Direction 6.2 - Reserving Land for Public Purposes

The Direction requires that a planning proposal shall not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority.

The proposed LEP amendments include changes to the Land Reservation Acquisition Map. As part of the planning proposal process, Council will need to work with the relevant consent authorities (in this case being Sydney Water and Transport for NSW) to identify land zoned and mapped for acquisition on the Land Reservation Acquisition Map and the land that is no longer required to be identified. Confirmation will be sought on existing land identified for acquisition and written consent obtained where liabilities are proposed to be changed. In this regard, it is noted that a proposed local environmental plan cannot contain a reservation of land for a public purpose unless the designated public authority has provided their concurrence. This will need to be obtained through the planning proposal process.

It is noted that for some areas, Council officers had already sought to obtain feedback from TfNSW with respect to these changes however were unable to obtain any conclusive advice. In these instances, the planning proposal process will provide a more formal process through which TfNSW will be obliged to form and document a position with respect to these land reservation areas.

3. AMENDMENTS TO THE HILLS DEVELOPMENT CONTROL PLAN

Further administrative changes are proposed to The Hills Development Control Plan including the correction of anomalies, removal of controls that are no longer deemed necessary, as well as typographic and formatting amendments to improve clarity and usability of the plans.

The amendments will seek to ensure the plan is more user friendly and allows the Shire to be effectively governed in terms of land use planning and management in a manner that is clear, transparent and accountable. Should Council resolve to initiate a planning proposal to amend The Hills LEP 2019 in relation to housekeeping and miscellaneous amendments, it is intended that Council would then receive a further report with respect to these associated DCP amendments, whilst the planning proposal is progressing through the early phases of the process and the Gateway Determination process. The intent would be that these matters would then ultimately be publicly exhibited concurrently.

Notable proposed housekeeping changes to the DCP would include:

- Update formatting, structure, cross referencing and mapping to improve clarity and usability of the plan;
- Update references to new/revised legislation for example: change Environmental zone references to Conservation zones references and Business and Industrial zone references to Employment zone references;
- Remove references and site-specific sections that relate to land within City of Parramatta;
- Review “Objectives” and replace with “Statement of Outcomes” and “Development Controls”;
- Review the application of parking rates to ensure site specific sections refer to Part C Section 1 – Parking and include a definition of gross leasable floor area;
- Review notification timeframes to ensure consistency across documents including the Council’s adopted Community Participation Plan;
- Review Restricted Development Areas (RDAs) and consider removal of unnecessary RDAs or, where retained, ensure sufficient detail and rationale to assist during the development assessment process;
- Review public domain and character controls to ensure effective implementation of Hills Shire Plan action (A000391);
- Introduce Food Organics Garden Organics mandates and references to the Guidelines for Planning Waste Management in New Developments in line with legislative change to introduce FOGO in The Hills by 2030;
- Review site-specific sections and look to consolidate controls where possible and delete sections which are now redundant as they relate to land where development has effectively been completed.

CONCLUSION AND NEXT STEPS

The proposed amendments to The Hills Local Environmental Plan 2019 aim to address mapping anomalies, reflect current land ownership and use, and refine specific LEP clauses to improve clarity, consistency and alignment with current strategic objectives and land use outcomes. The

amendments are considered necessary to ensure the LEP achieves appropriate development outcomes across the Shire and remains operationally effective.

This report recommends that Council initiates a planning proposal to amend The Hills LEP 2019 in relation to housekeeping and miscellaneous amendments as set out in Section 1 and Attachments 1 and 2 of the report. Should Council resolve to proceed with these amendments, a planning proposal would then be prepared and reported to the Local Planning Panel for advice. Provided the Panel's advice does not warrant any material changes to the planning proposal, the planning proposal would then be referred to the Department of Planning, Housing and Infrastructure for Gateway Determination.

Concurrent with the Gateway Determination process, it is recommended that Council receive a further report with respect to supporting housekeeping and miscellaneous amendments to The Hills Development Control Plan 2012 as outlined in Section 3 of the report. Once the Gateway Determination has been issued, it is anticipated that the planning proposal and the draft amendments to The Hills DCP (following consideration by Council) would then be publicly exhibited concurrently for a period of 28 days.

The matter would then be reported back to a Council Meeting for further consideration and a decision on whether or not to finalise the planning proposal and DCP amendments. At this point, Council would have the opportunity to further amend or refine the proposals having regard to the feedback and information received during consultation with relevant stakeholders.

ATTACHMENTS

1. Summary of Proposed Amendments to LEP 2019 Written Instrument (5 pages)
2. Table of Proposed Amendments to LEP Maps (62 pages)

ATTACHMENT 1

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS

THE HILLS LEP 2019 WRITTEN INSTRUMENT

Part	Clause	Proposed Amendment	Comment
Part 4 Principal Development Standards	4.1A	<p>Min. lot sizes for dual occupancies, dwelling houses, manor houses, multi dwelling housing and residential flat buildings</p> <p>Include minimum lot size requirements of 4,000m² for shop top housing in rural and residential zones where the land use is permitted (RU5 Village, R1 General Residential, R4 High Density Residential).</p>	<p>Currently, controls are in place for Showground, Bella Vista and Kellyville Station Precincts, but no minimum lot size controls are in place for shop top housing in other areas where it is permitted.</p> <p>Will facilitate orderly development and the achievement of holistic and well planned development outcomes, consistent with the prevailing controls for residential flat buildings.</p> <p>Further discussion is included in Section 1 of the report.</p>
Part 5 Miscellaneous Provisions	5.5	<p>Controls relating to secondary dwellings on land in a rural zone</p> <p>Amend subclause (a) (ii) as follows: <i>(ii) 20% of the total floor area of the principal dwelling, and</i></p>	<p>This is a minor grammatical error. It is proposed to replace “, and” with a full stop as subclause (b) was not adopted following (a) (ii).</p>
Part 5 Miscellaneous Provisions	5.9	<p>Dwelling house or secondary dwelling affected by natural disaster</p> <p>Extend the application of this clause to also apply to the R1 General Residential, R4 High Density Residential and SP3 Tourist zones.</p>	<p>In response to the natural disaster emergencies that were unfolding across the State in 2022 the Department provided councils with the opportunity to broaden the application of Clause 5.9 of their LEPs, to any additional land use zones under their LEP, which were not previously nominated.</p> <p>Council at its meeting of 12 April 2022 resolved to “opt-in” to the extending the application of this provision to additional zones where dwelling houses are permitted. Advice was provided to the Department of Planning, Housing and Infrastructure however these changes have not been actioned by the Department in the subsequent months.</p> <p>Further discussion is included in Section 1 of the report.</p>

Part	Clause	Proposed Amendment	Comment
Schedule 2 Exempt Development	New	<p>Signage—real estate signs—advertising on premises or land for sale or rent – rural areas</p> <p>Provide separate exempt development provisions for real estate signage in rural areas.</p> <ol style="list-style-type: none"> 1) <i>Must be carried out on land in a RU1, RU2 or RU6 zone</i> 2) <i>Only one per premises or street frontage.</i> 3) <i>Maximum area - 4.5m² where the property street frontage is 60 metres or more.</i> 4) <i>Maximum area - 2.5m² where the property street frontage is less than 60 metres.</i> 5) <i>Maximum area - 2.5m² per sign where the property has two street frontages.</i> 6) <i>Must be removed when the property is sold or leased.</i> 7) <i>If located on a fence, must not project more than 100mm from the fence.</i> 8) <i>Must be displayed on the premises or land to which the sign relates.</i> 9) <i>Must be advertising real property for sale or rent not solely the agent or agency.</i> 	<p>In recent years there have been enquiries from residents and real estate agencies regarding the regulations around real estate signs. Local real estate agents have expressed that the exempt development standards for the Shire's rural areas are not sufficient to advertise acreage properties with large frontages and that the current permitted sign size of 2.5m² is visually lost on a large site frontage. Concerns have been raised that a broadbrush approach to compliance and inability to consider the context of signage on larger rural properties is unnecessarily restrictive.</p> <p>Broadening the exempt development criteria for real estate signage in rural areas seeks to balance adequate promotion of the property for sale with rural character and amenity outcomes.</p> <p>Further discussion is included in Section 1 of the report.</p>
Schedule 2 Exempt Development	New	<p>Signage - Advertising Enabled EV Charging Units</p> <p>Provide separate exempt provisions for advertising enable EV charging units</p> <p><i>Signage - Advertising Enabled EV Charging Units</i></p> <ol style="list-style-type: none"> (1) <i>Maximum—1 advertising panel per EV charging unit, but the panel may have an advertisement on each side. Advertising panels may be digital.</i> (2) <i>Maximum display area per panel on each side - 1.3m x 1.7m.</i> (3) <i>Must not contain flashing or moving electronic content.</i> (4) <i>Must not adversely impact the amenity of a heritage item.</i> (5) <i>Must be erected by or on behalf of the Council.</i> (6) <i>Each digital screen must comply with the relevant AS/NZS for control of obtrusive effects of outdoor lighting.</i> 	<p>Amendments to enable continued roll-out of charging sites, including in residential zones, where it is deemed appropriate by Council.</p> <p>The proposed exempt criteria are consistent with Council's adopted Electric Vehicle Charging Infrastructure on Public Land Policy. A similar provision already exists in Schedule 2 of LEP 2019 for bus shelter advertising.</p>

Part	Clause	Proposed Amendment	Comment
Schedule 5 Environmental Heritage and Associated Maps		<ol style="list-style-type: none"> Remove listing and mapping for approved demolition of heritage items at: <ul style="list-style-type: none"> 9-11 Windsor Road, Kellyville (Item I101) 276 River Road, Lower Portland (Item I129) Add listing and mapping for new State Heritage Item: Mirrabooka and Garden 372 Old Northern Road (Item I209) Update to reflect current cadastre where subdivision or addressing changes have occurred (no mapping changes): <ul style="list-style-type: none"> 11 Henry Street Baulkham Hills (Item I6) 2A St Johns Road (item I140) 293 Nelson Road Nelson (Item I152) 321 Nelson Road (Item I153) 162-172 Old Pitt Town Road Box Hill (Item A3) 4128-4134 Old Northern Road Maroota (Items A16) Reflect current cadastre where subdivision or addressing changes have occurred (associated mapping change): <ul style="list-style-type: none"> 3 Firewheel Place Norwest (Item I7) 7 Spurway Drive (item I25) 62 Post Office Road Cattai (item I72 and I73) 288 Annangrove Road Rouse hill (Item I181) 19 Nimbus Close Kellyville (Item I99) 570 Pennant Hills Road (Item I201) 	<ol style="list-style-type: none"> Heritage Item (house) at Windsor Road Kellyville is now demolished as approved under DA 677/2021/JP. The heritage item (slab barn) at River Road was demolished May 2023 following impacts from multiple floods and issue of a 'development control order' by Council. On 23 October 2020, Special Minister of State listed the property on the State Heritage Register following nomination by the owner and an assessment of the heritage significance by Heritage Council and taking into account any submissions received. Minor corrections to property descriptions, primarily due to renumbering of street addresses or adjacent subdivision changes. Updates to property descriptions and mapping based on review to ensure the property description and mapping applies to the new lot where the heritage item and curtilage is located.

Schedule 5 – Environmental Heritage

Part 1 Heritage items

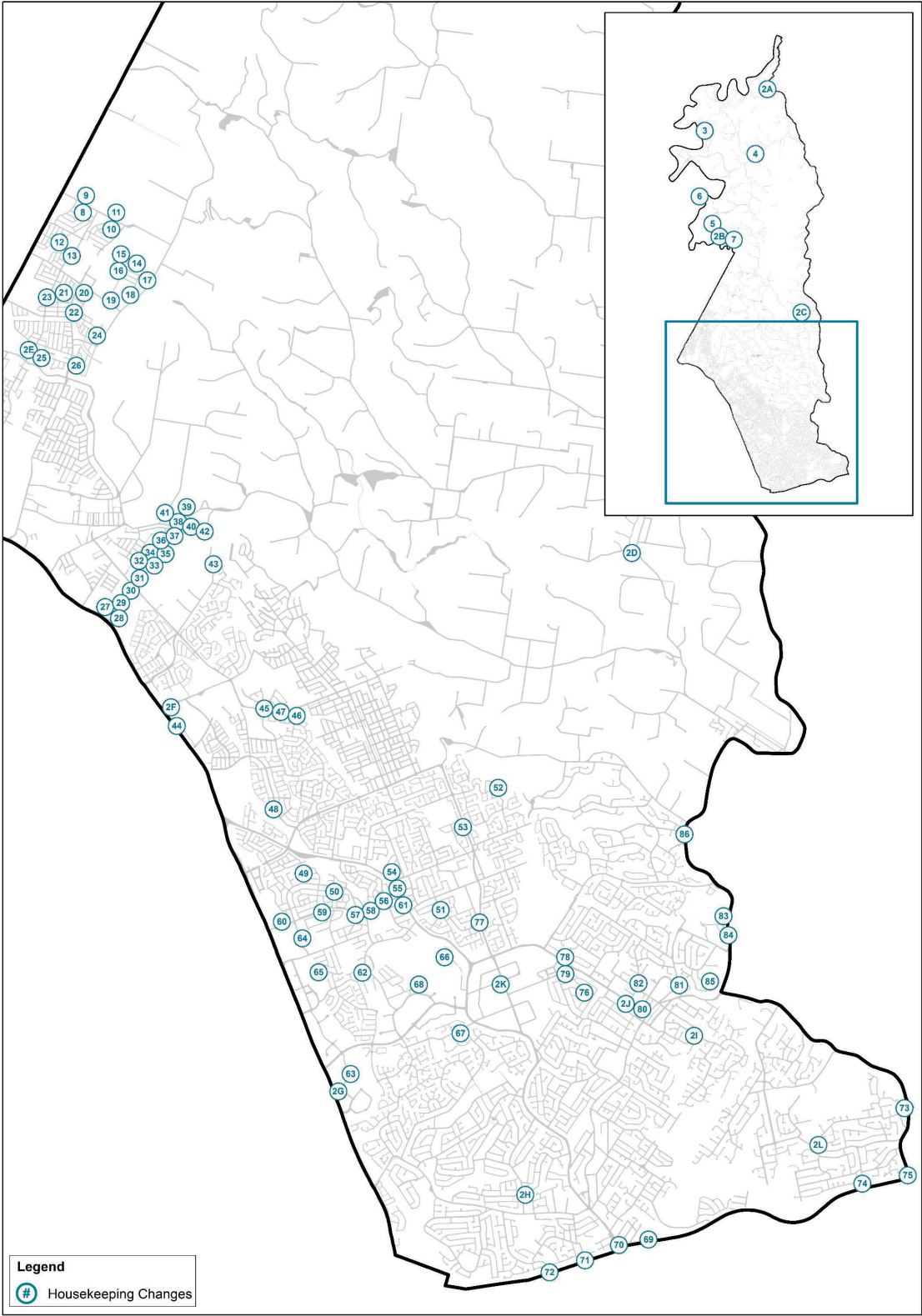
Suburb	Item name	Address	Property Description	Significance	Item no
Baulkham Hills	"Yootha Park"	11 Henry Street	Lot 7, DP 221937 Lot 2, DP 1215347	Local	I6
Norwest	St Joseph's Novitiate	Mackillop Drive 3 Firewheel Place	Lot 217, DP 1239622 Lot 5, DP 1275311	Local	I7
Norwest	Avenue of trees leading to Castle Hill Country Club	7 and 9 Spurway Drive and Castle Hill Country Club, 7 Spurway Drive	Lot 18, DP 1200327, Lot 3, DP 271187; Lot 2, DP 1246113 Lot 6 DP 271187 and Lot 1 DP 1284487	Local	I25
Nelson	"Rosedale"	55 Nelson Road 293 Nelson Road	Lot 2, DP 565176	Local	I52
Nelson	House	61 Nelson Road 321 Nelson Road	Lot 201, DP 1195181	Local	I53
Castle Hill	House	128-132 Showground Road 38 Kathleen Avenue	Lot 406, DP 860609 Lot 100, DP 1312898	Local	I69
Cattai	"Rose Park"	62 Old Post Office Road	Lot 152, DP 1019110 Lot 2, DP 1283330	Local	I72
Cattai	William Daley's grave	62 Old Post Office Road	Lot 152, DP 1019110 Lot 2, DP 1283330	Local	I73
Kellyville	House	19 Langford Smith Close 19 Nimbus Close	Lot 1, DP 1039914 Lot 1 DP 1269917	Local	I99
Kellyville	House	9-11 Windsor Road	Lot 9, DP 621494	Local	I101
Lower Portland	Slab Barn	276 River Road	Lot 2, DP 611810	Local	I129
Maraylya	Slab hut	52 St Johns Road 2A St Johns Road	Lot 311, DP 1190756	Local	I140
Rouse Hill	House	288 Annangrove Road	Lot 3, DP 222080 Lot 39 DP 1288856	Local	I181
West Pennant Hills	"Stoneleigh"	570 Pennant Hills Road	Lot 3, DP 1096405 Lot 1 DP 1287214	Local	I201
Castle Hill	"Mirrabooka and Garden"	372 Old Northern Road	Lot 1, DP 135804	State	I209

Schedule 5 – Environmental Heritage

Part 3 Archaeological sites

Suburb	Item name	Address	Property Description	Significance	Item no
Box Hill	Bypassed section of road	162–170 Old Pitt Town Road 162-172 Old Pitt Town Road	Within road reserve fronting Lot 10A, DP 11104; Lot 11, DP 10157; Lots 121 and 122, DP 562991; Lot 1, DP 581760 Within road reserve fronting Lots 4, 5 and 6, DP 1283337; Lots 701 and 702, DP 1284895; Lot 2, DP 1270304; Lots 1 and 2, DP 1275726	Local	A3
Maroota	Original section of Old Northern Road	4132 Old Northern Road 4128-4134 Old Northern Road	Within road reserve fronting Lot 100, DP 650454 Lots 1 & 2, DP 271398	Local	A16

SUMMARY OR PROPOSED LOCAL ENVIRONMENTAL PLAN 2019 MAPPING CHANGES



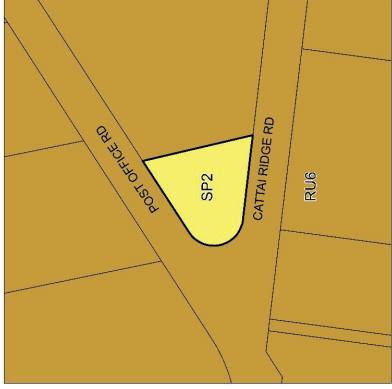
This key map provides the general location of proposed mapping changes within the Shire.

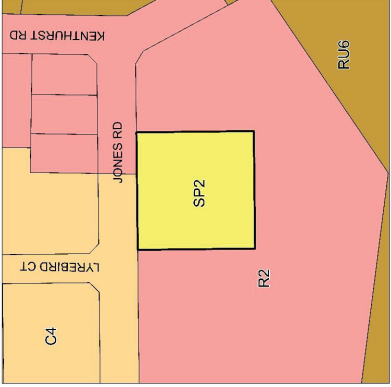
More information on the proposed mapping amendments is available in the following tables, referenced by item and number.

LIST OF MAPPING CHANGES

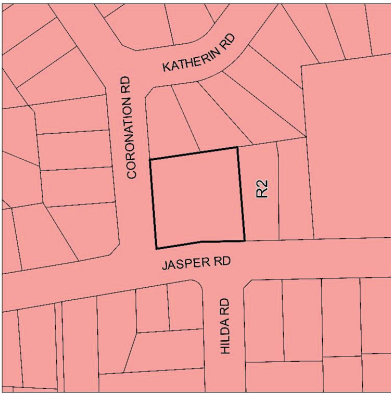

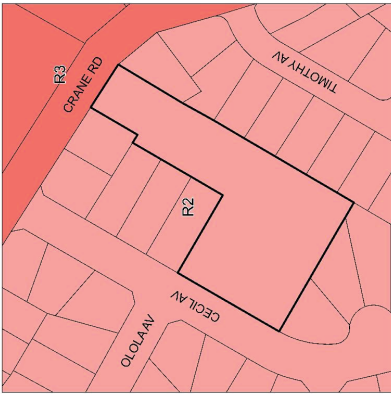
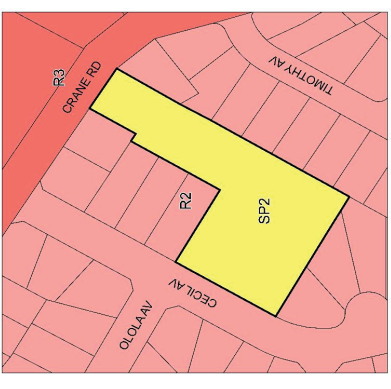
ITEM	LOCATION	ITEM	LOCATION
1	Shire Wide	37	314 Annangrove Rd, Rouse Hill
2	Twelve Endeavour Energy Sites: -	38	Annangrove Rd, Edwards Road and 1 Gynea Cct, Rouse Hill
2A	5016 Old Northern Rd, Maroota	39	288 Annangrove Rd & 18 Edwards Rd, Rouse Hill
2B	700 Halcrows Rd, Cattai	40	288 Annangrove Rd & Edwards Rd, Rouse Hill
2C	43 Cattai Ridge Rd, Glenorie	41	263 Annangrove Rd & 16 Edwards Rd
2D	2B Jones Rd, Kenthurst	42	25 Edwards Rd and 21 Gynea Cct, Rouse Hill
2E	1 Triumph Rd, Gables	43	24-26 Mile End Rd, Rouse Hill
2F	Commercial Rd, Rouse Hill	44	1 Tempus St, Windsor Rd & Rouse Hill Dr, Rouse Hill
2G	13 Elizabeth Macarthur Dr, Bella Vista	45	Withers Rd, Applegum Cres & Regent Honeyeater Gr, North Kellyville
2H	90 Coronation Rd, Baulkham Hills	46	Guardian Avenue, Beaumont Hills
2I	167 Cecil Ave, Castle Hill	47	Glenburnie Cl, Beaumont Hills
2J	2-4 Cheriton Ave, Castle Hill	48	Sanctuary Dr, Beaumont Hills
2K	12A Victoria Ave, Castle Hill	49	Arnold Ave, Kellyville
2L	132 Oratava Ave, West Pennant Hills	50	Thomas Boulton Cct, Kellyville
3	276 River Rd, Lower Portland	51	St Pauls Ave, Kellyville
4	1378 & 1369-1407 Wisemans Ferry Rd, Maroota	52	Cattai Creek Dr, Bloomfield Cct and Georgia Tce, Kellyville
5	160 Wisemans Ferry Rd, Cattai	53	19 & 19A Nimbus Cl, Kellyville
6	177, 206 and 270 O'Briens Rd, Cattai	54	1 President Rd, Kellyville
7	1-10 Hinterland Pl & 62 Old Post Office Rd, Cattai	55	Windsor Rd between Memorial Ave & Old Windsor Rd, Kellyville
8	1-43 Bitalli St, 1-43 Tarcoola Dr, 4-14 Kingsburgh Pwy & 280-290 Valletta Dr, Gables	56	Memorial Ave between Windsor Rd & Arnold Ave, Kellyville
9	29-51 Maguires Rd, Gables	57	Memorial Ave, Hector Ct and Severn Vale Dr, Kellyville
10	31-67 & 42-70 Kingston Ave, 17-47 & 22-56 Almandin St and Lots 732-735 Fontana Dr, Gables	58	Memorial Ave, Kellyville
11	65-77 Maguires Rd, Gables	59	Memorial Ave opposite Rutherford Ave, Kellyville
12	Chadwick Dr, Valletta Dr, Wallangarra Pwy and Storyteller Pwy, Gables	60	Memorial Ave between Thomas Boulton Cct & Old Windsor Rd, Kellyville
13	Valletta Dr and Red Gables Rd, Gables	61	Windsor Road between Memorial Ave & Fairway Dr, Kellyville
14	372-452 Dove Rd and Finch St, Gables	62	83 Free Settlers Dr, Kellyville
15	Dove Rd, Gables	63	Elizabeth Macarthur Dr, Kellyville
16	44 Dove Rd, Gables	64	Hodges Rd and Free Settlers Dr, Kellyville
17	1 Kite Rd, 23 Janpieter Rd and 127 Chadwick Dr, Gables	65	88-92 Balmoral Rd, 1-5 Waddell Rd, 47 Free Settlers Dr and Celebration Dr, Bella Vista
18	Whistler Wy, Kite Rd and Janpieter Rd, Gables	66	Stone Mason Dr, Norwest
19	Red Gables Rd and Wayfarer Rd, Gables	67	76-84 Mackillop Dr and 3 Firewheel Pl, Norwest
20	Red Gables Rd and Cataract Rd, Gables	68	9 Spurway Dr, Norwest
21	21-41 Arris Rd, 13-17 & 16-36 Ashgrove Rd and Keystone Wy, Gables	69	Petrina Cres, Baulkham Hills
22	93-95 & 106-122 Fontana Dr and Cataract Rd, Gables	70	Windsor Rd, Baulkham Hills
23	Lunette St, Stucco St, Arris Rd and Valletta Dr, Gables	71	Vincent St, Watkins Rd and Junction Rd, Baulkham Hills
24	57-71 Janpieter Rd, 26 Slate Rd, 2-10 Siltstone St and 18-22 & 26 Ironstone Pwy, Gables	72	Junction Rd, Baulkham Hills
25	103-109 Old Pitt Town Rd, Gables	73	570 Pennant Hills Rd, West Pennant Hills
26	25 & 50 Basilica St, 3 Ramla St, 24 Aplite Cct & 119-121 Old Pitt Town Rd, Gables	74	Oakes Rd, West Pennant Hills
27	350 Annangrove Rd, Rouse Hill	75	Pennant Hills Rd, West Pennant Hills
28	344, 348 Annangrove Rd and Capital Pl, Rouse Hill	76	11 Dawes Ave, Castle Hill
29	338-342 Annangrove Rd, Rouse Hill	77	Green Rd and St Pauls Ave, Castle Hill
30	336 Annangrove Rd, Rouse Hill	78	38 Kathleen Ave, Castle Hill
31	328-332 Annangrove Rd, Rouse Hill	79	Showground Rd, De Clambe Dr and Carrington Rd, Castle Hill
32	326 Annangrove Rd, Rouse Hill	80	Showground Rd, Castle Hill
33	324 Annangrove Rd, Rouse Hill	81	16-32 Old Castle Hill Rd, 2-5 & 24-26 Garthowen Ave & 8-12 McMullen Ave, Castle Hill
34	322 Annangrove Rd, Rouse Hill	82	46Z Castle St, Castle Hill
35	320 Annangrove Rd, Rouse Hill	83	372 Old Northern Rd, Castle Hill
36	316-318 Annangrove Rd, Rouse Hill	84	Old Northern Rd, Castle Hill
		85	30 Pioneer Pl, Castle Hill
		86	Old Northern Rd and Fullers Rd, Glenhaven

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS						
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change	Sheet No
1	Shire Wide	<p>Map changes for associated renaming of Environment Protection Zones to Conservation Zones and new Employment Zones introduced.</p> <p>Spatial data already updated and in use for Council Interactive Maps and Department Spatial Portal. Only changes required are of .pdf Map Sheets where not already updated by another legislation change</p> <p>ZONE CHANGE: Change Environment Protection Zones (E1, E2, E3, E4) to Conservation Zones (C1, C2, C3, C4). Change Business (B1, B2, B4, B5, B6, B7) and Industrial (IN1, IN2) Zones to Employment Zones (E1, E3, E4, MU1).</p>	<p>Zone</p> <p>B1 Neighbourhood Centre B2 Local Centre B3 Mixed Use B4 Business Development B5 Business Development B6 Business Corridor B7 Business Park B8 Business Park B9 National Parks and Nature Reserves E1 Environmental Conservation E2 Environmental Management E3 Environmental Living E4 General Industrial E5 Light Industrial E6 General Residential E7 Low Density Residential E8 Medium Density Residential E9 High Density Residential E10 Public Recreation E11 Private Recreation E12 Primary Production E13 Rural Landscape E14 Forestry E15 Village E16 Transition E17 Infrastructure E18 Tourist E19 Recreational Waterways E20 Deferred Matter SRGG SEPP (Sydney Region Growth Centres) 2006</p>	<p>Zone</p> <p>G1 National Parks and Nature Reserves G2 Environmental Conservation G3 Environmental Management G4 Environmental Living E1 Local Centre E2 Productivity Support E3 General Industrial E4 Mixed Use E5 General Residential E6 Low Density Residential E7 Medium Density Residential E8 High Density Residential E9 Public Recreation E10 Private Recreation E11 Primary Production E12 Rural Landscape E13 Forestry E14 Village E15 Transition E16 Infrastructure E17 Tourist E18 Enterprise E19 Recreational Waterways E20 SEPP (Precincts – Central River City) 2021</p>	LZN	001 002 003 004 008 009 010 011 012 013 018 019 020 025
2	Suburb: - Various Parcels: - 12	<p>Rezone Endeavour Energy Sites to SP2 Infrastructure in keeping with land use.</p> <p>Endeavour Energy has requested 12 Sites across The Hills LEP 2019 be rezoned to SP2 Infrastructure to recognise their permanent use as part of the electricity infrastructure network.</p>				
2A	Suburb: - Maroota Parcels: - 1 Location: 5016 Old Northern Rd	<p>Rezone Endeavour Energy Site to SP2 Infrastructure - electricity transmission or distribution network</p> <p>Lot 1 DP 585100 – 5016 Old Northern Rd, Maroota</p> <p>ZONE CHANGE: Remove RU2 Rural Landscape and apply SP2 Infrastructure</p> <p>Corresponding Change: <u>HEIGHT OF BUILDING</u> Remove K – 10m</p>			LZN HOB	009

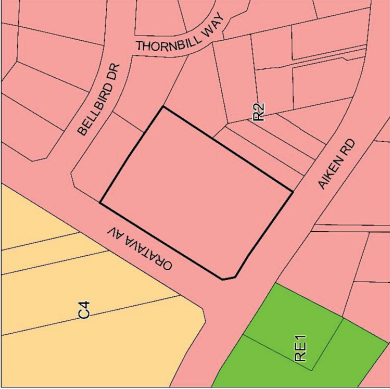
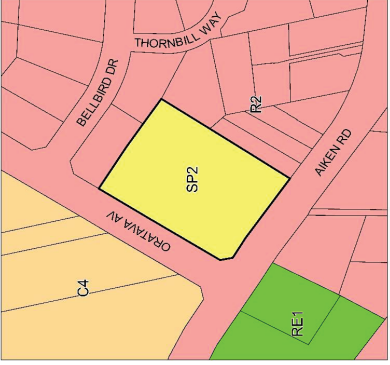


PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
2B	Suburb: - Cattai Parcels: - 1 Location: 700 Halcrows Rd	Rezoned Endeavour Energy Site to SP2 Infrastructure - electricity transmission or distribution network Lot 101 DP 793023 – 700 Halcrows Rd, Cattai ZONE CHANGE: Remove RU2 Rural Landscape and apply SP2 Infrastructure Corresponding Change: HEIGHT OF BUILDING Remove K – 10m			LZN HOB 004
2C	Suburb: - Glenorie Parcels: - 1 Location: 43 Cattai Ridge Rd	Rezoned Endeavour Energy Site to SP2 Infrastructure - electricity transmission or distribution network Lot 1 DP 402457 – 43 Cattai Ridge Rd, Glenorie ZONE CHANGE: Remove RU6 Transition and apply SP2 Infrastructure Corresponding Change: HEIGHT OF BUILDING Remove K - 10m			LZN HOB 021

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
2D	Suburb: - Kenthurst Parcels: - 1 Location: 2B Jones Rd	Rezoned Endeavour Energy Site to SP2 Infrastructure - electricity transmission or distribution network Lot 1 DP 574171 – 2B Jones Rd, Kenthurst <u>ZONE CHANGE:</u> Remove R2 Low Density Residential and apply SP2 Infrastructure <u>Corresponding Change:</u> <u>HEIGHT OF BUILDING</u> Remove J – 9m			LZN HOB
					022
2E	Suburb: - Gables Parcels: - 1 Location: 1 Triumph Rd	Rezoned Endeavour Energy Site to SP2 Infrastructure - electricity transmission or distribution network Lot 1 DP 1213569 – 1 Triumph Rd, Gables <u>ZONE CHANGE:</u> Remove RU6 Transition and apply SP2 Infrastructure <u>Corresponding Change:</u> <u>HEIGHT OF BUILDING</u> Remove K – 10m			LZN HOB
					006

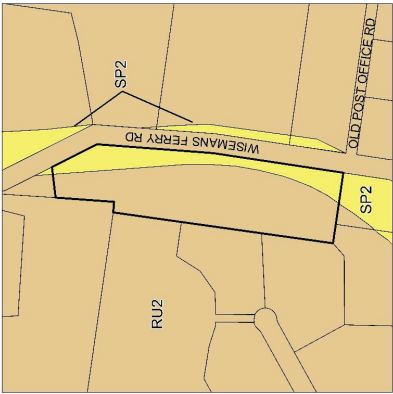
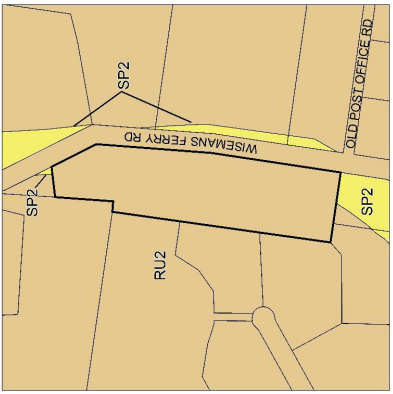
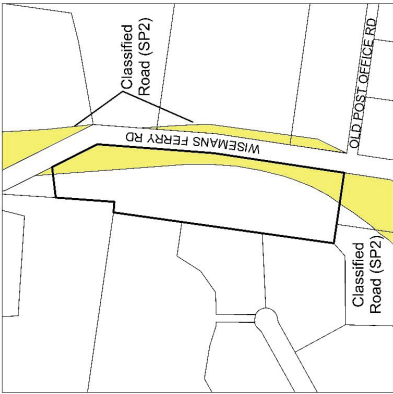
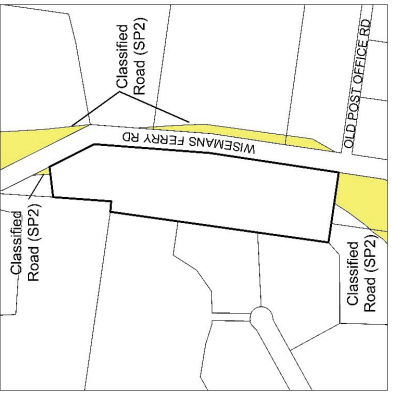
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
2F	Suburb: - Rouse Hill Parcels: - 1 Location: Commercial Rd	Rezoned Endeavour Energy Site to SP2 Infrastructure - electricity transmission or distribution network Lot 2011 DP 1131519 – Commercial Rd, Rouse Hill ZONE CHANGE: Remove MU1 Mixed Use and apply SP2 Infrastructure Corresponding Change: HEIGHT OF BUILDING Remove O2 - 16m			LZN HO8 007
2G	Suburb: - Bella Vista Parcels: - 1 Location: 13 Elizabeth Macarthur Dr	Rezoned Endeavour Energy Site to SP2 Infrastructure - electricity transmission or distribution network Lot 6004 DP 1063031 – 13 Elizabeth Macarthur Dr, Bella Vista ZONE CHANGE: Remove SP4 Enterprise and apply SP2 Infrastructure Corresponding Change: HEIGHT OF BUILDING Remove RL116m & RL108m			LZN HO8 016

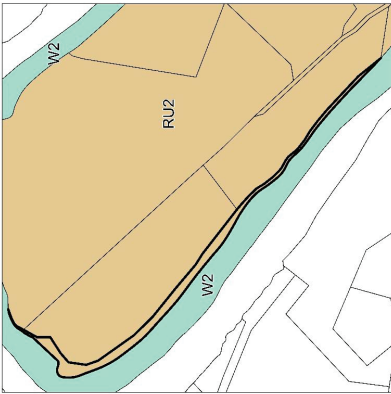
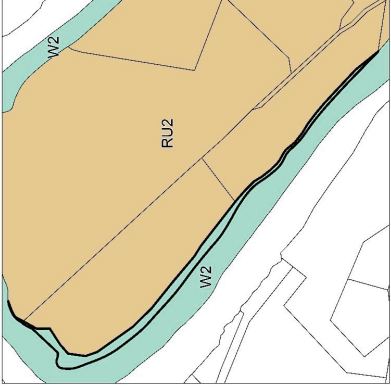
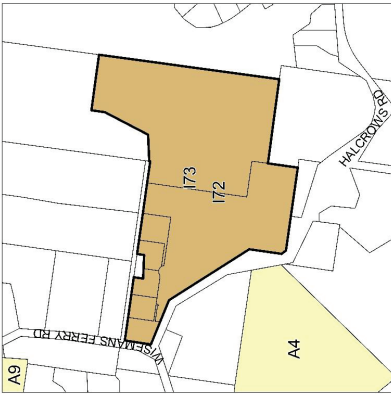

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
2H	Suburb: - Baulkham Hills Parcels: - 1 Location: 90 Coronation Rd	Rezoned Endeavour Energy Site to SP2 Infrastructure - electricity transmission or distribution network Lot 1 DP 501270 – 90 Coronation Rd, Baulkham Hills ZONE CHANGE: Remove R2 Low Density Residential and apply SP2 Infrastructure Corresponding Change: HEIGHT OF BUILDING Remove J - 9m			LZN HO8 016
2I	Suburb: - Castle Hill Parcels: - 1 Location: 167 Cecil Ave	Rezoned Endeavour Energy Site to SP2 Infrastructure - electricity transmission or distribution network Lot 6 DP 261798 – 167 Cecil Ave, Castle Hill ZONE CHANGE: Remove R2 Low Density Residential and apply SP2 Infrastructure Corresponding Change: HEIGHT OF BUILDING Remove J – 9m			LZN HO8 024

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
2J	<p>Suburb: - Castle Hill</p> <p>Parcels: - 1</p> <p>Location: 2-4 Cheriton Ave</p>	<p>Rezoned Endeavour Energy Site to SP2 Infrastructure - electricity transmission or distribution network</p> <p>Lot 16 DP 1188091 – 2-4 Cheriton Ave, Castle Hill</p> <p><u>ZONE CHANGE:</u> Remove R3 Medium Density Residential and apply SP2 Infrastructure</p> <p><u>Corresponding Change:</u> <u>HEIGHT OF BUILDING</u> Remove J - 9m</p>			LZN HO8
2K	<p>Suburb: - Castle Hill</p> <p>Parcels: - 1</p> <p>Location: 12A Victoria Ave</p>	<p>Rezoned Endeavour Energy Site to SP2 Infrastructure - electricity transmission or distribution network</p> <p>Lot 1 DP 558578 - 12A Victoria Ave, Castle Hill</p> <p><u>ZONE CHANGE:</u> Remove E3 Productivity Support and apply SP2 Infrastructure</p> <p><u>Corresponding Change:</u> <u>HEIGHT OF BUILDING</u> Remove Q2 – 16m</p>			LZN HO8
					016

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
21	Suburb: - West Pennant Hills Parcels: - 1 Location: 132 Oratava Ave	Rezone Endeavour Energy Sites to SP2 Infrastructure - electricity transmission or distribution network Lot 1 DP 747565 – 132 Oratava Ave, West Pennant Hills <u>ZONE CHANGE:</u> Remove R2 Low Density Residential and apply SP2 Infrastructure <u>Corresponding Change:</u> <u>HEIGHT OF BUILDING</u> Remove J – 9m			LZN HOB 024
3	Suburb: Lower Portland Parcels: 1 Location: 276 River Rd	<u>Heritage Item 1129 change to remove demolished structure – Lot 2 DP 611810</u> Heritage item currently identified as: - Lower Portland, Slab Barn, 276 River Road, Lot 2 DP 611810, Local, A129 Demolished May 2023. The heritage barn was in a deteriorated state beyond the point of reasonable restoration having been impacted by multiple floods that the Hawkesbury River Region has experienced over the past number of years. Council issued a 'Development Control Order' to require the demolition of the heritage barn structure pursuant to Schedule 5 of the Environmental Planning & Assessment Act 1979. <u>ZONE CHANGE:</u> Nil <u>HERITAGE ITEM CHANGE:</u> Remove item 1129 from mapping. See corresponding written instrument changes to Schedule 5			HER 002

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
4	Suburb: Maroota Parcels: 6 Location: 1378 & 1369-1407 Wisemans Ferry Rd	<p>Zone and Land Reservation Acquisition changes for land previously nominated for public use by relevant public authority – Lot 1 DP 162911, Lots 1, 2 & 3 DP 748889, Lots 6 & 7 DP 32064</p> <p>Following landowner representation, requests made to Transport for NSW have not provided clarity on why this road widening was identified under the LEP or the timeframe for acquisition.</p> <p>Consultation with Transport for NSW will be required for this proposal, however the planning proposal process will enable such consultation to occur in the interests of providing some certainty for affected landowners.</p> <p>ZONE CHANGE: Lot 1 DP 162911 & Lot 3 DP 748889 - Remove SP2 Infrastructure Classified Road and apply RU1 Primary Production</p> <p>Lots 1 & 2 DP 748889, Lots 6 & 7 DP 32064 – Remove SP2 Infrastructure Classified Road and apply RU2 Rural Landscape</p> <p>Corresponding changes: - LAND RESERVATION ACQUISITION CHANGE: Remove LRA - Classified Road</p>			LZN LRA
5	Suburb: - Cattai Parcels: - 1 Location: - 160 Wisemans Ferry Rd	<p>Zone and Land Reservation Acquisition change for land acquired by relevant public authority for the nominated public purpose - Remove SP2 zone and apply adjoining zone and remove Land Reservation Acquisition - Lot 12 DP 814027</p> <p>Land owned by Transport for NSW and zoned RU2 Rural Landscape, SP2 Classified Road and identified on Land Reservation Acquisition Maps as SP2 Classified Road.</p> <p>ZONE CHANGE: Remove SP2 Classified Road and apply RU2 Rural Landscape</p> <p>Corresponding change: - LAND RESERVATION ACQUISITION CHANGE:</p>			LZN LRA

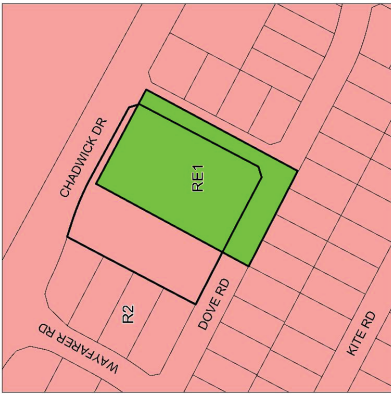
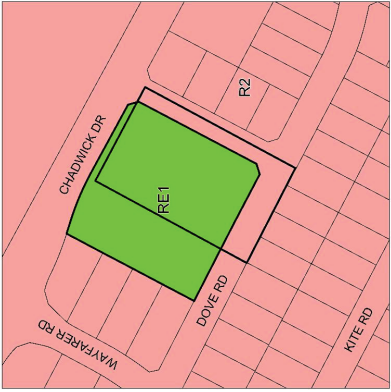


PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
		Remove LRA Classified Road			
					

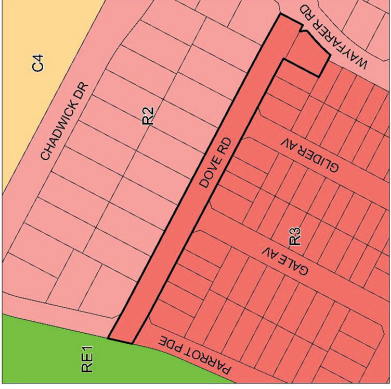

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
6	Suburb: - Cattai Parcels: - 3 Hawkesbury River and River Location: - Hawkesbury River; 177, 206 and 270 O'Briens Rd	Zone change to match cadastre and use – Hawkesbury River fronting Lot 2 DP 1032895, Lot 10 DP 1289819 and Lot 1 DP 1103918. This change is to align zoning with cadastral boundaries, as it relates to a portion of the Hawkesbury River currently zoned RU2 Rural Landscape but should be W2 Recreational Waterways. ZONE CHANGE: Remove zone from RU2 Rural Landscape and apply W2 Recreational Waterways Corresponding changes: - HEIGHT OF BUILDING CHANGE: Remove K - 10m			LZN HOB 003
7	Suburb: - Cattai Parcels: - 7 Location - 1-10 Hinterland Pl & 62 Old Post Office Rd	Heritage Items 172 and 173 change to update Property address and Lot and DP - Lot 2 DP 1283330 and Lots 1-6 DP 271447 Heritage items currently identified as: - Cattai, "Rose Park", 62 Old Post Office Road, Lot 152, DP 1019110, Local, 172 AND Cattai, William Daley's grave, 62 Old Post Office Road, Lot 152, DP 1019110, Local, 173 Land subject to approved development application 1434/2020/ZD "integrated housing development and subdivision creating one rural residential lot, five community title rural residential lots and one association lot" Both items are now within newly created Lot 2 DP 1283330. ZONE CHANGE: Nil HERITAGE ITEM CHANGE: Apply Heritage Items 172 and 173 to Lot 2 DP 1283330 Remove Heritage Items 172 & 173 from Lots 1 – 6 DP 271447 See corresponding written instrument changes to Schedule 5			HER 004

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
8	Suburb: Gables Parcels: 71 Location: 1-43 Bitalli St, 1-43 Tarcoola Dr, 4-14 Kingsburgh Pwy & 280-290 Valletta Dr	Zone changes to match cadastre and development outcome Lots 105-131 DP 1230475 and Lots 309-352 DP 1230476 This change is to align zoning with cadastral boundaries and final development outcome. ZONE CHANGE: Remove R2 Low Density Residential and apply R3 Medium Density Residential. <u>Corresponding changes:</u> - Nil			LZN
9	Suburb: Gables Parcels: 12 Location: 29-51 Maguires Rd	Minimum Lot Size changes to match cadastre and development outcome Lots 101-104 DP 1230475 and Lots 301-308 DP 1230476 This change is to align lot size with cadastral boundaries and final development outcome. ZONE CHANGE: Nil MINIMUM LOT SIZE CHANGE: Remove G-450sqm and apply V1-2000sqm			LSZ

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
10	Suburb: Gables Parcels: 72 Location: 31-67 & 42-70 Kingston Ave, 17-47 & 22-56 Almandin St and Lots 732-735 Fontana Dr	Zone changes to match cadastre and development outcome Lots 399-405 DP 1230476; Lots 501-530; 549-559 DP 1273036 and Lots 723-746 DP 1280026 This change is to align zoning with cadastral boundaries and final development outcome. ZONE CHANGE: Remove R2 Low Density Residential and apply R3 Medium Density Residential. <u>Corresponding changes:</u> - Nil			LZN
11	Suburb: Gables Parcels: 7 Location: 65-77 Maguires Rd	Minimum Lot Size changes to match cadastre and development outcome Lots 406-409 DP 1230476 & Lots 747-749 DP 1280026 This change is to align lot size with cadastral boundaries and final development outcome. ZONE CHANGE: Nil MINIMUM LOT SIZE CHANGE: Remove G-450sqm and apply V1-2000sqm			LSZ

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
12	Suburb: Gables Parcels: 1 Location: Chadwick Dr, Valletta Dr, Wallangarra Pwy and Storyteller Pwy	Zone changes to match cadastre, use, dedicated public reserve and public road. Chadwick Dr Reserve being Lot 100 DP 1271153 and Public Road This change is to align zoning with cadastral boundaries and Land owned by The Hills Shire Council and dedicated as Public Reserve and Public Road. ZONE CHANGE: Public Road - Remove zone RE1 Public Recreation and apply R3 Medium Density Residential Public Reserve Lot 100 DP 1271153 – Remove R3 Medium Density Residential and apply RE1 Public Recreation. Corresponding changes: - HEIGHT OF BUILDING CHANGE: Remove K – 10m from Lot 100 DP 1271153 and apply to public road MINIMUM LOT SIZE CHANGE: Remove G – 450 sqm from Lot 100 DP 1271153 and apply to public road			LZN
					
13	Suburb: Gables Parcels: 1 Location: Valletta Dr and Red Gables Rd	Zone changes to match cadastre, use, dedicated public reserve and public road. Lot 102 DP 1271153 and Public Road This change is to align zoning with cadastral boundaries and Land owned by The Hills Shire Council and dedicated as Public Reserve and Public Road. ZONE CHANGE: Public Road - Remove zone RE1 Public Recreation and apply R3 Medium Density Residential Public Reserve Lot 102 DP 1271153 – Remove R3 Medium Density Residential and apply RE1 Public Recreation. Corresponding changes: - HEIGHT OF BUILDING CHANGE: Remove K – 10m and O2 - 16m from Lot 102 DP 1271153 and apply K – 10m to public road MINIMUM LOT SIZE CHANGE: Remove G – 450 sqm and U3- 1800sqm from Lot 102 DP 1271153 and apply G – 450 sqm to public road			LZN HOB LSZ
					

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
14	<p>Suburb: Gables</p> <p>Parcels: 1</p> <p>Location: 372-452 Dove Rd and Finch St</p>	<p>Zone changes to match cadastre, use and dedicated public reserve and public road - Lot 5131 DP 1285148 and Public Road</p> <p>This change is to align zoning with cadastral boundaries and Land owned by The Hills Shire Council and dedicated as Public Reserve and Public Road.</p> <p>ZONE CHANGE:</p> <p>Public Road - Remove zone RE1 Public Recreation and apply R2 Low Density Residential</p> <p>Public Reserve Lot 5131 DP 1285148 - Remove R2 Low Density Residential and apply RE1 Public Recreation.</p> <p>CORRESPONDING CHANGES:</p> <p>HEIGHT OF BUILDING CHANGE:</p> <p>Lot 5131 DP 1285148 - Remove K-10m</p> <p>Public Road - Apply K-10m</p> <p>MINIMUM LOT SIZE CHANGE:</p> <p>Lot 5131 DP 1285148 - Remove G-450 sqm and Q-700sqm</p> <p>Public Road - Remove Q-700sqm and apply G-450sqm</p>			LZN HOB LSZ
15	<p>Suburb: Gables</p> <p>Parcels: Public Road</p> <p>Location: Dove Rd</p>	<p>Minimum Lot Size changes to match cadastre and development outcome – Public Road</p> <p>ZONE CHANGE:</p> <p>NIL</p> <p>MINIMUM LOT SIZE CHANGE:</p> <p>Remove Q-700sqm and apply G-450sqm</p>			LSZ



PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
16	Suburb: Gables Parcels: 1 and Public Road Location: 44 Dove Rd	Zone changes to match cadastre and use – Lot 2108 DP 1299103 and Public Road Lots 309-352 DP 1230476 – Remove R2 Low Density Residential and apply R3 Medium Density Residential This change is to align zoning with cadastral boundaries and development outcome. <u>ZONE CHANGE:</u> Remove R2 Low Density Residential and apply R3 Medium Density Residential to Lot 2108 DP 1299103 and section of Dove Road. Corresponding changes: - MINIMUM LOT SIZE CHANGE: Remove Q – 700sqm from Dove Road and apply G – 450sqm			LZN LSZ
17	Suburb: Gables Parcels: 3 Location: 1 Kite Rd, 23 Janpieter Rd and 127 Chadwick Dr	Minimum Lot Size changes to match cadastre and development outcome – Lots 5051, 5052 & 5054 DP 1285148 <u>ZONE CHANGE:</u> Nil MINIMUM LOT SIZE CHANGE: Remove G-450sqm and apply V1-2000sqm			LSZ


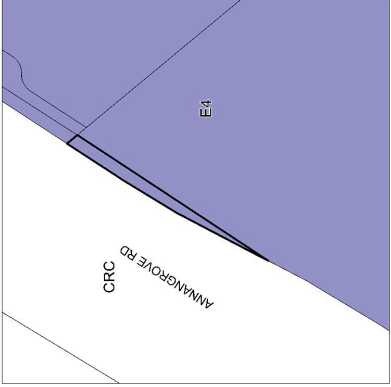

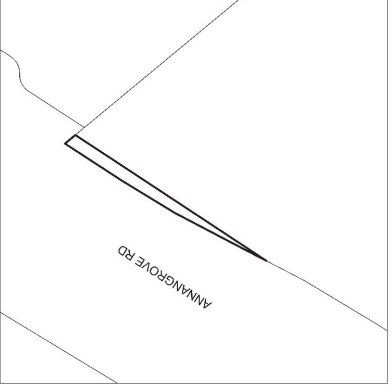
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
18	<p>Suburb: Gables</p> <p>Parcels: 1</p> <p>Location: Whistler Wy, Kite Rd and Janpieter Rd</p>	<p>Zone changes to match cadastre, use and dedicated public reserve and public road. Whistler Way Reserve being Lot 5134 DP 1285148 and Public Road</p> <p>This change is to align zoning with cadastral boundaries and Land owned by The Hills Shire Council and dedicated as Public Reserve and Public Road.</p> <p>ZONE CHANGE: Public Road - Remove zone RE1 Public Recreation and apply R2 Low Density Residential Public Reserve Lot 5134 DP 1285148 - Remove R2 Low Density Residential and apply RE1 Public Recreation.</p> <p>Corresponding changes: - HEIGHT OF BUILDING CHANGE: Remove K - 10m from Lot 5134 DP 1285148 and apply to public road</p> <p>MINIMUM LOT SIZE CHANGE: Remove G - 450 sqm and V1 - 2000sqm from Lot 5131 DP 1285148 and apply to public road.</p>			LZN HOB LSZ 005
19	<p>Suburb: Gables</p> <p>Parcels: 1</p> <p>Location: Red Gables Rd and Wayfarer Rd</p>	<p>Zone changes to match cadastre, use and dedicated public reserve and public road. Wayfarer Road Reserve being Lot 135 DP 1304086 and Public Road</p> <p>This change is to align zoning with cadastral boundaries and Land owned by The Hills Shire Council and dedicated as Public Reserve and Public Road.</p> <p>ZONE CHANGE: Public Road - Remove zone RE1 Public Recreation and apply R2 Low Density Residential Public Reserve Lot 135 DP 1304086 - Remove R2 Low Density Residential and apply RE1 Public Recreation.</p> <p>Corresponding changes: - HEIGHT OF BUILDING CHANGE: Remove K - 10m from Lot 135 DP 1304086 and apply to public road</p> <p>MINIMUM LOT SIZE CHANGE: Remove Q - 700sqm from Lot 135 DP 1304086 and apply to public road</p>			LZN HOB LSZ 005


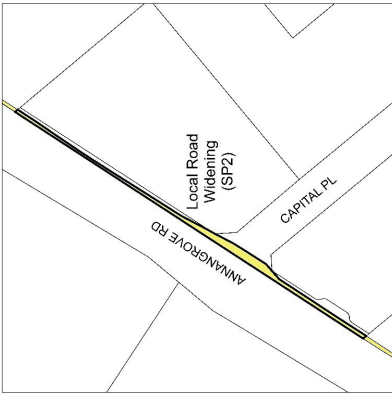
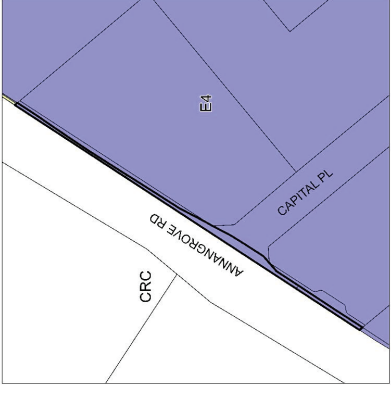
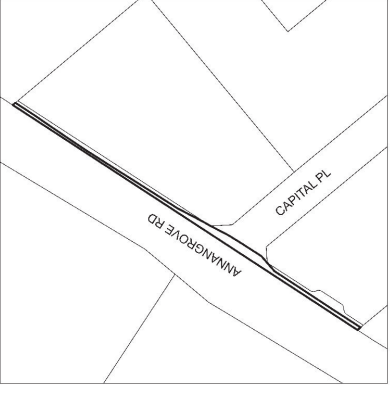
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
20	Suburb: Gables Parcels: 1 and Public Road Location: Red Gables Rd and Cataract Rd	<p>Zone changes to match cadastre, use and dedicated public reserve and public road. Gables Hockey Complex Reserve being Lot 302 DP 1273518 and Public Road</p> <p>This change is to align zoning with cadastral boundaries, Land owned by The Hills Shire Council and dedicated as Public Reserve and Public Road.</p> <p>ZONE CHANGE: Public Road - Amend zoning in keeping with adjoining zone: - Cataract Road - Remove RE1 Public Recreation and apply R4 High Density Residential Red Gables Road - Remove RE1 Public Recreation and apply E1 Local Centre and R4 Medium Density Residential. Red Gables Road - Remove R4 High Density Residential and apply R1 General Residential Public Reserve Lot 302 DP 1273518 - Remove R4 High Density Residential and apply RE1 Public Recreation</p> <p>Corresponding changes: - HEIGHT OF BUILDING CHANGE: Remove O2 - 20m from Lot 302 DP 1273518 and apply to public road Apply T2 - 27m and P2 - 18m to public road in keeping with adjoining HOB</p> <p>MINIMUM LOT SIZE CHANGE: Remove U3 - 1800sqm from Lot 302 DP 1273518 and apply to public road Apply M1 - 600sqm to public road in keeping with adjoining LSZ</p> <p>FLOOR SPACE RATIO: Apply N - 1.0, T4 - 2.3, S4 - 1.7 and P1 - 1.2 in keeping with adjoining FSR</p>			LZN HOB LSZ FSR 005
21	Suburb: Gables Parcels: 30 and Public Road Location: 21-41 Arris Rd, 13-17 & 16-36 Ashgrove Rd and Keystone Wy	<p>Zone changes to match cadastre and development outcome. Lots 1001-1013 DP 1302649; Lots 1021-1028 DP 1302685; Lots 1031-1039 DP 1302841 and Public Road</p> <p>This change is to align zoning with cadastral boundaries and final development outcome.</p> <p>ZONE CHANGE: Lots 1001-1013 DP 1302649; Lots 1021-1028 DP 1302685; Lots 1031-1039 DP 1302841 - Remove R4 High Density Residential and apply R3 Medium Density Residential Public Road - apply R4 High Density Residential in keeping with adjoining zoning</p> <p>Corresponding changes: - HEIGHT OF BUILDING CHANGE: Lots 1001-1013 DP 1302649; Lots 1021-1028 DP 1302685; Lots 1031-1039 DP 1302841 - Remove O2-16m and apply K-10m Public Road - Remove K-10m and apply O2-16m</p> <p>MINIMUM LOT SIZE CHANGE: Lots 1001-1013 DP 1302649; Lots 1021-1028 DP 1302685; Lots 1031-1039 DP 1302841 - Remove U3-1800sqm and apply G-450sqm Public Road - Remove G-450sqm and apply U3-1800sqm</p>			LZN HOB LSZ 005


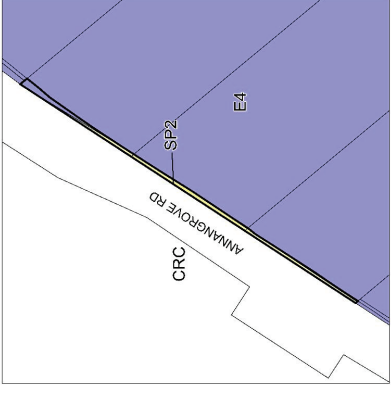


PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
22	Suburb: Gables Parcels: 11 and Public Road Location: 93-95 & 106-122 Fontana Dr and Cataract Rd	Zone changes to match cadastre and development outcome. Lots 1-5 DP 1284446, Lots 2-5 DP 1270112, Lots 10 & 11 DP 1286147 and Public Road This change is to align zoning with cadastral boundaries and final development outcome. ZONE CHANGE: Lots 1-5 DP 1284446, Lots 1-5 DP 1270112, Lot 11 DP 1286147 & Public Road Cataract Road Remove R4 High Density Residential and apply R3 Medium Density Residential. Lot 10 DP 1286147 & Public Road Fontana Drive Remove R3 Medium Density Residential and apply R4 High Density Residential. Corresponding changes: - HEIGHT OF BUILDING CHANGE: Lots 1-5 DP 1284446, Lots 1-5 DP 1270112, Lot 11 DP 1286147 & Public Road Cataract Road - Remove O2-16m and apply K-10m. Lot 10 DP 1286147 & Public Road Fontana Drive - Remove K-10m and apply O2-16m MINIMUM LOT SIZE CHANGE: Lots 1-5 DP 1284446, Lots 1-5 DP 1270112, Lot 11 DP 1286147 & Public Road Cataract Road - Remove U3-1800sqm and apply G-450sqm. Lot 10 DP 1286147 & Public Road Fontana Drive - Remove G-450sqm and apply U3-1800sqm			LZN HOB LSZ 005 006
		Zone changes to match cadastre, use and dedicated public reserve and public road. Lunette Street Reserve being Lot 3644 DP 1256738 and Public Road This change is to align zoning with cadastral boundaries and Land owned by The Hills Shire Council and dedicated as Public Reserve and Public Road. ZONE CHANGE: Public Road - Remove zone RE1 Public Recreation and apply R3 Medium Density Residential Public Reserve Lot 3644 DP 1256738 - Remove R3 Medium Density Residential and apply RE1 Public Recreation Corresponding changes: - HEIGHT OF BUILDING CHANGE: Remove K - 10m from Lot 3644 DP 1256738 and apply to public road MINIMUM LOT SIZE CHANGE: Remove G - 450sqm from Lot 3644 DP 1256738 and apply to public road			
23	Suburb: Gables Parcel: 1 and Public Road Location: Lunette St, Stucco St, Arris Rd and Valletta Dr	Zone changes to match cadastre, use and dedicated public reserve and public road. Lunette Street Reserve being Lot 3644 DP 1256738 and Public Road This change is to align zoning with cadastral boundaries and Land owned by The Hills Shire Council and dedicated as Public Reserve and Public Road. ZONE CHANGE: Public Road - Remove zone RE1 Public Recreation and apply R3 Medium Density Residential Public Reserve Lot 3644 DP 1256738 - Remove R3 Medium Density Residential and apply RE1 Public Recreation Corresponding changes: - HEIGHT OF BUILDING CHANGE: Remove K - 10m from Lot 3644 DP 1256738 and apply to public road MINIMUM LOT SIZE CHANGE: Remove G - 450sqm from Lot 3644 DP 1256738 and apply to public road			LZN HOB LSZ 005


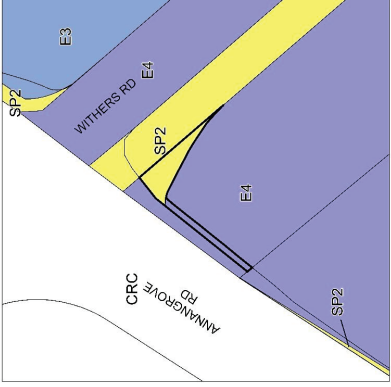
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
24	<p>Suburb: Gables</p> <p>Parcels: 9</p> <p>Location: 57-71 Jangleter Rd, 26 Slate Rd, 2-10 Siltstone St and 18-22 & 26 Ironstone Pwy</p>	<p>Minimum Lot Size changes to match cadastre and development outcome. Lots 2200, 2145-2149, 2151-2153 DP 1217661; Lots 2183-2191 DP 1217661 and Public Road</p> <p><u>ZONE CHANGE:</u> Nil</p> <p><u>MINIMUM LOT SIZE CHANGE:</u> Lots 2200, 2146-2149, 2151-2153 DP 1217661 – Remove G-450sqm and apply Q-700sqm Lot 2145 DP 1217661 – Remove Q-700sqm and apply G-450sqm Lots 2183-2191 DP 1217661 – Remove Q-700sqm and apply V1-2000sqm</p>			LSZ 006
25	<p>Suburb: Gables</p> <p>Parcels: 3</p> <p>Location: 103-109 Old Pitt town Rd</p>	<p>Zone and Land Reservation Acquisition changes for land identified by relevant public authority as a nominated public use – Lot 20 DP 609902, Lot 6 DP 39157 and Lot 2 DP 1213569</p> <p>Acquisition DP 1309308 provides extent of widening required for Lots 5-8. Lot 5 has been acquired, and remaining Lots 6-8 are not yet 'actioned' via sale & therefore are 'proposed'.</p> <p><u>ZONE CHANGE:</u> Remove RU6 Transition and apply SP2 Local Road Widening to proposed Lots 6-8 DP 1309308</p> <p><u>Corresponding changes:</u> - LAND RESERVATION ACQUISITION CHANGE: Apply to proposed Lots 6-8 DP 1309308.</p>			LZN LRA 006



PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
26	Suburb: Gables Parcels: 31 Location: 5, 8, 25, 26-30 & 50 Basilica St, 3 & 6 Ramla St, 24 Aplite Cct & 115-121 Old Pitt Town Rd	Minimum Lot Size changes to match cadastre and development outcome – Lots 2969, 2974 & 2978 DP 1282595; Lots 2611, 2613-2620 & 2622 DP 1281511; Lots 2751-2755 DP 1284654; Lot 2 DP 1287624 & Lot 2416 DP 1217664. <u>ZONE CHANGE:</u> Nil <u>MINIMUM LOT SIZE CHANGE:</u> Lots 2969, 2974 & 2978 DP 1282595; Lots 2611, 2613-2620 & 2622 DP 1281511 – Remove G-450sqm and apply Q-700sqm Lots 2751-2755 DP 1284654; Lot 2 DP 1287624 & Lot 2416 DP 1217664 – Remove Q-700sqm and apply V1-2000sqm			LSZ 006



PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
27	Suburb: - Rouse Hill Parcels: - 1 Location: - 350 Annangrove Rd	<p>Zone and Land Reservation Acquisition change to remove public land no longer required as confirmed by relevant acquisition authority – Lot 1 DP 1175849</p> <p>Current Road Widening no longer required.</p> <p>ZONE CHANGE: Remove zone SP2 Local Road Widening and apply E4 General Industrial.</p> <p>CORRESPONDING CHANGES: -</p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove Local Road Widening SP2 from Lot 1 DP 1175849</p> <p>FLOOR SPACE RATIO CHANGE: Apply N 1:0 to entire Lot</p>			LZN LRA FSR 006
					


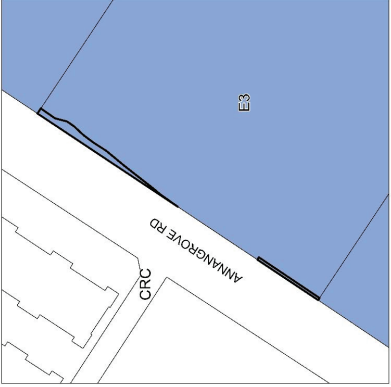


PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
28	Suburb: - Rouse Hill Parcels: - Public Road Location: - Public Road fronting 344 & 348 Annangrove Rd, corner of Capital Pl	<p>Zone and Land Reservation Acquisition changes to remove public land acquired and dedicated by relevant public authority for the nominated public use – Public Road fronting Lots 1 & 4 DP 1244952</p> <p>Land subject to DP 1244952 creating Lots 1-5. Lot 5 DP 1244952 created as road widening is dedicated Public Road.</p> <p>ZONE CHANGE: Remove zone SP2 Local Road Widening and apply E4 General Industrial to dedicated Public Road.</p> <p>Corresponding changes: - LAND RESERVATION ACQUISITION CHANGE: Remove Local Road Widening from dedicated Public Road</p> <p>FLOOR SPACE RATIO CHANGE: Apply N 1:0 to Zone E4 General Industrial</p>	 	 	LZN LRA FSR 006



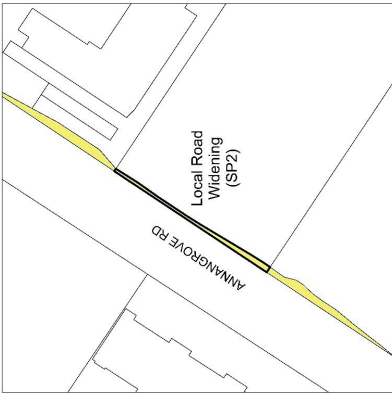

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
29	Suburb: - Rouse Hill Parcels: - 3 Location: - 338-342 Annangrove Rd	<p>Zone and Land Reservation Acquisition changes for land identified by relevant public authority as a nominated public use including removal of land no longer required. Lot 1 DP 839875, Lots 57 & 58 DP 834049</p> <p>Acquisition DP 1313207 provides extent of widening required and part of existing widening identified on Lot 1 DP 839875 is no longer required.</p> <p>ZONE CHANGE: Lots 57 & 58 DP 834049 - Apply SP2 Local Road Widening to proposed Lots 1-3 DP 1313207 Lot 1 DP 839875 - Remove portion of SP2 Local Road Widening no longer required and apply E4 General Industrial.</p> <p>Corresponding changes: - LAND RESERVATION ACQUISITION CHANGE: Lots 57 & 58 DP 834049 - Apply Local Road Widening SP2 to proposed Lots 1-3 DP 1313207 Lot 1 DP 839875 - remove portion of Local Road Widening SP2 no longer required.</p>	 	 	LZN LRA FSR 006

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
30	Suburb: - Rouse Hill Parcels: - 1 Location: - 336 Annangrove Rd	<p>Zone changes for land identified by relevant public authority as a nominated public use including removal of land no longer required from the Land Reservation Acquisition Map – Lot 1 DP 1088407</p> <p>Current strip of local road widening fronting Annangrove Rd is no longer required and is to be removed.</p> <p>Additional local road widening for a new signalised intersection is required to be added.</p> <p>ZONE CHANGE: Annangrove Road frontage - Remove strip of SP2 Local Road Widening and apply E4 General Industrial. New Signalised Intersection - Remove E4 General Industrial and apply SP2 Local Road Widening – area required is approximately 154.22sqm.</p> <p>Corresponding changes: - LAND RESERVATION ACQUISITION CHANGE: Annangrove Road frontage - Remove Local Road Widening SP2 that is no longer required.</p> <p>New Signalised Intersection - In accordance with Direction provided in the Standard Instrument Principal Local Environmental Plan, land that is held by an authority of the State is not required to be shown on the Land Reservation Acquisition Map. Noting the NSW Government own the land, the additional road widening for the new signalised intersection is not required to be shown.</p> <p>FLOOR SPACE RATIO CHANGE: Remove N 1:0 from Zone SP2 Local Road and apply to Zone E4 General Industrial.</p>			LZN LRA FSR 006



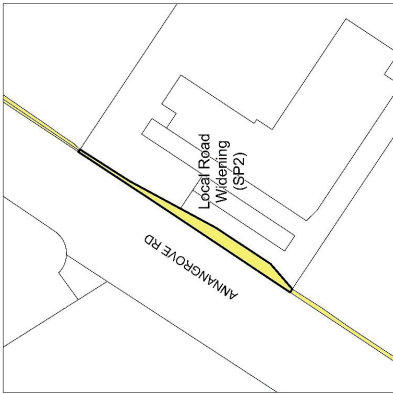

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
31	Suburb: - Rouse Hill Parcels: - 3 and Public Road Location: - 328-332 Annangrove Rd	<p>Zone and Land Reservation Acquisition changes to remove public land acquired and dedicated including land no longer required as confirmed by relevant acquisition authority – Public Road fronting & Lots 4-6 DP 1297337</p> <p>Acquisition DP 1297337 created Lots 1-6. Lots 1-3 required for road widening were dedicated as Public Road via government gazette. Remaining SP2 road widening within Lots 4-6 is no longer required.</p> <p>ZONE CHANGE: Lots 4-6 DP 1297337 - Remove SP2 Local Road Widening and apply E3 Productivity Support. Dedicated Public Road – remove SP2 Local Road Widening</p> <p>Corresponding changes: - LAND RESERVATION ACQUISITION CHANGE: Remove Local Road Widening SP2 from dedicated Public Road and Lots 4-6 DP 1297337</p> <p>FLOOR SPACE RATIO CHANGE: Apply N 1:0 to E3 Productivity Support zoned land</p>			LZN LRA FSR 006




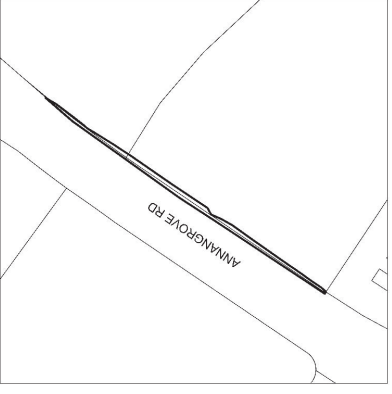
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
32	Suburb: - Rouse Hill Parcels: - 1 Location: - 326 Annangrove Rd	<p>Zone and Land Reservation Acquisition change to remove public land no longer required as confirmed by relevant acquisition authority – Lot 33 DP 834050</p> <p>Current Road Widening no longer required.</p> <p>ZONE CHANGE: Remove zone SP2 Local Road Widening and apply E3 Productivity Support.</p> <p>CORRESPONDING CHANGES: - LAND RESERVATION ACQUISITION CHANGE: Remove Local Road Widening SP2 from Lot 33 DP 834050</p> <p>FLOOR SPACE RATIO CHANGE: Apply N 1:0 to E3 Productivity Support zoned land</p>			LZN LRA FSR 006


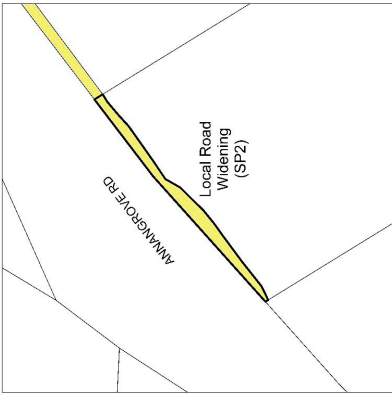
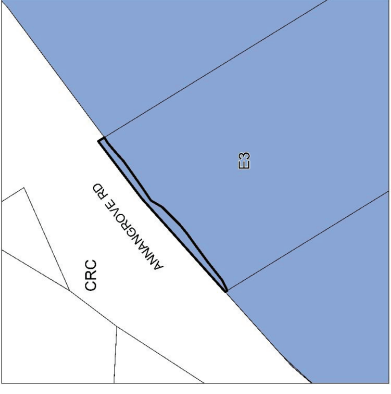
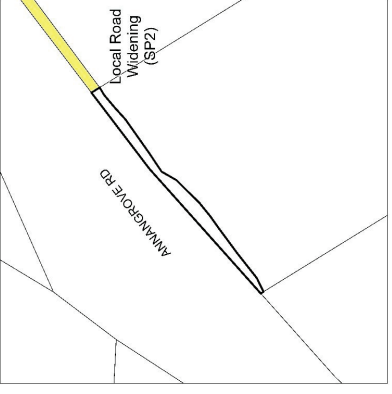
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
33	Suburb: - Rouse Hill Parcels: - 1 Location: - 324 Annangrove Rd	<p>Zone and Land Reservation Acquisition changes to remove public land no longer required as confirmed by relevant acquisition authority – Lot 32 DP 834050</p> <p>Current Road Widening no longer required.</p> <p>ZONE CHANGE: Remove zone SP2 Local Road Widening and apply E3 Productivity Support.</p> <p>CORRESPONDING CHANGES: - LAND RESERVATION ACQUISITION CHANGE: Remove Local Road Widening SP2 from Lot 32 DP 834050</p> <p>FLOOR SPACE RATIO CHANGE: Apply N 1:0 to Lot 32 DP 834050</p>			LZN LRA FSR 006
					



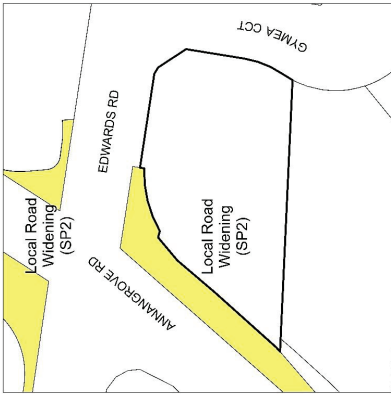

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
34	Suburb: - Rouse Hill Parcels: - 1 Location: - 322 Annangrove Rd	<p>Zone and Land Reservation Acquisition change to remove public land no longer required as confirmed by relevant acquisition authority – Strata Plan 78246</p> <p>Current Road Widening no longer required.</p> <p>ZONE CHANGE: Remove zone SP2 Local Road Widening and apply E3 Productivity Support.</p> <p>CORRESPONDING CHANGES: - LAND RESERVATION ACQUISITION CHANGE: Remove Local Road Widening SP2 from Strata Plan 78246</p> <p>FLOOR SPACE RATIO CHANGE: Apply N 1:0 to Strata Plan 78246</p>			LZN LRA FSR
					


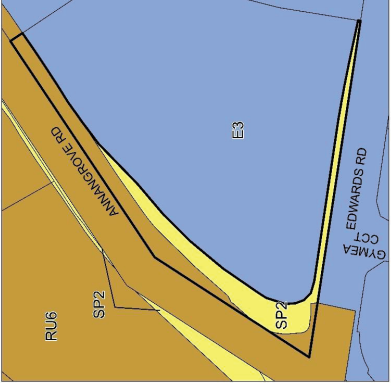
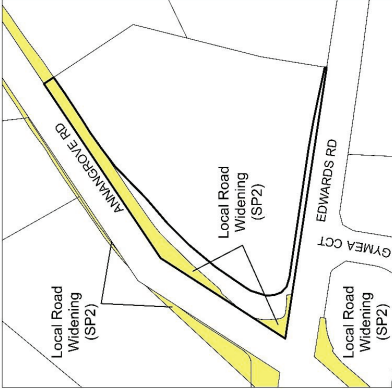




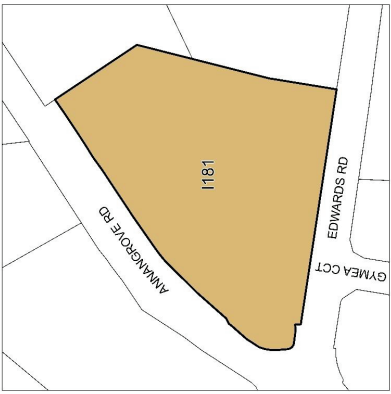
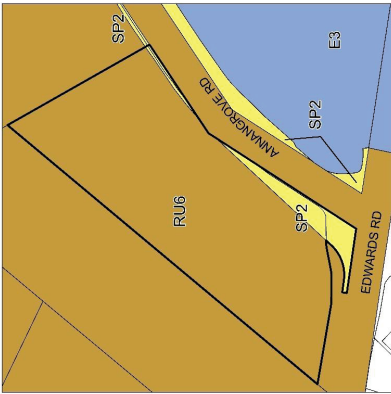

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
35	Suburb: - Rouse Hill Parcels: - Public Road Location: - 320 Annangrove Rd	<p>Zone and Land Reservation Acquisition change to remove land acquired and dedicated by relevant public authority for the nominated public use – Public Road fronting Lots 1 & 6 DP 271205</p> <p>Acquisition DP 1246962 created Lots 301 & 302. Lot 302 required for road widening was dedicated as Public Road. Lot 301 was further subdivided into DP 271205.</p> <p>ZONE CHANGE: Remove SP2 Local Road Widening from dedicated public road and apply E3 Productivity Support.</p> <p>Corresponding changes: -</p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove Local Road Widening SP2 from dedicated Public Road</p> <p>FLOOR SPACE RATIO CHANGE: Apply N 1:0 to E3 Productivity Support zoned land</p>			LZN LRA FSR 006
					



PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
36	Suburb: - Rouse Hill Parcels: - 2 and Public Road Location: - 316-318 Annangrove Rd	<p>Zone and Land Reservation Acquisition changes for public land acquired and land no longer required as identified by relevant public authority as a nominated public use - Public Road & Lots 3 & 4 DP 1300835</p> <p>Acquisition DP 1300835 created Lots 1-4, Lot 1 required for road was dedicated as Public Road. Lot 2 required for road owned by The Hills Shire Council, is yet to be dedicated as Public Road. Remaining SP2 widening is no longer required.</p> <p><u>ZONE CHANGE:</u></p> <ul style="list-style-type: none"> - Lots 2 and 4 DP 1300835 - Remove SP2 Local Road Widening and apply E3 Productivity Support. - Dedicated Public Road - Remove SP2 Local Road Widening and apply E3 Productivity Support. <p><u>Corresponding changes:</u> -</p> <p>LAND RESERVATION ACQUISITION CHANGE:</p> <ul style="list-style-type: none"> - Lots 2 and 4 DP 1300835 - Remove Local Road Widening SP2 - Dedicated Public Road - Remove Local Road Widening SP2 <p>FLOOR SPACE RATIO CHANGE:</p> <p>Apply N 1:0 to E3 Productivity Support zoned land</p>	 	 	LZN LRA FSR 006

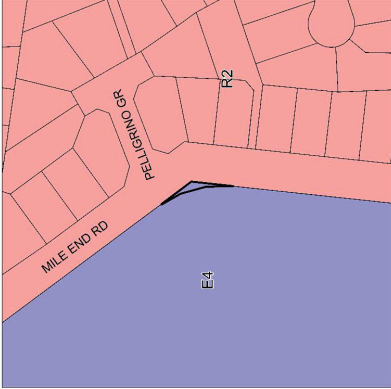
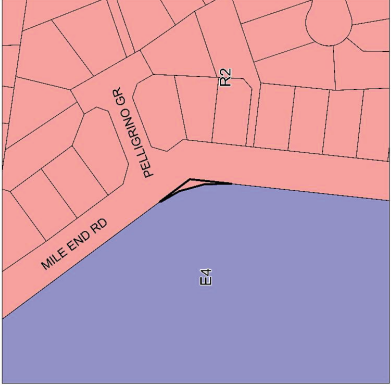
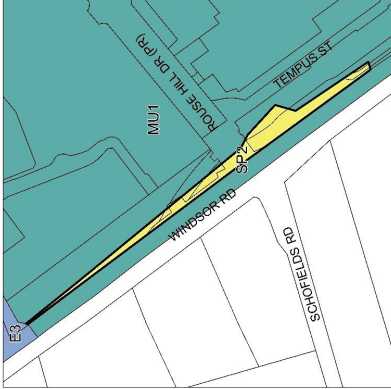

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
37	Suburb: - Rouse Hill Parcels: - 1 Location: - 314 Annangrove Rd	<p>Zone and Land Reservation Acquisition change to remove public land no longer required as confirmed by relevant acquisition authority – Lot 27 DP 834050</p> <p>Current Road Widening no longer required.</p> <p>ZONE CHANGE: Remove zone SP2 Local Road Widening and apply E3 Productivity Support.</p> <p>CORRESPONDING CHANGES: - LAND RESERVATION ACQUISITION CHANGE: Remove Local Road Widening SP2 from Lot 27 DP 834050</p> <p>FLOOR SPACE RATIO CHANGE: Apply N 1:0 to Lot 27 DP 834050</p>	 	 	LZN LRA FSR 006

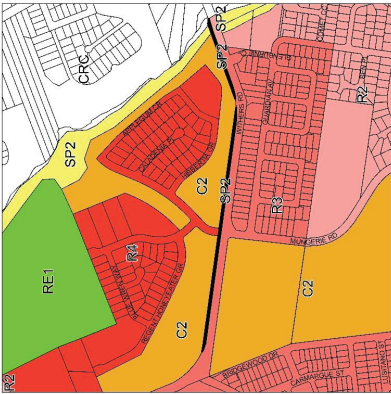
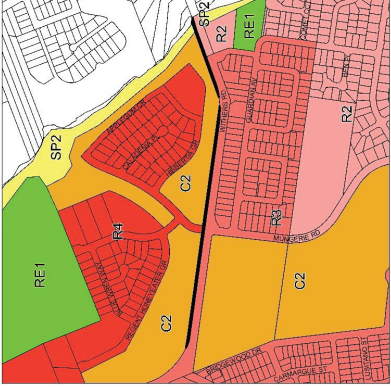
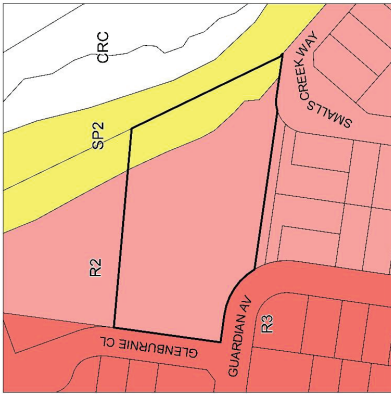
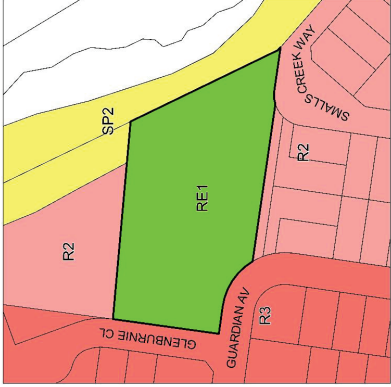
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
38	Suburb: - Rouse Hill Parcels: - 1 and Public Road Location: - Annangrove Rd, Edwards Road and 1 GyMEA Cct	<p>Zone and Land Reservation Acquisition changes for public land acquired and dedicated including additional Land Identified by relevant public authority as a nominated public use. Lot 1 DP 1275502 & Public Road fronting Lot 28 DP 1288857, Lot 2 DP 1295030 & Lot 2 DP 1294119.</p> <p>Subject land dedicated Public Road under the following Deposited Plans: -</p> <ul style="list-style-type: none"> - Lot 21 DP 1267119. - Lot 29 DP 1288857. - Lots 3 and 4 DP 1294119. <p>Lot 1 DP 1275502 – additional road widening 7.1sqm required under Plan PW2804</p> <p>ZONE CHANGE:</p> <ul style="list-style-type: none"> - Dedicated Public Road - Remove SP2 Local Road Widening and apply E3 Productivity Support. - Lot 1 DP 1275502 - Remove E3 Productivity Support and apply SP2 Local Road Widening as per new widening plan PW2804. <p>Corresponding changes: -</p> <p>LAND RESERVATION ACQUISITION CHANGE:</p> <ul style="list-style-type: none"> - Dedicated Public Road - Remove Local Road Widening SP2 - Lot 1 DP 1275502 – Apply Local Road Widening SP2 as per new widening plan <p>FLOOR SPACE RATIO CHANGE:</p> <ul style="list-style-type: none"> - Apply N1:0 to E3 Productivity Support zoned land - Remove from SP2 Local Road Widening zoned land 	 	 	LZN LRA FSR 006

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
39	Suburb: - Rouse Hill Parcels: - 1 & Public Road Location: - 288 Annangrove Rd & 18 Edwards Rd	<p>Zone and Land Reservation Acquisition changes for land acquired and dedicated including additional land identified by relevant public authority as a nominated public use – Public Road and Lot 39 DP 1288856.</p> <p>Acquisition DP 1288856 created Lots 39 & 40, Lot 40 created for Road is dedicated as Public Road. SP2 Zone and LRA is required to be removed from the Public Road.</p> <p>Additional Widening Plan 110723-04-SKR016 of approximately 1822.46sqm is to be identified as SP2 Local Road.</p> <p>ZONE CHANGE:</p> <ul style="list-style-type: none"> - Dedicated Public Road - Remove SP2 Local Road Widening and apply RU2 Transition. - Lot 39 DP 1288856 - Partly remove E3 Productivity Support and apply SP2 Local Road Widening as per new widening plan. <p>Corresponding changes: -</p> <p>LAND RESERVATION ACQUISITION CHANGE:</p> <ul style="list-style-type: none"> - Dedicated Public Road - Remove Local Road Widening SP2 - Lot 39 DP 1288856 - Apply Local Road Widening to SP2 Local Road Widening zoned land <p>FLOOR SPACE RATIO CHANGE:</p> <p>Remove N 1:0 from SP2 Local Road Widening zoned land</p>			LZN LRA FSR 006
					


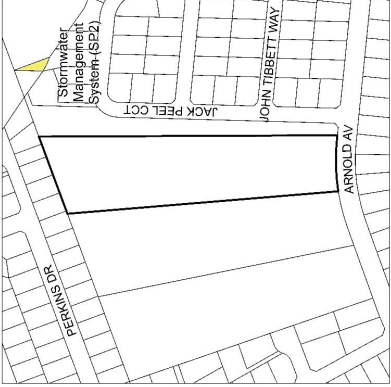
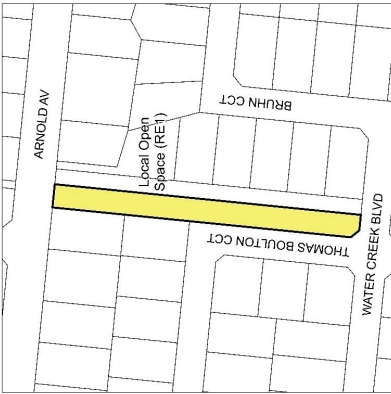

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
40	Suburb: - Rouse Hill Parcels: - 1 and Public Road Location: - 288 Annangrove Rd & Edwards Rd	Heritage Item 1181 change to update Property address and Lot and DP – Public Road and Lot 39 DP 1288856 Heritage item currently identified as: - Rouse Hill, House, 288 Annangrove Road, Lot 3, DP 222080, Local, 1181 The land was subject to a Plan of Acquisition for Road Widening creating Lots 39 & 40 DP 1288856. Lot 40 was dedicated as Public Road and Heritage Item 1181 is now wholly within Lot 39 DP 1288856. ZONE CHANGE: Nil HERITAGE ITEM CHANGE: Apply Heritage Item 1181 to Lot 39 DP 1288856 Remove Heritage Item 1181 from dedicated Public Road See corresponding written instrument changes to Schedule 5			HER 006
41	Suburb: - Rouse Hill Parcels: - Public Road Location: - 263 Annangrove Rd & 16 Edwards Rd	Zone and Land Reservation Acquisition changes to remove public land acquired and dedicated including land no longer required and land to remain by relevant public authority – Lot 34 DP 1288856 and Public Road fronting The land was subject to a Plan of Acquisition for Road Widening creating Lot 35 DP 1288856 fronting Lot 34. Lot 35 was dedicated as Public Road. SP2 land located at south-eastern corner is no longer required and SP2 adjoining 261 Annangrove Rd is to remain. ZONE CHANGE: Dedicated Public Road - Remove SP2 Local Road Widening and apply RU6 Transition. Lot 34 DP 1288856 - Remove SP2 Local Road Widening and apply RU6 Transition to south-eastern corner only. Strip of SP2 adjoining 261 Annangrove Rd is to remain. Corresponding change: - LAND RESERVATION ACQUISITION CHANGE: Dedicated Public Road - Remove Local Road Widening SP2 Lot 34 DP 1288856 - Remove from south-eastern corner only			LZN LRA 006

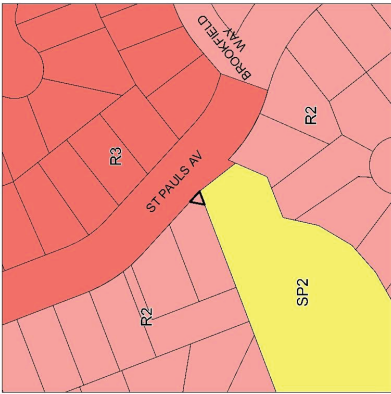
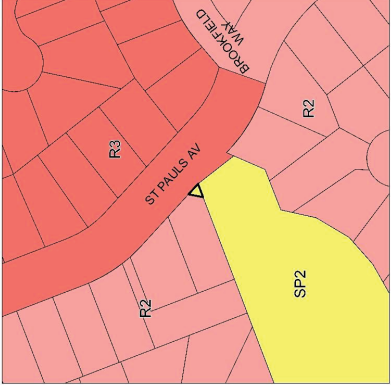
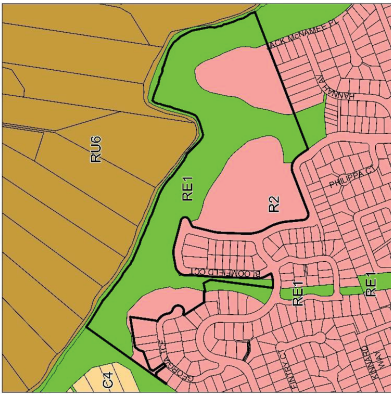
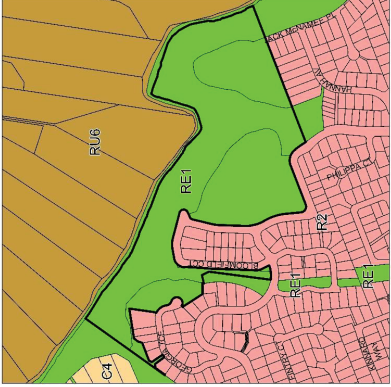
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
42	Suburb: - Rouse Hill Parcels: - 2 and Public Road Location: - 25 Edwards Rd and 21 Gynea Cct	Minimum Lot Size change to match cadastre and development outcome – Lots 5 & 6 DP 1275502 and Public Road ZONE CHANGE: Nil Corresponding changes: - MINIMUM LOT SIZE CHANGE: Remove W2-4000sqm and apply V2-2500sqm			LSZ 006

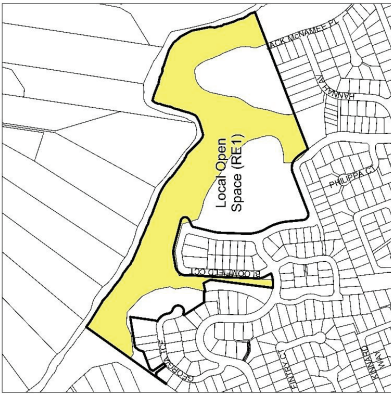


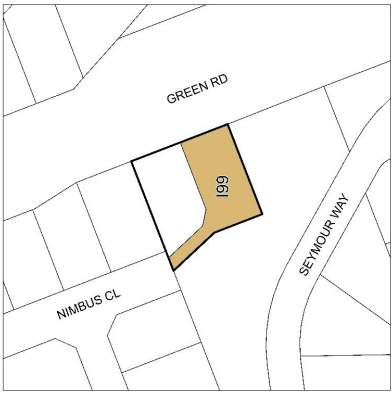
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
43	Suburb: - Rouse Hill Parcels: - Public Road Location: - 24-26 Mile End Rd	Zone changes to match cadastre and land dedication – Remove E4 and apply R2 - Public Road DP 1319844 included road widening dedicated as public road, zoning requires altering to match cadastre. ZONE CHANGE: Remove E4 General Industrial and apply R2 Low Density Residential to public road <u>Corresponding changes:-</u> HEIGHT OF BUILDING CHANGE: Remove O2-16m and apply K-10m MINIMUM LOT SIZE CHANGE: Remove X2-8000sqm and apply G-450sqm FLOOR SPACE RATIO CHANGE: Remove N-1.0			LZN HOB LSZ FSR 006 007
44	Suburb: - Rouse Hill Parcels: - 5 Location: - 1 Tempus St, Windsor Rd & Rouse Hill Dr	Zone changes to for land acquired by relevant public authority for the nominated public purpose – Remove SP2 and apply MU1 – Lots 227 & 229 DP 1249147, Lots 230, 231, 233 DP 1253296 & Public Road Land is owned by Sydney Metro or Minister of the Environmental Planning & Assessment Act and is in use for Bus Transitway, Rail or dedicated Public Road. Land is to be zoned as per adjoining zone. Land Reservation Acquisition already removed. ZONE CHANGE: Remove SP2 Classified Road and apply MU1 Mixed Use <u>Corresponding changes:-</u> NIL			LZN 007

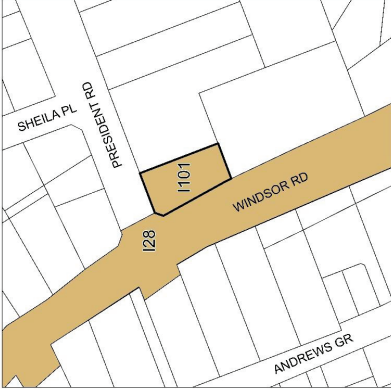

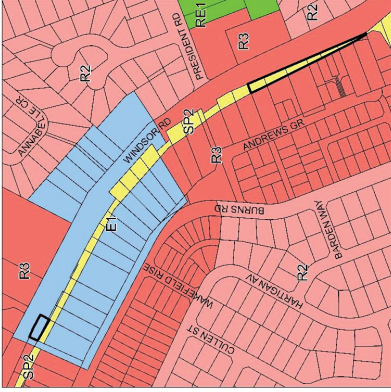
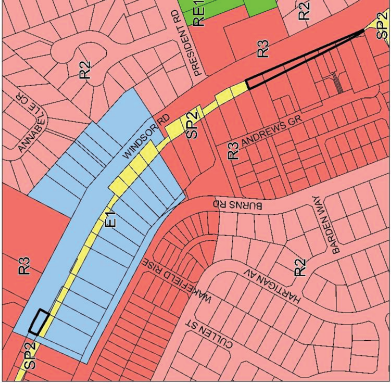
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
45	Suburb: - North Kellyville Parcels: - 3 Location: - Withers Rd, Applegum Cres and Regent Honeyeater Gr	Zone changes to match cadastre and development outcome – Remove SP2 - Lots 1021 & 1023 DP 1149731 & Lot 103 DP 1140711. Widening on northern side of Withers Road is no longer required, as the road is built and the fence line identifies the bio-banking boundary. ZONE CHANGE: - Lots 1021 & 1023 DP 1149731 - Remove zone SP2 Local Road Widening and apply C2 Environmental Conservation. - Lot 103 DP 1140711 - Remove zone SP2 Local Road Widening and apply SP2 Stormwater Management System. Corresponding changes:- HEIGHT OF BUILDING CHANGE: Lot 103 DP 1140711 – remove K-10m			LZN HOB 015
46	Suburb: - Beaumont Hills Parcels: - 1 Location: - Guardian Avenue Reserve	Zone changes to match cadastre, use and dedicated public reserve – Remove R2 and SP2 and apply RE1 - Lot 48 DP 1028773 Council resolved 10/6/2008 to purchase the land and dedicate as public reserve classified as community land. Land now in Council ownership as Guardian Avenue Reserve, SP2 zone is not required for stormwater management purposes. ZONE CHANGE: Remove R2 Low Density Residential and SP2 Stormwater Management and apply RE1 Public Recreation Corresponding changes:- HEIGHT OF BUILDING CHANGE: Remove K-10m from RE1 Zone			LZN HOB 015

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
47	<p>Suburb: - Beaumont Hills</p> <p>Parcels: - 1</p> <p>Location: - 3-13 Glenburnie Close</p>	<p>Zone changes to match cadastre and development outcome – Remove R3 and SP2 apply R2 Lot 13 DP 1153976</p> <p>Land is under private ownership and a portion is no longer required for stormwater management purposes, noting the land is subject to restrictions associated with the riparian corridor and bushland management created as part of consent for the subdivision (745/2009/ZB)</p> <p>ZONE CHANGE: Remove R3 Medium Density Residential and SP2 Stormwater Management and apply R2 Low Density Residential</p> <p>Corresponding change: - HEIGHT OF BUILDING CHANGE: Apply K-10m to R2 Zone</p>			LZN HOB
48	<p>Suburb: - Beaumont Hills</p> <p>Parcels: - 1</p> <p>Location: - Sanctuary Dr</p>	<p>Zone changes to match cadastre and use – Lot 190 DP 1017025</p> <p>Land owned by Sydney Water and used as SP2 Stormwater Management System; however, part of this land is zoned R2 Low Density Residential.</p> <p>ZONE CHANGE: Remove zone R3 Medium Density Residential and apply SP2 Stormwater Management</p> <p>Corresponding change: - HEIGHT OF BUILDING: Remove K - 10m</p>			LZN HOB

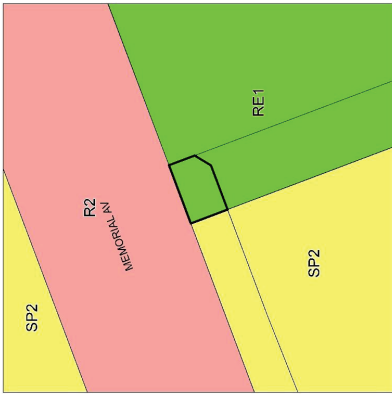
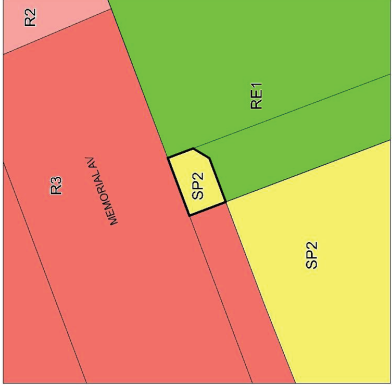
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
49	Suburb: - Kellyville Parcels: - 1 Location: - Arnold Ave Sports Complex	Land Reservation Acquisition change for land acquired by relevant public authority for the nominated public use – LRA to be removed - Lot 44 DP 224917 Part of Arnold Ave Sports Complex owned by Council. <u>ZONE CHANGE:</u> Nil <u>Corresponding change:</u> LAND RESERVATION ACQUISITION - LRA Local open Space to be removed			LRA
50	Suburb: - Kellyville Parcels: - 1 Location: - Thomas Boulton Circuit Reserve	Land Reservation Acquisition change for land acquired by relevant public authority for the nominated public use – LRA to be removed - Lot 700 DP 1206143 Part of Thomas Boulton Circuit Reserve, owned by Council. <u>ZONE CHANGE:</u> Nil <u>Corresponding change:</u> LAND RESERVATION ACQUISITION - LRA Local open Space to be removed			LRA

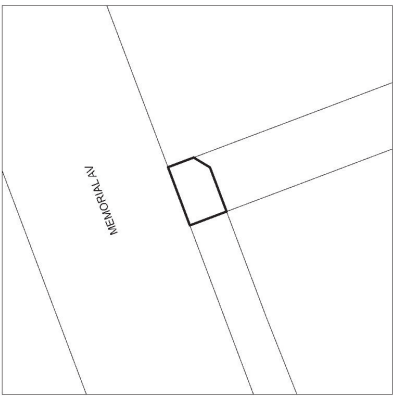
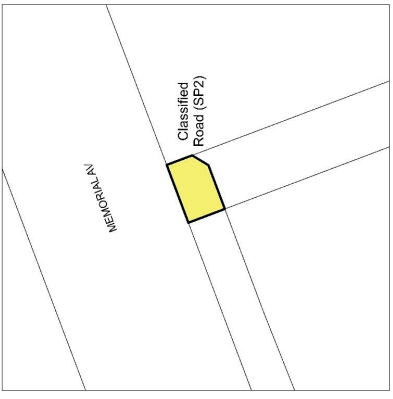
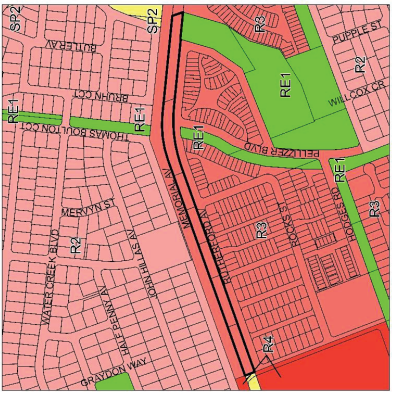
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
51	Suburb: - Kellyville Parcels: - 1 Location: - 82Z St Pauls Ave	Zone changes for land acquired by relevant public authority for the nominated public use. Lot 211 DP 1152623 Land dedicated as Drainage Reserve via registration of DP 1152623. ZONE CHANGE: Remove R2 Low Density Residential and apply SP2 Stormwater Management. Corresponding change:- HEIGHT OF BUILDING Remove K-10m from SP2 Zone			LZN HOB
52	Suburb: - Kellyville Parcels: - 2 and Public Road Location: Cattai Creek Conservation Area Reserve	Zone and Land Reservation Acquisition change for land acquired by relevant public authority for the nominated public purpose and to match cadastre - Lot 1 DP 1275518, Lot 41 DP 1275519 & Public Road Cattai Creek Conservation Area Reserve under Council ownership. Acquisition DP dedicated Lot 1 DP 1275518 as public reserve and Lot 41 DP 1275519 transferred to Council for use as Public Reserve. ZONE CHANGE: Public Road - Remove RE1 Public Recreation and apply R2 Low Density Residential. Lot 41 DP 1275519 - Remove R2 Low Density and apply RE1 Public Recreation Corresponding changes:- LAND RESERVATION ACQUISITION: Public Road & Lot 1 DP 1275518 - Remove LRA Local Open Space RE1 HEIGHT OF BUILDING: Lot 41 DP 1275519 - Remove K-10m Public Road - Apply K-10m			LZN LRA HOB

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
53	Suburb: - Kellyville Parcels: - 2 Location: 19 & 19A Nimbus Cl	Heritage Item 199 change to update Lot and DP - Lots 1 and 2 DP 1268817 Currently identified as: - Kellyville, House, 19 Langford Smith Close, Lot 1 DP 1039914, Local, 199, Land was subject to a two-lot subdivision, and the heritage item is now within Lot 1 DP 1268817. <u>ZONE CHANGE:</u> Nil <u>HERITAGE ITEM CHANGE:</u> Remove item 199 from Lot 2 DP 1268817 See corresponding written instrument changes to Schedule 5			HER Sch 5
					015

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
54	Suburb: - Kellyville Parcels: - 1 Location: 1 President Rd	Heritage Item I101 change to remove demolished item - Lot 100 DP 1285549 Currently identified as: - Kellyville, House, 9-11 Windsor Road, Lot 9, DP 621494, Local, I101 Heritage item now demolished as approved under DA 677/2021/JP. <u>ZONE CHANGE:</u> Nil HERITAGE ITEM CHANGE: Remove item I101 from mapping. See corresponding written instrument changes to Schedule 5			HER Sch 5 015
55	Suburb: - Kellyville Parcels: - 8 Location: Windsor Rd between Memorial Ave & Old Windsor Rd	Zone changes for land acquired by relevant public authority for the nominated public purpose - Remove SP2 and apply adjoining zone. Lots 405-409 DP 1240786; Lot 501 DP 1202770; Lot 601 DP 1233889; Lot 8 DP 1034142. Acquisition Deposited Plans – land owned by Transport for NSW is required to be dedicated as Public Road by Transport for NSW. Land Reservation Acquisition already removed. <u>ZONE CHANGE:</u> Lots 405-409 DP 1240786; Lot 501 DP 1202770; Lot 601 DP 1233889 - Remove SP2 Classified Road and apply R3 Medium Density Residential. Lot 8 DP 1034142 - Remove SP2 Classified Road and apply E1 Local Centre <u>Corresponding changes:-</u> Nil			LZN 015




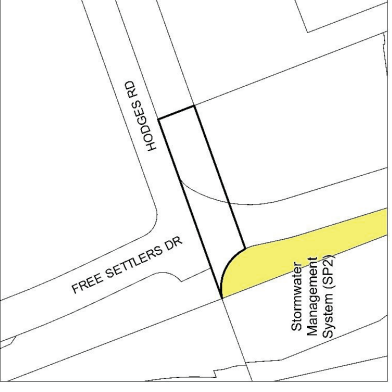
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
56	Suburb: - Kellyville Parcels: - 5 Location: Memorial Ave between Windsor Rd & Arnold Ave	<p>Zone changes for land acquired by relevant public authority for the zoned nominated public purpose - Remove SP2 and apply adjoining zone - Lots 34 & 35 DP 1149683, Lot 1 DP 1135062, Lots 104 & 105 DP 1154282</p> <p>Acquisition and registered Deposited Plans - Land owned by Transport for NSW is required to be dedicated as Public Road by Transport for NSW. Land Reservation Acquisition already removed.</p> <p>ZONE CHANGE: Lots 34 & 35 DP 1149683, Lot 1 DP 1135062, 105 DP 1154282 - Remove SP2 Classified Road and apply R2 Low Density Residential Lot 104 DP 1154282 - Remove SP2 Classified Road and apply R3 Medium Density Residential</p> <p>Corresponding changes: - Nil</p>			LZN 015
57	Suburb: - Kellyville Parcels: - 9 and Public Road Location: - Rutherford Ave Reserve, Memorial Ave, Hector Ct and Kellyville Grove Shopping Centre	<p>Zone changes for land acquired and dedicated by relevant public authority for the nominated public purpose and changes to match cadastre and development outcomes. Lot 1001 DP 1180500, Lot 102 DP 1280251, Lot 101 DP 1280251, Lot 1003 DP 1172742, Lots 15, 16, 18, 19 DP 1245757; Lot 3 DP 1171952 and Public Road.</p> <p>Lot 1001 DP 1180500, Lot 102 DP 1280251 & Public Road: - Part of Rutherford Ave Reserve owned by Council, dedicated as Public Reserve and Public Road. Alterations for closure of Hector Court and Land Swap between Council & Fabcot.</p> <p>Lot 101 DP 1280251: - Adjust zone boundary to reflect approved development 970/2017/IP and cadastre</p> <p>Lot 1003 DP 1172742; Lots 15, 16, 18, 19 DP 1245757 and Lot 3 DP 1171952 - Land acquired and owned by Transport for NSW to be dedicated as public road by Transport for NSW.</p> <p>ZONE CHANGE: - Lot 1001 DP 1180500 - Remove R3 Medium Density Residential and apply RE1 Public Recreation. - Lot 102 DP 1280251 - Remove E1 Local Centre and apply RE1 Public Recreation for future cycleway. - Lot 101 DP 1280251 - Remove R4 High Density Residential and apply E1 Local Centre to match cadastre and site usage. - Lot 1003 DP 1172742; Lots 15, 16, 18, 19 DP 1245757 and Lot 3 DP 1171952 - Remove SP2 Classified Road and apply R3 High Density Residential. - Public Road Memorial Ave - Remove E1 Local Centre and part R2 Low Density Residential and apply R3 Medium Density Residential. - Public Road Hector Ct - Remove R3 Medium Density Residential and apply E1 Local Centre and R4 High Density Residential.</p> <p>Corresponding changes: - HEIGHT OF BUILDING: - Lot 1001 DP 1180500 - Remove k-10m</p>			LZN HOB FSR LSZ 015

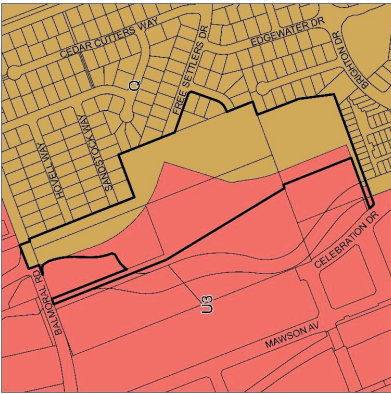
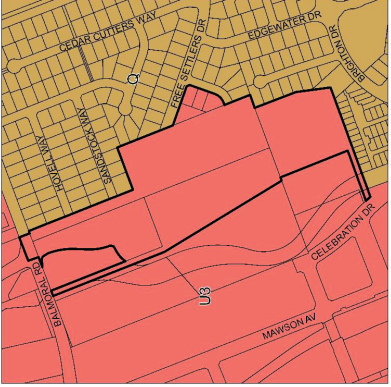


PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
		<ul style="list-style-type: none"> Lot 102 DP 1280251 - Remove M1-12m Lot 101 DP 1280251 - Remove O2-16.0, Apply M1-12m Public Road Memorial Avenue - Remove M1-12m and apply K-10m Public Road Hector Court - Remove K-10m and apply M1-12m and O2-16m <p>FLOOR SPACE RATIO:</p> <ul style="list-style-type: none"> Lot 102 DP 1280251 - Remove N-1.0 Lot 101 DP 1280251 - Apply N-1.0 Public Road Memorial Avenue - Remove N-1.0 Public Road Hector Court - Remove N-1.0 <p>MINIMUM LOT SIZE:</p> <ul style="list-style-type: none"> Lot 102 DP 1280251 - Remove M-600 sq m. Apply Q-700 sq m Lot 101 DP 1280251 - Remove U3-1800 sq m. Apply M-600 sq m Public Road Memorial Avenue - Remove M-600 sq m. Apply Q-700sqm Public Road Hector Court - Remove M-600 sq m. Apply Q-700 sq m. 			
58	<p>Suburb: - Kellyville</p> <p>Parcels: - 1</p> <p>Location: Kellyville Memorial Park, Memorial Ave</p>	<p>Zone and Land Reservation Acquisition change for land identified by relevant public authority as a nominated public purpose – Remove RE1 and apply SP2 - Lot 10 DP 258947</p> <p>Lot 10 DP 258947 has proposed Acquisition DP 1317283 that identifies Lot 11 as being required for road widening purposes. Land is owned by Council under Kellyville Memorial Park and proposed Lot 11 is required to be acquired and dedicated by Transport for NSW.</p> <p>ZONE CHANGE:</p> <p>Remove RE1 Public Recreation and apply SP2 Classified Road as per proposed Lot 11 DP 1317283</p> <p>Corresponding changes:-</p> <p>LAND RESERVATION ACQUISITION</p> <p>Apply Classified Road SP2 to proposed Lot 11 DP 1317283</p>			<p>LZN LRA</p> <p>016</p>

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
59	Suburb: - Kellyville Parcels: - 7 Location: Memorial Ave opposite Rutherford Ave	<p>Zone changes for land acquired by relevant public authority for the nominated public purpose – Remove SP2 and apply adjoining zone – Lots 10-12 DP 1129346, Lot 114 DP 1196753, Lot 3 DP 1208590, Lot 11 DP 1237045 and Lot 31 DP 1241190.</p> <p>Land acquired and owned by Transport for NSW to be dedicated as public road by Transport for NSW Land Reservation Acquisition already removed.</p> <p><u>ZONE CHANGE:</u> Remove SP2 Classified Road and apply R3 Medium Density Residential</p> <p><u>Corresponding changes:-</u> Nil</p>			LZN
					015

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
60	Suburb: - Kellyville Parcels: - 8 Location: Memorial Ave between Thomas Boulton Cct & Old Windsor Rd	<p>Zone changes for land acquired by relevant public authority for the nominated public purpose – Remove SP2 and apply adjoining zone - Lot 101 DP 1163410, Lot 2 DP 1180837, Lot 2 DP 1237055, Lot 47 DP 1071715, Lot 25 & 26 DP 844963, Lot 11 DP 1226678, Lot 101 DP 1179289, Lot 11 DP 1248362, Lot 152 DP 1249488 and Public Road.</p> <p>Land acquired and owned by Transport for NSW to be dedicated as public road by Transport for NSW. Land Reservation Acquisition already removed.</p> <p><u>ZONE CHANGE:</u> Lot 101 DP 1163410, Lot 2 DP 1180837, and Lot 2 DP 1237055 Remove SP2 Classified Road and apply R4 High Density Residential. Public Road Memorial Avenue Remove SP2 Classified Road and R1 General Residential and apply R4 High Density Residential. Lot 47 DP 1071715, Lot 25 & 26 DP 844963 Remove R1 General Residential and apply R4 High Density Residential Lot 11 DP 1226678, Lot 101 DP 1179289 Remove SP2 Classified Road and apply R3 Medium Density Residential</p> <p><u>Corresponding changes:-</u> HEIGHT OF BUILDING: Lot 2 DP 1180837, Lot 2 DP 1237055, Lot 47 DP 1071715, Lot 25 & 26 DP 844963, Lot 11 DP 1248362, Lot 152 DP 1249488, and Memorial Ave – apply K-10m.</p>			LZN HOB 016
61	Suburb: - Kellyville Parcels: - 3 Location: Windsor Road between Memorial Ave & Fairway Dr	<p>Zone changes for land acquired by relevant public authority for the nominated public purpose – Remove SP2 and apply adjoining zone - Lot 102 DP 1243347, Lot 15 DP 1241069 & Lot 6 DP 1237403.</p> <p>Land acquired and owned by Transport for NSW to be dedicated as public road by Transport for NSW. Land Reservation Acquisition already removed.</p> <p><u>ZONE CHANGE:</u> Lot 102 DP 1243347, Lot 15 DP 1241069 & Lot 6 DP 1237403 – Remove SP2 Classified Road and apply R3 Medium Density Residential</p> <p><u>Corresponding changes:-</u> NII</p>			LZN 015





PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
62	Suburb: - Kellyville Parcels: - 1 & Public Road Location: 83 Free Settlers Dr	Zone changes for land acquired and dedicated by relevant public authority for the nominated public purpose - Remove RE1 and apply R2 Low Density Residential – Lot 1 DP 1263045 and Public Road Section of Free Settlers Dr from Fairway Dr was dedicated as Public Road via DP 1263045 and Lot 1 DP 1263045 is the Bella Vista Public School owned by Minister for Education and Early Learning. ZONE CHANGE: Remove RE1 Public Recreation and apply R2 Low Density Residential Corresponding changes:- HEIGHT OF BUILDING: Apply K-10m			LZN HOB 016
63	Suburb: - Bella Vista Parcels: - 1 Location: - Elizabeth Macarthur Dr	Zone changes for land owned by relevant public authority and use – Remove SP4 and apply RE1 Lot 1 DP 1057607 Land was subject to approved subdivision under DP 1057607 with Lot 1 DP 1057607 transferred to Council to form part of Bella Vista Farm Park Reserve. ZONE CHANGE: Remove SP4 Enterprise and apply RE1 Public Recreation. Corresponding changes:- HEIGHT OF BUILDING CHANGE: Remove RL 116m MINIMUM LOT SIZE CHANGE:- Remove X2-8000sqm and apply Q-7000sqm FLOOR SPACE RATIO CHANGE:- Remove N-1.0			LZN HOB LSZ FSR 016

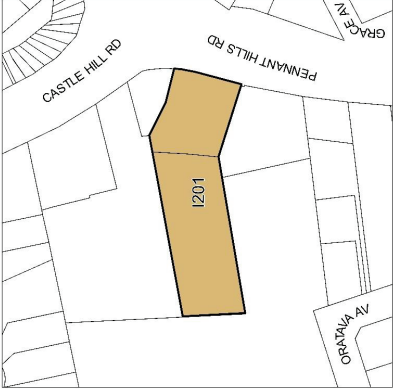
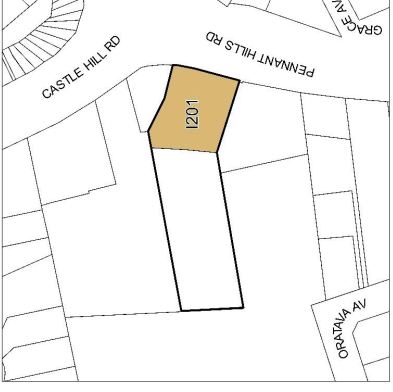
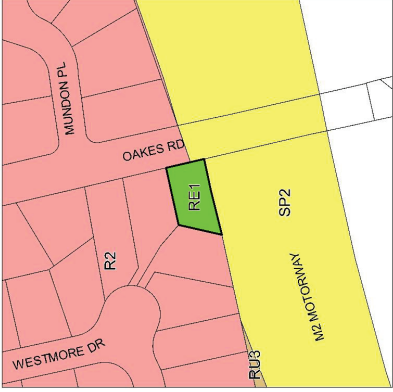
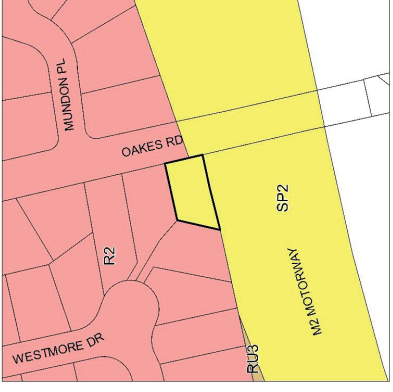
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
64	<p>Suburb: - Bella Vista / Kellyville</p> <p>Parcels: - 1 & Public Road</p> <p>Location: - Hodges Rd, Free Settlers Dr</p>	<p>Zone and Land Reservation Acquisition changes for land acquired by relevant public authority for the nominated public purpose – Remove LRA and apply adjoining zone - Lot 3 DP 1270628 & Public Road.</p> <p>Land zoned RE1 Public Recreation. Lot 3 DP 1270628 now owned by Council is to be removed from LRA.</p> <p>DP 1272865 dedicated land as Public Road and is required to be zoned the same as the adjoining zone, which in this case is R4 High Density Residential.</p> <p>ZONE CHANGE: Public Road - Remove zone RE1 Public Recreation from dedicated road and apply R4 High Density</p> <p>Corresponding changes: - LAND RESERVATION ACQUISITION CHANGE Remove LRA Local Open Space (RE1)</p> <p>HEIGHT OF BUILDING CHANGE: Apply O2 - 16m</p>	 	 	LZN LRA HOB 016


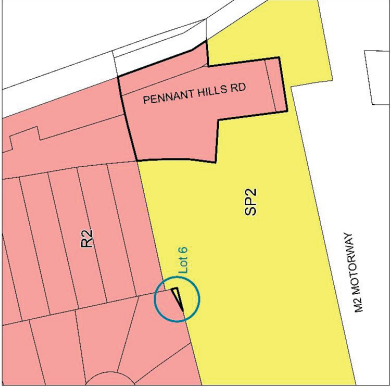
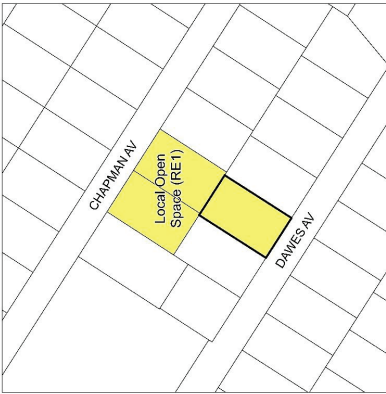

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
65	<p>Suburb: - Bella Vista</p> <p>Parcels: - 9 & Public Road</p> <p>Location: - 88-92 Balmoral Rd, 1-5 Waddell Rd, 47 Free Settlers Dr and Celebration Dr</p>	<p>Minimum Lot Size change to match cadastral and align with new zone boundaries – Public Road, Lot 3 DP 552746, Lot 20 DP 1170934, Lot 12 DP 17213, Lots 112-115 DP 1186053, Lot 1 & Lot 6 DP 1244850.</p> <p>Align minimum lot size map with new R4 and RE1 zone boundaries following the State Government finalisation of the rezoning proposal for the Bella Vista and Kellyville Station Precincts as part of the Transit Oriented Development Program in November 2024.</p> <p>The rezoning proposal implemented by Government revised Land Zoning, Floor Space Ratio and Height of Building mapping but did not revise Minimum Lot Size map. Correction is now required to ensure a consistent approach to minimum lot size mapping as applied to other high density zoned locations.</p> <p>ZONE CHANGE: Nil</p> <p>Corresponding change: - MINIMUM LOTS SIZE CHANGE: Remove Q:700sqm and apply U3-1800sqm to match R4 & RE1 zones</p>			
66	<p>Suburb: - Norwest</p> <p>Parcels: - 1</p> <p>Location: - Stone Mason Dr</p>	<p>Land Reservation Acquisition change for land acquired by relevant public authority for the nominated public purpose – LRA to be removed - Lot 16 DP 1200327.</p> <p>Land owned by Council to be removed from Land Reservation Acquisition Mapping.</p> <p>ZONE CHANGE: Nil</p> <p>Corresponding change: - LAND RESERVATION ACQUISITION CHANGE: - Remove Land Reservation Acquisition - Local Open Space (RE1)</p>			LRA
					016

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
67	Suburb: - Norwest Parcels: - 5 Location: - 76-84 Mackillop Dr and 3 Firewheel Pl	Heritage Item 17 change to update Property address and Lot and DPs - Lots 1 to 5 DP 1275311 Currently identified as: - Norwest, St Joseph's Novitiate, Mackillop Drive, Lot 217, DP 1239622, Local, 17. The land was subject to subdivision under DP 1275311 and Heritage Item is now wholly within Lot 5 DP 1275311. <u>ZONE CHANGE:</u> NIL <u>HERITAGE ITEM CHANGE:</u> - Lot 5 DP 1275311 - Apply Heritage Item 17 - Lots 1-4 DP 1275311 - Remove Heritage Item 17 - See corresponding written instrument changes to Schedule 5			HER 016
68	Suburb: - Norwest Parcels: - 57 and Public Road Location: - 9 Spurway Dr	Heritage Item 125 change to update Property address and Lot and DPs - Lots 1-57 SP 102284 and Public Road Currently identified as: - Norwest, Avenue of trees leading to Castle Hill Country Club, 7 and 9 Spurway Drive and Castle Hill Country Club, Spurway Drive, Lot 18, DP 1200327; Lot 3, DP 271187; Lot 2, DP 1246113. Local, 125 Lot 3 DP 271187 is now Historic as the land was subject to a subdivision creating Lots 5 & 6 DP 271187. Lot 5 DP 271187 is now Historic as the land was subject to strata plan subdivision creating SP 102284. Lot 2 DP 1246113 is now Historic as the land was subject to a subdivision creating Lot 1 DP 1284487 Private Road and part dedication of Public Road for Spurway Drive. Heritage Item 125 is now applicable to: - Norwest, Avenue of trees leading to Castle Hill Country Club, Spurway Drive and Castle Hill Country Club, 7 Spurway Drive, Lot 18, DP 1200327, Lot 6 DP 271187 and Lot 1 DP 1284487, Local, 125 <u>ZONE CHANGE:</u> NIL <u>HERITAGE ITEM CHANGE:</u> - Lot 18 DP 1200327, Lot 6 DP 271187 and Lot 1 DP 1284487 - Apply Heritage Item 125 - Strata Plan 102284 and dedicated Public Road - Remove Heritage Item 125 See corresponding written instrument changes to Schedule 5			HER 016



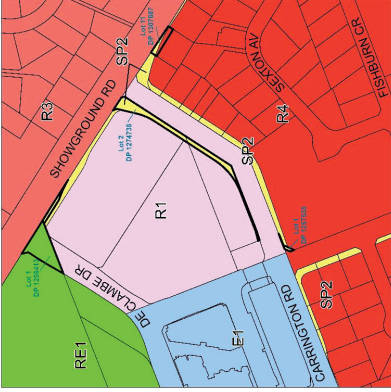
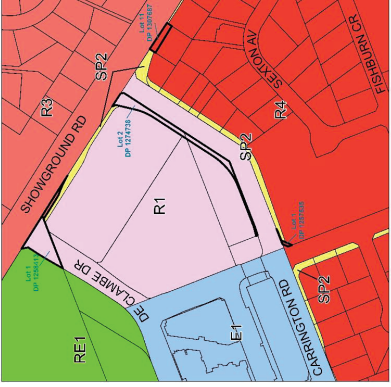
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
69	Suburb: - Baulkham Hills Parcels: - 3 Location: - Adjoining M2 Motorway near Petrina Cres	<p>Zone changes for land acquired by relevant public authority for the nominated public purpose. Remove RE1 and apply SP2 - Lot 17 DP 875893, Lots 1 & 2 DP 882594</p> <p>Land acquired by Transport for NSW under acquisition DPs, land is zoned RE1 Zoned and does not form part of a Council reserve.</p> <p>ZONE CHANGE: Remove zone from RE1 Public Recreation and apply SP2 Classified Road</p> <p>Corresponding changes: - Nil</p>			LZN 025
70	Suburb: - Baulkham Hills Parcels: - 4 Location: - Windsor Rd adjoining M2 Motorway	<p>Zone changes for land acquired by relevant public authority for the nominated public purpose. Remove SP2 and apply R3 - Lots 13-16 DP 879535.</p> <p>Land acquired and owned by Transport for NSW for Public Road purpose is to be dedicated by Transport for NSW.</p> <p>ZONE CHANGE: Remove SP2 Classified Road and apply R3 Medium Density Residential</p> <p>Corresponding changes: - HEIGHT OF BUILDING CHANGE: - Apply J-9.0</p>			LZN HOB 025

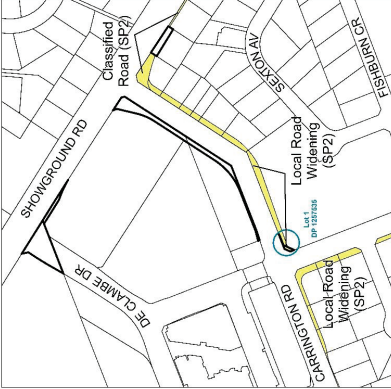
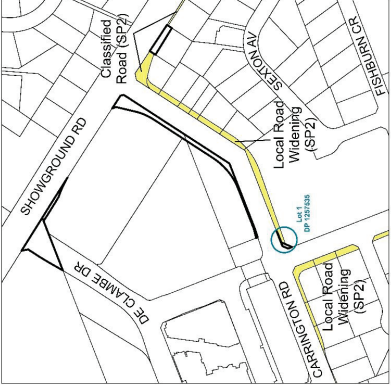
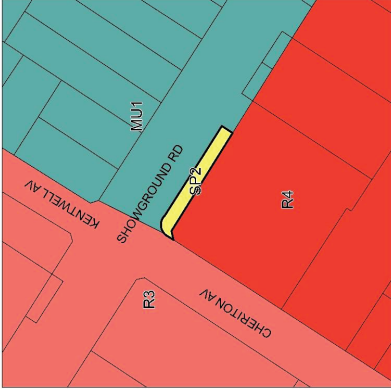
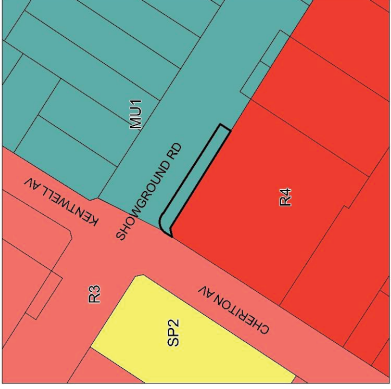
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
71	Suburb: - Baulkham Hills Parcels: - 3 Location: - Vincent St, Watkins Rd & Junction Rd	Zone changes for land acquired by relevant public authority for the nominated public purpose. Remove SP2 and apply R2 - Lots 14-16 DP 873386. Land acquired and owned by Transport for NSW for public road purpose is to be dedicated by Transport for NSW. <u>ZONE CHANGE:</u> Remove SP2 Classified Road and apply R2 Low Density Residential <u>Corresponding changes:</u> - <u>HEIGHT OF BUILDING CHANGE:</u> - Apply J-9.0			LZN HOB 017 025
72	Suburb: - Baulkham Hills Parcels: - 3 Location: - Junction Rd	Zone changes for land acquired by relevant public authority for the nominated public purpose. Remove SP2 and apply R2 - Lot 8 DP 871024. Land acquired and owned by Transport for NSW for public road purpose is to be dedicated by Transport for NSW. <u>ZONE CHANGE:</u> Remove SP2 Classified Road and apply R2 Low Density Residential <u>Corresponding changes:</u> - <u>HEIGHT OF BUILDING CHANGE:</u> - Apply J-9.0			LZN HOB 017

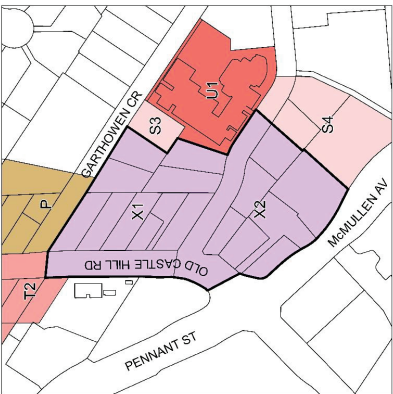
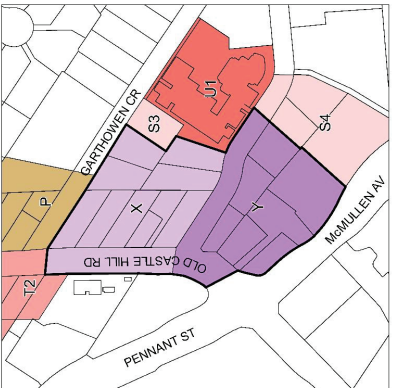
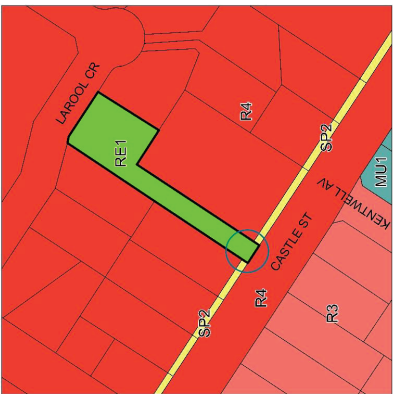
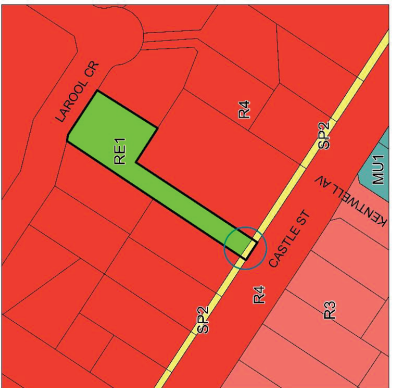
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
73	Suburb: West Pennant Hills Parcels: 2 Location: 570 Pennant Hills Rd	Heritage Item I201 change to update Lot and DP - Lots 1 and 2 DP 1287214 Heritage item I201 currently identified as: West Pennant Hills, "Stoneleigh", 570 Pennant Hills Road, Lot 3, DP 1096405, Local, I201. Land was subject to a subdivision under DP 1287214 creating Lots 1 & 2. Heritage Item I201 is now wholly within Lot 1 DP 1287214. Heritage item is now applicable to: West Pennant Hills, "Stoneleigh", 570 Pennant Hills Road, Lot 1, DP 1287214, Local, I201. <u>ZONE CHANGE:</u> Nil HERITAGE ITEM CHANGE: Lot 1 DP 1287214 - Apply item I201 Lot 2 DP 1287214 - Remove item I201. See corresponding written instrument changes to Schedule 5			HER 024
74	Suburb: West Pennant Hills Parcels: 1 Location: Oakes Rd and M2 Motorway	Zone changes for land acquired by relevant public authority for the nominated public purpose. Remove RE1 and apply SP2 – Lot 171 DP 1154226 Acquisition DP with Lot 171 being required for Freeway under s48 of the Roads Act, 1993 – Land is owned by Roads and Maritime Services. <u>ZONE CHANGE:</u> Remove RE1 Public Recreation and apply SP2 Infrastructure Classified Road <u>Corresponding changes:</u> - Nil			LZN 024

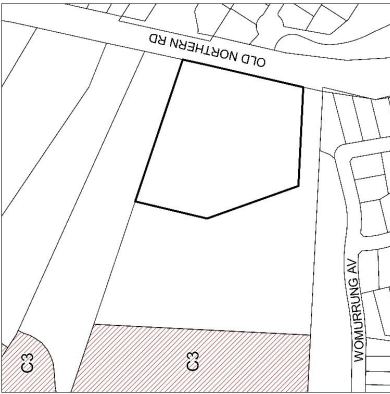
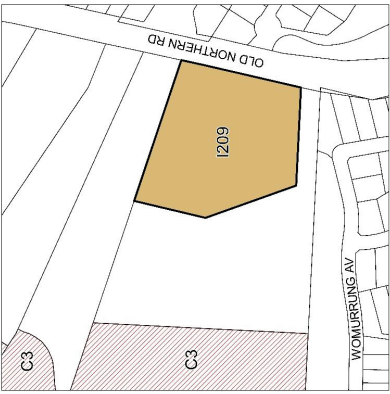
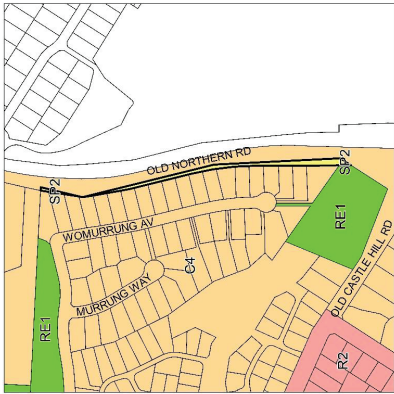
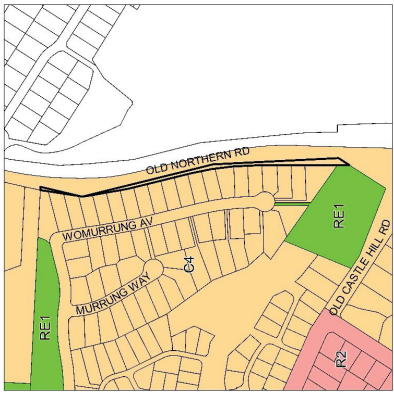
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
75	Suburb: West Pennant Hills Parcels: 5 Location: Pennant Hills Rd & M2 Motorway	<p>Zone changes for land acquired by relevant public authority for the nominated public purpose – Lot 6 DP 1290059 and Lots 19-22 DP 879078</p> <p>Land acquired and owned by Transport for NSW. Land for road purposes is to be dedicated as public road by Transport for NSW.</p> <p>ZONE CHANGE: Lot 6 DP 1290059 - acquisition DP for Freeway - Remove R2 Medium Density Residential and apply SP2 Classified Road Lots 19-22 DP 879078 - acquisition DP for Road – remove SP2 Classified Road and apply R2 Medium Density Residential in keeping with adjoining zone</p> <p>Corresponding changes:- HEIGHT OF BUILDING CHANGE: Lot 6 DP 1290059 – Remove J-9.0</p>			LZN HOB 024
76	Suburb: - Castle Hill Parcels: - 1 Location: - 11 Dawes Ave	<p>Land Reservation Acquisition change for land acquired by relevant public authority for the nominated public purpose – Remove LRA - Lot 444 DP 253971</p> <p>Part of Chapman Ave Reserve and land located in Dawes Ave is now owned by Council.</p> <p>ZONE CHANGE: Nil</p> <p>Corresponding change:- LAND RESERVATION ACQUISITION CHANGE: Remove LRA Local Open Space</p>			LRA 024

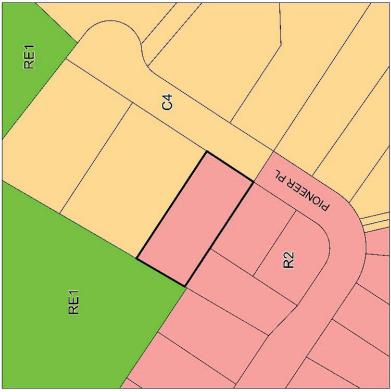
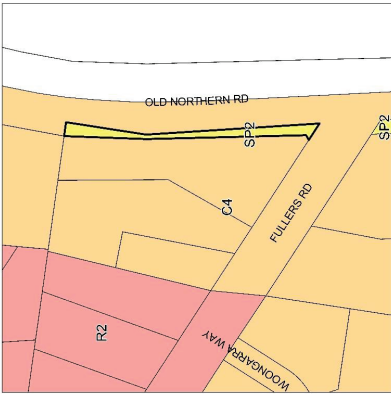
PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
77	<p>Suburb: - Castle Hill</p> <p>Parcels: - Public Road</p> <p>Location: - Green Rd and St Pauls Ave</p>	<p>Zone changes for land acquired and dedicated by relevant public authority for the nominated public purpose – Remove SP2 and apply R3 – Public Road</p> <p>Currently zoned SP2 Infrastructure, however, public roads are to be zoned the same as the adjoining zone, which in this case is R3 Medium Density Residential.</p> <p>ZONE CHANGE: Remove zone SP2 Infrastructure from dedicated road and apply R3 Medium Density Residential</p> <p>Corresponding change: - LAND RESERVATION ACQUISITION CHANGE: Remove LRA Local Road Widening</p>			<p>LZN LRA</p>
					

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
78	Suburb: - Castle Hill Parcels: - 1 Location: - 38 Kathleen Ave	Heritage Item 169 change to update Lot and DP - Lot 100 DP 1312898 Currently identified as: - Castle Hill, House, 128-132 Showground Road, Lot 406, DP 860609, Local, 169. Land was subject to a multi dwelling development and relocation of heritage item under DA 1139/2023/HA. Site has been consolidated to form larger site. A future housekeeping will be required once development and further subdivision. Heritage item is now applicable to: Castle Hill, House, 38 Kathleen Avenue, Lot 100, DP 1312898, Local, 169. <u>ZONE CHANGE:</u> Nil <u>HERITAGE ITEM CHANGE:</u> Apply Heritage item 169 to Lot 100 DP 1312898. See corresponding written instrument changes to Schedule 5			HER Sch 5 016
79	Suburb: - Castle Hill Parcels: - 4 & Public Road Location: - Showground Rd, De Clambe Dr & Carrington Rd	Zone and Land Reservation Acquisition changes for land acquired by relevant public authority for the nominated public purpose - Remove existing zone and apply adjoining zone - Lot 1 DP 1258413, Lot 2 DP 1274738, Lot 11 DP 1307687, Lot 1 DP 1257535, and Public Road Land is to be dedicated as public road:- Lot 1 DP 1258413 owned by The Hills Shire Council Lot 2 DP 1274738 and Lot 11 DP 1307687 owned by Transport for NSW Lot 1 DP 1257535 owned by Sydney Metro <u>ZONE CHANGE:</u> - Lot 1 DP 1258413 - Remove RE1 Public Recreation and apply R1 General Residential. - Public Road, Showground Road - Remove SP2 Classified Road and apply R3 Medium Density Residential. - Lot 2 DP 1274738 - Remove SP2 Classified Road and apply R1 General Residential. - Lot 11 DP 1307687 - Remove SP2 Classified Road and apply R4 High Density Residential - Lot 1 DP 1257535 - Remove SP2 Local Road Widening and apply R4 High Density Residential. <u>Corresponding changes:-</u> <u>LAND RESERVATION ACQUISITION CHANGE:</u> - Lot 1 DP 1257535 - Remove Local Road widening SP2 <u>HEIGHT OF BUILDING CHANGE:</u> - Lot 1 DP 1258413 - Apply Y3-52.0 - Public Road, Showground Road - Remove Y3-52.0 and apply J-9.0 <u>MINIMUM LOT SIZE CHANGE:</u> - Lot 1 DP 1258413 - Remove Q-700sqm and apply U3-1800sqm - Lot 1 DP 1258413 - Apply 9.1 Clause Area - Public Road, Showground Road - Remove U3-1800sqm and apply Q-700sqm <u>FLOOR SPACE RATIO CHANGE:</u>			LZN HOB LSZ FSR LRA 016

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
		<ul style="list-style-type: none"> - Lot 1 DP 1258413 – Apply V1-3.0 - Public Road, Showground Road – Remove V1-3.0 			
80	Suburb: - Castle Hill Parcels: - 1 Location: - Showground Rd	<p>Zone changes for land acquired by relevant public authority for the nominated public purpose – Remove SP2 and apply MU1 – Lot 2 DP 1035768</p> <p>Land acquired and owned by Transport for NSW. Land for road purposes is to be dedicated as public road by Transport for NSW.</p> <p>ZONE CHANGE: Remove SP2 Classified Road and apply MU1 Mixed Use</p> <p><u>Corresponding changes:-</u> NIL</p>			LZN
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PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change
81	<p>Suburb: - Castle Hill</p> <p>Parcels: - 19</p> <p>Location: - 16-32 Old Castle Hill Rd, 2-5 & 24-26 Garthowen Ave & 8-12 McMullen Ave</p>	<p>Floor Space Ratio Incentive correction in accordance with required technical guidelines Lots 18-22, 32, 33 DP 222257, SP 35176, Lot 1 DP 204335, Lot 1 DP 700815, Lot 22 DP 655632, Lot 19 DP 135800, Lots 10-11 DP 881332 & Lots 381-383 DP 1257934.</p> <p>This change is for a map correction to the code reference only in accordance with NSW Planning Technical guidelines. No change to the Floor Space Ratio Incentive value is proposed.</p> <p><u>ZONE CHANGE:</u> NIL</p> <p>Corresponding changes:- FLOOR SPACE RATIO INCENTIVE CHANGE: SP 35176, Lot 22 DP 655632, Lot 19 DP 135800, Lots 381-383 DP 1257934 & Lots 21-22, 32-33 DP 222257 Remove X1-4.3:1 and apply X-4.3:1 Lots 18-20 DP 222257, Lot 1 DP 204335, Lot 1 DP 700815, Lots 10-11 DP 881332 Remove X2-4.8:1 and apply Y-4.8:1</p>			FSI
82	<p>Suburb: - Castle Hill</p> <p>Parcels: - 1</p> <p>Location: - 46Z Castle St</p>	<p>Zone changes for land identified by relevant public authority as a nominated public use – Remove RE1 and apply SP2 Lot 4 DP 237030</p> <p>Land owned by Council for Larool Crescent Reserve requires local road widening</p> <p><u>ZONE CHANGE:</u> Remove RE1 Public Recreation and apply SP2 Local Road Widening</p> <p><u>Corresponding changes:-</u> NIL</p>			LZN

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
83	Suburb: - Castle Hill Parcels: - 1 Location: - 372 Old Northern Rd	New Heritage Item 1209 identified as a State Heritage Item State Heritage Register item number - SHR No. 02043 Heritage item is now applicable to: Castle Hill, "Mirrabooka and Garden" 372 Old Northern Road, Lot 1 DP 135804, State, 1209 <u>ZONE CHANGE:</u> NIL <u>HERITAGE ITEM CHANGE:</u> Apply Heritage item 1209 to Lot 1 DP 135804. See corresponding written instrument changes to Schedule 5			HER 023
84	Suburb: - Castle Hill Parcels: - 1 Location: - Old Northern Rd	<u>Zone changes for land acquired by relevant public authority for the nominated public purpose -</u> <u>Remove SP2 and apply C4 - Lot 143 DP 1161125.</u> Land acquired and owned by Transport for NSW. Land for road purposes is to be dedicated as public road by Transport for NSW. <u>ZONE CHANGE:</u> Remove SP2 Classified Road and apply C4 Environmental Living <u>Corresponding changes: -</u> NIL			LZN 023 024

PROPOSED HOUSEKEEPING AND MISCELLANEOUS AMENDMENTS - THE HILLS LEP 2019 MAPS					
Item No	Location & Number of Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Maps to Change Sheet No
85	Suburb: - Castle Hill Parcels: - 1 Location: - 30 Pioneer Pl	Zone changes to match cadastre and development outcome – Remove C4 and apply R2. Lot 102 DP 1152286 Land subject to an approved subdivision under 334/2006/ZA. The portion zoned C4 is clear of vegetation and environmental constraints. ZONE CHANGE: Remove C4 Environmental Living and apply R2 Low Density Residential Corresponding changes:- MINIMUM LOT SIZE CHANGE: Remove V1-2000sqm and apply Q-700sqm			LZN LSZ 024
86	Suburb: - Glenhaven Parcels: - 1 Location: - Old Northern Rd & Fullers Rd	Zone changes to for land acquired by relevant public authority for the nominated public purpose – Remove SP2 and apply C4 – Lot 51 DP 1217846 Land acquired and owned by Transport for NSW. Land for road purposes is to be dedicated as public road by Transport for NSW. ZONE CHANGE: Remove SP2 Classified Road and apply C4 Environmental Living Corresponding changes:- NIL			LZN 023

ITEM 4	REVIEW OF RATES STRUCTURE
MEETING DATE:	11 NOVEMBER 2025
	COUNCIL MEETING
GROUP:	FINANCE AND CORPORATE STRATEGY
	PRINCIPAL COORDINATOR - RATES
AUTHOR:	ROBERT HAY
	MANAGER – FINANCIAL OPERATIONS
	PRIYA PRATAP
RESPONSIBLE OFFICER:	CHIEF FINANCIAL OFFICER
	ANEESH ZAHRA

EXECUTIVE SUMMARY

A review of Council’s current rating structure was undertaken to ensure that rates and annual charges continue to be distributed equitably, particularly in response to the growth in multi-unit dwellings within the Shire and the organisation’s transition from a growth-focused to a maintenance-focused Council. This review aligns with Delivery Program Action (PLG 1.6.5), as part of the Proactive Leadership Strategic Direction outlined in the Hills Shire Plan.

Various rating structure scenarios have been considered. Following modelling, Option 2, as detailed in this report, was recommended as the most effective and equitable approach. Under this option, a significant number of single unit dwellings approximately **47,482** are expected to see a **reduction** in their rates, while around 13,324 multi-unit dwellings will experience an increase.

Importantly, this recommendation does not increase Council’s total rates income beyond the rate peg set by the Independent Pricing and Regulatory Tribunal (IPART). It does not involve a special rate variation. Instead, it reflects a strategic reassessment of the rating methodology to better accommodate anticipated population growth and ensure the annual rate is fair across the population given so many of the services are related to population. Option 2 supports the continued delivery of infrastructure and services to a growing community and facilitates the transition to a maintenance-focused Local Government Area (LGA) in the future. The model recommended is a more equitable distribution of rates based on benefit received and ability to pay, while enabling Council to optimise future revenue arising from growth.

To provide assurance, an independent peer review was conducted in July 2025. This review confirmed that Option 2 complies with the Local Government Act 1993 and associated guidelines. The proposed changes—transitioning from current rating structure which is made up of a base and ad-valorem to minimum/ad-valorem for ordinary rates and introducing a special rate —were found to be sound and strategically aligned with Council’s long-term financial objectives. The review reaffirmed that the proposed structure maintains revenue neutrality across rating categories while redistributing rates more equitably within each category. It also supports Council’s goals of equity, affordability, and sustainability, particularly considering projected growth in multi-unit residential developments.

It is anticipated that Council will receive updated land valuations from the NSW Valuer General around November/December 2025, which will be used to calculate rates for the FY26/27 financial year. Subject to Council's endorsement, Option 2 will be re-modelled to reflect these valuations, with implementation proposed from 1 July 2026 through Council's integrated planning and reporting process. In preparation, a comprehensive communication and community awareness campaign will be undertaken around January/February 2026.

The revised rating structure, updated land valuations, and outcomes from community engagement will be presented to Councillors in March/April 2026 as part of the Draft FY26/27 Budget.

RECOMMENDATION

Council endorse Option 2 as its proposed rating structure as part of the next Annual Draft Budget with implementation planned for FY26/27.

IMPACTS

Financial

This matter does not have a direct financial impact on Council's adopted budget, as it will not increase the total rates income beyond the rate peg set by IPART. However, due to anticipated growth and the rising number of multi-unit dwellings, Option 2 is expected to generate higher rates income in future years compared to the current Base and Ad Valorem structure.

This projected increase will enable Council to better meet the infrastructure, and service demands of a growing population, while supporting the organisation's transition from a growth to a maintenance Council in the future. The additional revenue will contribute to maintaining service levels and ensuring long-term financial sustainability.

LINK TO HILLS SHIRE PLAN

Value & Strategic Direction:

Proactive Leadership & Governance PLG1. Proactive leadership

Strategy:

PLG1.6 Maintain a strong financial position to support services and strategies and achieve long-term financial sustainability

REPORT

Council's Community Strategic Plan Towards Hills 2050 focuses on how Council can optimise growth and address any challenges. As well as greenfield development, the urban area is set to densify around centres such as Castle Hill, Norwest, and Rouse Hill and areas served by Sydney Metro Northwest. More people will live in apartments in these areas, making the way people move around, to and from the Shire, - whether on roads, metro services, express and local buses or on foot or on bike increasingly important as traffic congestion becomes a real issue. Council needs to plan so that every resident has fair access to local services. Few areas in Greater Sydney have experienced these levels of growth. Growth figures have outpaced the Greater Sydney average over the last 5 to 10 years and this growth will intensify as forecasted to 2046 and beyond suggest population growth of more than 50%. To respond in the right way, Council needs to look at where there is an opportunity to obtain better outcomes for our residents.

NSW Government planning policies and housing targets will result in a considerable rise in multi-unit dwellings to achieve these proposed targets. To ensure Council can continue providing services and infrastructure to support this additional population, it must consider a more appropriate Rating Structure that adapts to these changes and ensures an equitable distribution amongst all ratepayers.

The Hills Shire Council, and its ratepayers, can take some comfort in having one of the lowest average rates when compared to other Metropolitan Councils. The Council has over decades never sought a special rate variation to increase rates beyond the rate peg unlike many other NSW Councils. With the exceptional growth, Council must be well resourced and able to meet our challenges and create opportunities. Financial sustainability is paramount, and the lessons of the past have cemented our focus on maintaining a strong financial discipline.

Council's financial strength and future financial sustainability rests on its ability to continue delivering essential services and infrastructure to our community whilst balancing priorities and community needs. Inflationary pressures coupled with market and economic fluctuations, require Council to not only have effective financial management and strict control measures but also to review and explore ways of increasing revenue streams to ensure its finances are healthy and strong.

Council has consistently looked to reduce its reliance on rates income by making sure where possible, to seek additional or new revenue streams, such as fees & user charges and other non-rates revenue. Our property portfolio, investment strategy and initiatives like advertising on bridges, are all measures to diversify income streams. Whilst this is a sensible approach, the quantum of the increase in income can be difficult as most of the income are either legislated, dependent on activity, or tied to existing agreements. Additionally, these sources are vulnerable to fluctuations driven by economic, social, policy, and market conditions.

Despite these efforts, rates income remains Council's primary and most stable source of revenue, contributing approximately 44% of total recurrent income. Unlike income tax, which is collected by State and Federal Governments, Council rates are a form of property tax that directly funds essential local services and infrastructure relied upon by the community. This stability makes rates income critical to Council's ongoing financial sustainability. There are many services and facilities provided by Council that require operational subsidy through rates.

Rate Pegging

In New South Wales, the ability of councils to raise rates income is restricted by rate pegging. Each year, the Independent Pricing and Regulatory Tribunal (IPART), under delegation from the Minister for Local Government, sets a rate peg that determines the maximum allowable increase in ordinary rates income. This framework is governed by the Local Government Act 1993 and the Local Government (General) Regulation 2021.

Council's notional rates income is calculated based on land valuations as at 30 June of the preceding year. This base is then adjusted by the rate peg percentage to determine the total permissible rates income for the current financial year. As a result, total rates income remains largely fixed, except for growth arising from new housing developments. These adjustments known as supplementary valuations are defined under the Valuation of Land Act 1916 (NSW).

Council is required to levy rates on all rateable land within its Local Government Area (LGA), based on independent valuations provided by Property NSW on behalf of the NSW Valuer General. These valuations reflect the unimproved land value—excluding buildings, houses, or other improvements. While individual land values may fluctuate following revaluations, these

changes do not increase Council's total rates income. Instead, they result in a redistribution of the rates burden among ratepayers. The amount payable by each property may vary from year to year depending on how its land value changes relative to others.

Across New South Wales, many councils face significant challenges in raising sufficient revenue to meet community expectations. These challenges are compounded by limited financial support from State and Federal Governments. Rate pegging, rising cost pressures, and evolving community needs have made it increasingly difficult for councils to maintain service levels without jeopardising long-term financial sustainability.

Recognising these issues, on 8 March 2024, the Minister for Local Government, the Hon. Ron Hoenig MP, referred terms of reference for an Inquiry into the Ability of Local Government to Fund Infrastructure and Services to the NSW Parliamentary Standing Committee on State Development. The inquiry aimed to examine key issues such as the adequacy of council income to meet community needs and whether historical rate peg increases have kept pace with rising costs.

The NSW Parliamentary Standing Committee on State Development concluded that, within the current legislative and regulatory framework, councils across the state are facing significant challenges in raising sufficient revenue and managing escalating costs. The evidence presented during the inquiry demonstrated that these financial pressures cannot be resolved through fiscal discipline alone and are posing a serious threat to the long-term sustainability of the local government sector.

Even councils that focus primarily on delivering core services are struggling, as the rate peg has not kept pace with rising costs. This disconnect has resulted in councils being unable to generate the income necessary to adequately meet the needs of their communities.

One of the key recommendations from the inquiry was for the NSW Government to redesign the local government rating system, including a reassessment of rates and consideration of using capital improved value rather than unimproved land value as the basis for calculating the variable component of rates. This recommendation was also identified by IPART during its 2022–2023 review of the rate peg methodology. This change would help ensure that rates are more equitable and efficient for both residential and business ratepayers, regardless of property type.

The NSW Government partially supported the Standing Committee's recommendation and agreed with the views of the local government sector in that financial sustainability is a serious concern for many Councils. However, in response to the recommendation, the Government will seek to prepare legislation and regulatory changes to allow the review of Council income and expenditure through a Comprehensive Spending Review Process which will be separate to the Special Rate Variation process.

According to the NSW Government, this proposed process will enable Councils who want to permanently adjust their rates to consult with their community and submit to IPART their proposed revenue and expenditure and be reflected in Council's Integrated Planning and Reporting. The sentiment of the NSW Government is that all governments operate with limited resources and must efficiently use those resources to meet their community's needs. Councils will be sustainable if they can ensure expenditure is matched to both revenue and the communities service delivery expectations.

If a council determines that additional income is necessary to meet community expectations, it must provide assurance to IPART and the public that it has thoroughly reviewed its operations and explored all options before proposing a rate increase.

Following an extensive process by NSW Government that spanned over one year, Council was hopeful for targeted and decisive solutions to the concerns raised by the industry of the increasing challenges of delivering infrastructure and services while remaining financially sustainable in the long term. NSW Government planning reforms in regard to housing targets have polarised the real issues Councils are facing of unsustainable population growth which will result in a lack of or severely overcrowded roads, parks, schools, community centres and libraries.

In this context, Council's rating structure review is a proactive measure to ensure financial resilience and to ensure Council can continue to provide the essential services our community needs. The proposed rating structure will enable Council to generate additional sufficient revenue in the long term to meet the demands of a growing population, alleviate sector-wide cost pressures, and potentially avoid the need for a future special rate variation. Council remains committed to maintaining strict control over its financial position and performance, an achievement consistently demonstrated through strong operating results over the past 23 years and adherence to the financial management principles outlined in Section 8B of the Local Government Act 1993 and Council's adopted Financial Charter Policy.

To ensure fairness and sustainability, Council must continue to explore opportunities to improve the equitable distribution of the rates burden across all ratepayers. This review is a critical step in adapting the rating approach to address projected population growth and the significant increase in multi-unit dwellings expected within The Hills Shire. It will help ensure that rates are distributed fairly both within and between rating categories now and into the future.

Current Rating Structure

As per Section 497 and 550 of the *Local Government Act 1993*, Council has three options in determining its Rating Structure:

1. Base Amount plus Ad Valorem
2. Minimum Amount or Ad Valorem
3. Ad Valorem Only

The Hills Shire Council currently applies a rating structure that generates ordinary rates through a combination of a fixed base amount and an ad valorem component. The fixed base amount enables Council to levy a consistent charge across all properties (subject to their rating category), helping to cover the cost of common services and basic administrative functions. This approach contributes to a more balanced distribution of rates, effectively "flattening" the financial impact across different ratepayers.

The ad valorem component is calculated based on the unimproved land value of each rateable property, as assessed by the NSW Valuer General every three years.

Council has three rating categories, being Residential, Business and Farmland which are all currently subject to this structure of Base Amount plus Ad Valorem.

The table below details the split between these categories.

Rating Category	No of Assessments	2025/26 Base \$ (per assessment)	Total Estimated Rates FY25/26 \$'000	Estimated Base FY25/26 \$'000	Estimated Ad Valorem FY25/26 \$'000
Residential	73,964	\$641.62	\$95,530	\$47,457	\$48,073
Business	4,432	\$447.31	\$11,006	\$1,982	\$9,024
Farmland	146	\$558.97	\$215	\$82	\$133
Total	78,542 *		\$106,751	\$49,521	\$57,230

**The numbers of assessments shown in table above is at the time of writing this report.*

For the financial year FY25/26, Council's residential base amount is \$641.62, which includes the rate peg of 6.2% as mandated by IPART. In accordance with Section 500 of the Local Government Act 1993, Council must ensure that the base amount for any rating category does not exceed 50% of the total amount payable for that category in the rating year.

Currently, the residential property distribution within The Hills Shire consists of 60,369 houses (82%) and 13,595 apartments or multi-unit dwellings (18%). As outlined below, this split between houses and apartments is projected to move to 71% and 29% respectively in the future based on current housing targets. This split highlights the growing presence of higher-density housing and reinforces the need to review the rating structure to ensure it remains equitable and responsive to demographic changes.

The modelling assumptions are based on a projected increase of approximately 13,397 apartments and 5,741 residential houses over a ten-year period, resulting in a total of 19,138 new dwellings. This means that the future split between residential houses and multi-unit dwellings is projected to be 71% for houses and 29% for apartments. The total forecast development figures have been sourced from the *Population and Household Forecasts, 2021 to 2024*, prepared by .id (informed decisions), which is available on the .id informed decisions website.

The modelling of Current Rating Structure and both Options 1 & 2 is based on the following assumptions:

- Average growth in dwellings of 1,914 per annum (19,138 over 10 years)
- Split of growth in properties is 70% multi-unit dwellings (MUD) and 30% houses (single unit dwellings SUD)
- Rate Peg of 3.5% per annum following FY 25/26
- Figures are in FY25/26 dollars.
- Average rates per annum based on current residential properties.

The table below shows the financial impact over 10 years for the Residential Rating Category if Council continues with its current rating structure being Base and Ad Valorem.

Current Structure - Residential					
Year	Yearly Dwelling Growth	Cumulative Dwelling Growth	Cumulative Extra Rates	+ Pegging Increase	Cumulative Extra Rates (Inc Peg)
FY25/26	2,190	2,190	2,129,187	74,522	2,203,709
FY26/27	1,831	4,021	4,046,705	141,635	4,188,340
FY27/28	1,720	5,741	5,979,669	209,288	6,188,958
FY28/29	1,928	7,669	8,266,805	289,338	8,556,144
FY29/30	1,931	9,600	10,710,733	374,876	11,085,608
FY31/32	1,842	11,442	13,212,360	462,433	13,674,793
FY32/33	1,854	13,295	15,890,491	556,167	16,446,658
FY33/34	1,893	15,188	18,787,840	657,574	19,445,414
FY34/35	1,929	17,117	21,915,192	767,032	22,682,223
FY35/36	2,020	19,138	25,359,559	887,585	26,247,143

Retaining Council's existing Rating Structure will result in additional income of **\$26.2m** over the 10-year period.

It is important to note that the options modelled **do not increase Council's current total rates income** but rather distributes the amount paid by ratepayers differently. However, the impact of changing Council's existing rating structure to the proposed rating structure options discussed below **does change Council's future rates income**.

The modelling options below has been updated and remodelled on current rating data as at July 2025 which includes the rate peg for FY25/26. The Hills Shire Council will receive independent land valuations from the NSW Valuer General around November/December 2025 which will be applicable for the FY26/27 financial year and as a result, subject to Council's endorsement, the recommended option will need to be re-modelled for proposed implementation effective 1 July 2026 for the FY26/27 financial year.

Proposed Rating Structure - Options

To establish a more equitable and financially sustainable rating structure, two options have been modelled to respond to the growth of multi-unit dwellings within the Shire. This growth is driven by NSW Government planning policies, such as Transport Orientated Developments (TOD), mandated housing targets and forward planning as the organisation eventually transitions from a growth to a maintenance Council. This will ensure that Council can continue providing high level of services and infrastructure to the growing population while remaining financially sustainable in the future.

Option 1: Legislated Minimum Amount or Ad Valorem

The minimum amount is set by the Minister for Local Government under Section 548 of the Act and is adjusted on an annual basis by the Rate Peg mandated by IPART. The minimum amount for this financial year FY25/26 is **\$639**.

Under the proposed rating structure, the ad valorem amount is calculated first and then compared with the minimum amount. The ratepayer will be charged the greater of the two. This creates a 'cut-off' land value where any land value below the cut off will only pay the minimum amount of \$639. The cut-off land valuations, based on current rating data, are \$543,284 for residential assessments and \$336,605 for business assessments.

This means any residential assessment below the cut off land value of \$543,284 will only pay the minimum, and any residential assessment greater than this land value will pay ad valorem only.

Example - Rateable Land Value of \$1 – Residential Only

Residential	Current Structure FY25/26 (as at July 2025)	Minimum Rate FY25/26 (Option 1)
Ordinary Rate		
Base or Minimum	\$642	\$639
Ad Valorem (rate in the \$)	\$0.0006274	\$0.00117618
Total Ordinary Rate	\$642	\$639

Given that the majority of growth will occur in residential subdivisions and the legislated minimum amount of \$639 is lower than the base amount of \$642, this option would not provide a financially beneficial outcome to Council. In addition, it would cause an inequitable distribution of rates as properties with higher land value will experience a substantial increase in rates, while lower valued properties will receive a reduction.

For the Business rating category, due to the legislated minimum amount of \$639 being greater than the base amount of \$447, both low and high valued properties experience an increase causing an inequitable distribution of the rates burden across the category.

Due to the limited number of assessments and minimal development within the Farmland rating category, this option was not modelled for that group

Table below shows the financial impact over 10 years for the Residential Rates Category if Option 1 is applied which is the Legislated Minimum/Ad Valorem.

Minimum Amount Or Ad Valorem Structure - Residential					
Year	Yearly Dwelling Growth	Cumulative Dwelling Growth	Cumulative Extra Rates	+ Pegging Increase	Cumulative Extra Rates (Inc Peg)
FY25/26	2,190	2,190	1,927,541	67,464	1,995,005
FY26/27	1,831	4,021	3,663,460	128,221	3,791,681
FY27/28	1,720	5,741	5,413,361	189,468	5,602,829
FY28/29	1,928	7,669	7,483,893	261,936	7,745,829
FY29/30	1,931	9,600	9,696,366	339,373	10,035,739
FY31/32	1,842	11,442	11,961,076	418,638	12,379,714
FY32/33	1,854	13,295	14,385,573	503,495	14,889,068
FY33/34	1,893	15,188	17,008,526	595,298	17,603,825
FY34/35	1,929	17,117	19,839,700	694,390	20,534,090
FY35/36	2,020	19,138	22,957,867	803,525	23,761,392

Adopting Option 1 which is a minimum amount or ad valorem Rating Structure will result in income of **\$23.8m** over the 10-year period, representing a loss of **\$2.5m** compared to Council's current rating structure. This option would not provide a financially beneficial outcome to Council. In addition, this would cause an inequitable distribution of rates as properties with

higher land value will experience a substantial increase in rates, while lower valued properties will receive a reduction.

For reasons stated above, **Option 1 is not recommended.**

Option 2: Combination of Legislated Minimum Amount/Ad Valorem and Introduction of an Infrastructure Renewal Rate with Base and Ad Valorem Rating Structure.

As per Section 495 of the *Local Government Act 1993*, Council may make a ‘**special rate**’ for or towards meeting the cost of any works, services, facilities or activities provided or undertaken, or proposed to be provided or undertaken, by the Council within the whole or any part of the Council’s area, other than domestic waste management services. The amount of **special rate** will be determined according to the council’s assessment of the **relationship between the cost or estimated cost of the work, service, facility or activity and the degree of benefit afforded to the ratepayer** by providing or undertaking the work, service, facility or activity. It is important to note that a ‘special rate’ is not a special variation and does not require IPART approval as the Rate Peg is not exceeded.

Under this modelling option, it is proposed to introduce an ‘Infrastructure Renewal Rate’ (IRR) as a Special Rate which will be based on the budgeted infrastructure expenditure for Civil, Parks, and Shire Presentation and amounts to approximately \$42m. This IRR will have a base and ad valorem rating structure. The balance of \$64.8m will be levied as an Ordinary Rate and will consist of a minimum or ad valorem rating structure. This is detailed below:

Rate Type		Total Permissible Income	Minimum Amount	Base Amount	Ad Valorem
Ordinary Rate		\$64.8m	\$639	n/a	or Ad Valorem
Infrastructure Rate	Renewal	\$42.0m	n/a	\$270	+ Ad Valorem
		\$106.8m			

With Option 2, the land ‘cut-off’ value increases due to the creation of the Infrastructure Renewal Rate compared to Option 1. The cut-off land valuation is \$1,100,055 for residential assessments and \$468,743 for business assessments.

Splitting the total permissible income into 2 components will mean that the minimum amount of rates payable by any residential ratepayer will be **\$909** (\$639 + \$270), regardless of the ad valorem applied to the individual land value. Compared to the current structure where the base amount generates **\$642** for residential properties regardless of the ad valorem applied to the individual land value. The examples below show the difference between the current rating structure and Option 2 with a Land Value of \$1 and a Land Value of \$1,330,000 to illustrate the changes.

Example 1 - Rateable Land Value of \$1 – Residential Only

Residential	Current Structure FY25/26 (as at July 2025)	Minimum Rate FY25/26 (Option 2)
Ordinary Rate		
Base or Minimum	\$642	\$639
Ad Valorem (rate in the \$)	\$0.0006274	\$0.00058088
Total Ordinary Rate	\$642	\$639
Infrastructure Renewal Rate		
Base	N/A	\$270
Ad Valorem (rate in the \$)	N/A	\$0.00025242
Total Special Rate	N/A	\$270
Total Rates	\$642	\$909

Example 2 - Rateable Land Value of \$1,330,000 - Residential Only

Residential	Current Structure FY25/26 (as at July 2025)	Minimum Rate FY25/26 (Option 2)
Ordinary Rate		
Base or Minimum	\$642	\$0 *
Ad Valorem (rate in the \$)	\$835	\$773
Total Ordinary Rate	\$1,477	\$773
Infrastructure Renewal Rate		
Base	N/A	\$270
Ad Valorem (rate in the \$)	N/A	\$336
Total Special Rate	N/A	\$606
Total Rates	\$1,477	\$1,379

**This is not applicable as the land value is greater than the cut-off valuation of \$1,100,055.*

It is proposed that the Residential Rating category adopt a structure comprising the legislated minimum or ad valorem amount, combined with the Infrastructure Renewal Rate (Base and Ad Valorem). This approach delivers the most equitable and financially sustainable outcome, ensuring a fairer distribution of rates among residential ratepayers. Under this model, a significant number of single unit dwellings approximately **47,482** are expected to see a **reduction** in their rates, while around 13,324 multi-unit dwellings will experience an increase.

According to the 2021 Census of Population and Housing by the Australian Bureau of Statistics (ABS), the average occupancy in apartments within The Hills Shire LGA is 2.1 persons, compared to 3.1 persons in houses. Based on current rating data, the average rates for single-unit dwellings are \$1,406, while apartments contribute significantly less, averaging \$783.

Council staff have also analysed the net cost of services defined as the cost of providing a service minus any income directly attributable to that service. These services are funded through General Purpose Revenue (GPR), which includes rates, the Federal Financial Assistance Grant, and investment income. The analysis revealed that multi-unit dwellings contribute considerably less to the cost of these services, placing a disproportionate burden on single-unit dwellings. Revising the rating structure will address this imbalance and result in a

fairer and more equitable distribution within the residential rating category. Additionally, in NSW, rates are calculated based on the unimproved land value, which does not reflect the actual market value or improvements made to the property particularly for apartments, as the unimproved value does not account for the full value of the building.

With the Business rating category, when Option 2 is modelled, properties with a land value of less than \$400k will receive a substantial increase in rates whilst all business properties valued above \$400k will receive a reduction. This does not align with the principles of fairness and equity. Therefore, it is recommended to retain the Base and Ad Valorem Rating Structure for Business properties, but with a reduced base amount of \$177.31 for Ordinary Rates and a base of \$270 for the Infrastructure Renewal Rate. This adjustment still equates to the current rating structure for business, where the base amount is \$447.31, resulting in no change to the amount paid by business ratepayers.

With the Farmland category, the minimum rating structure was not modelled for reasons stated earlier in this report. This rating category will remain with the Base plus Ad Valorem rating structure however the farmland properties will have to contribute to the Infrastructure Renewal Rate. The new base amount from Ordinary Rates will be \$145 and the base amount for the Infrastructure Renewal Rate will be \$270. This will result in total base amount of \$415, less than the current base of \$559. Although the base amount has decreased, the total income from this rating category will remain unchanged. This proposed change will however re-distribute the rates between each ratepayer more fairly and equitably within that category, with lower valued properties paying less and higher valued properties paying more.

Table below shows the financial impact over 10 years for Residential Rating Category if Option 2 is applied which is a combination of Legislated Minimum/Ad Valorem and Introduction of an Infrastructure Renewal Rate with Base and Ad Valorem Rating Structure.

Legislated Minimum Or Ad Valorem and Infrastructure Renewal Rate (Base + Ad Valorem) Structure - Residential					
Year	Yearly Dwelling Growth	Cumulative Dwelling Growth	Cumulative Extra Rates	+ Pegging Increase	Cumulative Extra Rates (Inc Peg)
FY25/26	2,190	2,190	2,768,897	96,911	2,865,808
FY26/27	1,831	4,021	5,262,530	184,189	5,446,718
FY27/28	1,720	5,741	7,776,249	272,169	8,048,417
FY28/29	1,928	7,669	10,750,550	376,269	11,126,819
FY29/30	1,931	9,600	13,928,750	487,506	14,416,256
FY31/32	1,842	11,442	17,181,987	601,370	17,783,356
FY32/33	1,854	13,295	20,664,756	723,266	21,388,022
FY33/34	1,893	15,188	24,432,607	855,141	25,287,748
FY34/35	1,929	17,117	28,499,565	997,485	29,497,050
FY35/36	2,020	19,138	32,978,785	1,154,257	34,133,043

The introduction of the Infrastructure Renewal Rate under Option 2 is projected to generate **\$34.1** million in revenue over a ten-year period. This represents a **\$7.9** million increase compared to Council's current rating structure. This is due to the growth being more medium and high density households over single dwelling households. The additional income will support the delivery of essential infrastructure and services required to meet the needs of a growing population, particularly as Council transitions from a growth to a maintenance organisation and more dense/intense urban centres requiring higher levels of service to support that population.

Option 2 is recommended for **residential properties** due to a predominance of new dwellings within the Hills being new residential apartments. However, should this not occur, Council always has the option to review its rating structure annually to explore options to revert back to the current structure, which is Base plus Ad Valorem.

Beyond revenue optimisation, Option 2 aligns with key rating (taxation) principles of equity, efficiency, simplicity, and sustainability, as outlined in IPART's Review of the Local Government Rating System (December 2016) and the Office of Local Government's Council Rating and Revenue Manual and this is discussed below. These principles were also assessed in the independent peer review conducted by Morrison Low Advisory.

Rating Principles

Council has evaluated the affordability of the proposed changes, considering the community's capacity and willingness to pay. The model reflects the user-pays principle, where each ratepayer's contribution is proportionate to the benefits received. It also incorporates the ability-to-pay and intergenerational equity principles, ensuring that those with greater financial capacity contribute more, and that costs are fairly shared across current and future generations.

Local government rates are essentially a wealth tax, as they are determined on the proportionate land value of property. However, there are problems with the connection between the ratepayer's capacity to pay and land valuations, particularly in NSW where the unimproved land value is used to calculate rates. The land valuation represents unrealised wealth and may not correlate to a ratepayer's cash assets or disposable income. As stated in the report above, the Parliamentary Inquiry recognised this limitation and recommended that the NSW Government examine the use of the capital improved value, rather than the unimproved land value to set the variable component of rates to ensure that rates are equitable and efficient for all residential and business ratepayers, regardless of their property type. Unfortunately, the Government's response indicates that such reform is not currently being pursued.

Rates should be equitable not only across property types and income levels, but also over time. This means that the current generation of ratepayers should not bear the full cost of services that will also benefit future generations, and vice versa. To uphold this principle of intergenerational equity, it is essential that rates income grows in line with population expansion and development activity.

As new dwellings are constructed and the community grows, Council must ensure that its revenue base is sufficient to fund the infrastructure and services required both now and into the future. A sustainable rating structure must therefore support long-term financial resilience while fairly distributing costs across generations.

To further assess capacity to pay, Council considered the Index of Relative Socio-Economic Disadvantage (SEIFA), published by the Australian Bureau of Statistics. This index summarises economic and social conditions across households and is a recognised measure of disadvantage. Council also looked at statistics from ABS in relation to individual income, household income, occupation, and employment status and this is discussed below.

Capacity to Pay

A low SEIFA score indicates greater disadvantage. For example, an area could have a low score if there are many households with low income, or many people without qualifications, and many people in low skilled occupation. A high SEIFA score indicates a relative lack of

disadvantage for example, an area may have a high score if there are few households with low incomes, few people without qualifications, few people in low skilled occupations.

The Hills Shire Council has an average index of 1,098.1 (*Source: ABS Census of Population and Housing 2021*) and has the highest index with high incomes, education levels and skilled employment when compared to the other Group 7 Councils. The Hills also has the lowest average residential rates when compared to the other Group 7 Councils.

The table below compares the Group 7 and neighbouring Councils such as Blacktown and Parramatta in relation to the average residential rates for FY25/26 and their respective SEIFA Index. It is important to note that some Council's distribute their rates differently across different categories, meaning for example business rates may be a higher percentage than residential in that LGA.

Council	Residential Average Rate FY25/26*	SEIFA Index 2021
Group 7 Councils:		
Blue Mountains	\$2,112	1048.2
Camden	\$1,625	1044.8
Hornsby	\$1,576	1082.2
Penrith	\$1,570	991.3
Central Coast	\$1,449	994.2
Campbelltown	\$1,411	947.5
The Hills	\$1,295	1098.1
Other Neighbouring Councils		
Blacktown	\$1,237	987.3
Parramatta	\$1,168	1029.5

*Data obtained from Council's websites – Operational Plans 2025/2026

In addition, The Hills Shire Council has achieved an impressive ranking of 6th out of 129 councils in New South Wales based on the Socio-Economic Indexes for Australia (SEIFA), 2021. This places it just behind Woollahra, Mosman, Ku-ring-gai, Lane Cove, and Hunters Hill—highlighting its strong socio-economic standing. Furthermore, when compared across all 547 councils nationally, The Hills Shire Council ranks 11th, reinforcing its position as one of the most advantaged local government areas in Australia.

Table below further illustrates the apartments within the suburbs in Hills LGA with their respective average rates (based on current rating structure) and SIEFA Index compared to the overall Hills LGA.

Hills Suburbs (Apartments Only)	Residential Average Rate Current	Residential Average Rate Option 2	SEIFA Index 2021
Bella Vista	\$931	\$1,025	1116.2
Baulkham Hills	\$825	\$983	1084.8
Norwest	\$731	\$945	1084.2
Castle Hill	\$804	\$974	1090.2
Kellyville	\$758	\$956	1101.2
North Kellyville	\$737	\$947	1106.6
Hills LGA	\$783	\$966	1098.1

Example: House Versus Apartment Sales in Hills

Furthermore, a comparison using identical sale prices for both the apartment and the house highlights the fairness of Option 2, as illustrated in the table below. The analysis clearly demonstrates that Option 2 offers a more equitable and balanced approach to rates contribution by aligning more closely with actual property values rather than relying solely on land value. Although both properties are valued at \$2 million, their land values differ significantly, resulting in a disproportionate rates burden under the current model—where the house pays considerably more than the apartment.

Option 2 addresses this imbalance by moderately increasing the apartment’s rates and reducing the house’s, leading to a fairer distribution. This approach also acknowledges that apartments, despite having lower land values, can command high market prices due to factors such as location, amenities, and demand. By smoothing out these disparities, Option 2 ensures that properties of similar market value contribute more equally, promoting fairness across different property types and supporting a more balanced and sustainable rating system.

Type	Address	Suburb	Unimproved Land Value	No of Beds	Sale Price* (Capital Improved Value)	Rates Current	Rates Option 2
Apartment	Garthowen Crescent	Castle Hill	\$341,815	3	\$2,000,000	\$856.26	\$995.28
House	Old Northern Road	Castle Hill	\$1,100,000	3	\$2,000,000	\$1,332.42	\$1,186.66

*Data from sales websites: Domain and Real Estate

Comparison of Council Rates (Apartments Only) – Small Scale Data

A small-scale data analysis has been conducted to assess apartments across Blacktown, Parramatta, and Hornsby Councils. This includes a review of applicable residential rates, unimproved land values, and capital improved values (i.e., recent sale prices), providing a benchmark against The Hills Shire and this is shown in table below.

Please note that all relevant data, including council rates and property sale prices, were readily accessible for The Hills Shire Council. However, obtaining comparable data from other councils proved more challenging due to the complexity and inconsistency in rating structures across councils. Each council applies its own rating methodology, with variations in minimum rates, base amounts, and property categorisation.

Council Apartments Only	Rating Structure	Residential Average Rate FY25/26	Unimproved Land Value	Sales Price* (Capital Improved Value)
Blacktown (6 Apartments)	Minimum	\$1,140	104,401	\$560.833
Parramatta (6 Apartments)	Minimum	\$839	104,982	\$750,417
Hornsby (6 Apartments)	Base + Ad Valorem	\$898	200,566	\$869,167
Hills (10 apartments)	Base + Ad Valorem	\$754	179,107	\$982,595

*Data from sales websites: Domain and Real Estate

It is also worth noting that Blacktown City Council has proposed a Special Rate Variation (SRV) to increase rates above the standard rate peg, aiming to fund the upkeep of new community facilities and address a \$108 million infrastructure renewal backlog. The Council cites cost-shifting and outdated rate structures as key drivers behind the proposal. For over 70% of residential properties currently paying the fixed minimum rate of \$1,140, the SRV would see this amount rise to \$1,311 by FY26/27, \$1,377 by FY27/28 and \$1,446 by FY29/30. (Source Blacktown Council Website)

Income – Individual and Household

Individual income statistics are a key indicator of socio-economic status, and when combined with other data such as household income, educational qualifications, and occupation—they help illustrate the economic profile and opportunities within The Hills Shire. According to the 2021 Census, 22.1% of the population in The Hills Shire earned \$2,000 or more per week, a figure significantly higher than that of other Group 7 Councils. This data highlights the relative affluence of the area and supports the assessment of the community’s capacity and ability to contribute to local revenue through rates.

According to the 2021 ABS Census data, 44.5% of **households** in The Hills Shire earned \$3,000 or more per week, while 11.0% earned less than \$800 per week. In comparison, across Greater Sydney, 30.1% of households earned \$3,000 or more per week, and a higher proportion—17.9%—earned less than \$800 per week. This data highlights the stronger income profile of The Hills Shire and supports the assessment of the community’s capacity to contribute to local revenue through rates.

A detailed comparison of household income with other Group 7 and neighbouring Councils such as Blacktown and Parramatta is provided in the table below.

Council	Household Weekly income > \$3000	Household Weekly income < \$800
Group 7 Councils:		
Blue Mountains	24.0%	20.1%
Camden	32.1%	10.6%
Hornsby	38.6%	13.1%
Penrith	23.0%	16.1%
Central Coast	18.7%	23.6%
Campbelltown	18.6%	18.8%
The Hills	44.5%	9.5%
Other Neighbouring Councils		
Blacktown	27.6%	14.6%
Parramatta	27.5%	14.2%

*Source Australian Bureau of Statistics Census of Population and Housing 2021.

Occupation and Employment

Occupation statistics provide valuable insight into the socio-economic status and skill base of a workforce. According to the 2021 ABS Census, Professionals were the most common occupation among residents of The Hills Shire, accounting for 32.5% of the employed population. This was followed by Managers at 18.9%, and Clerical and Administrative Workers at 15.0%. Collectively, these three occupation groups represented 66.4% of the total employed

residents. In comparison, Greater Sydney employed 29.3% in Professionals; 15.2% in Managers; and 13.8% in Clerical and Administrative Workers.

Data below compares to other Group 7 and neighbouring Councils such as Blacktown and Parramatta.

Council	Professionals	Managers	Clerical and Administrative Workers
Group 7 Councils:			
Blue Mountains	30.4%	13.9%	12.4%
Camden	20.1%	13.6%	15.3%
Hornsby	36.2%	17.0%	13.8%
Penrith	17.0%	11.3%	16.3%
Central Coast	20.4%	12.3%	13.1%
Campbelltown	18.9%	9.5%	14.9%
The Hills	32.5%	18.9%	15.0%
Other Neighbouring Councils			
Blacktown	23.8%	11.0%	15.2%
Parramatta	35.0%	13.7%	14.2%

In terms of employment status, the Hills Shire shows a higher proportion in employment when compared to Greater Sydney and a lower proportion unemployed. Overall, 95.9% of the labour force was employed and 4.1% unemployed, compared to 94.9% and 5.1% respectively for Greater Sydney.

The employment and unemployment rate for Group 7 Councils including Blacktown and Parramatta Council is provided in the table below.

Council	Employment Rate %	Unemployment Rate %
Group 7 Councils:		
Blue Mountains	96.1%	3.9%
Camden	96.5%	3.5%
Hornsby	95.9%	4.1%
Penrith	95.4%	4.6%
Central Coast	95.3%	4.7%
Campbelltown	93.7%	6.3%
The Hills	95.9%	4.1%
Other Neighbouring Councils		
Blacktown	94.2%	5.8%
Parramatta	94.3%	5.7%

Based on data from the Australian Bureau of Statistics, The Hills Shire ranks among the most socio-economically advantaged local government areas in New South Wales, with consistently high levels of income, education, and skilled employment. This confirms that ratepayers in the Shire possess both the capacity and ability to contribute to local revenue. Adjusting the rating structure in The Hills will help promote equity by ensuring contributions are aligned with property value and financial capacity. Furthermore, this approach supports the financial management principles outlined in Section 8B of the Local Government Act, particularly the principle of intergenerational equity ensuring that the cost of services is fairly shared across current and future ratepayers.

Peer Review

In July 2025, Morrison Low Advisory conducted an independent peer review of The Hills Shire Council's proposed rating structure. The review aimed to ensure alignment with the principles of fairness and equity across all ratepayers, in accordance with the Local Government Act 1993 and associated guidelines. The scope of the independent review included:

- Evaluating the transition from base amounts to minimums for ordinary rates.
- Assessing the introduction and justification of an Infrastructure Special Rate.
- Determining that the structure aligns with the rating principles of equity, simplicity and efficiency.
- Reviewing affordability through average rate comparisons to ensure the proposed structure does not impose unfair financial impact on ratepayers.
- Confirming the proposed structure is compliant with the Local Government Act 1993 and associated guidelines.
- Verifying that the proposed structure, by assessing Council provided information, takes advantage of the expected growth in the Council area and delivers the long-term financial outcomes sought by Council.

A high-level review of the proposed revised rating structure for the residential rates category was assessed against the rating principles. This assessment was to illustrate the impact of the revised rating structure on Council's ratepayers in terms of **equity, efficiency, simplicity and sustainability**.

In reviewing whether equity is achieved, user pays, capacity to pay and intergenerational principles were considered. It was identified that **multi-unit dwellings are contributing less** towards the cost of services provided by Council than the single unit dwellings and that the revised rating structure aims to address this by redistributing rates income within the residential category. This change sees a small redistribution of the rates income to those properties with lower land values which aims to address the inequity of apartments contributing less to the cost of Council service provision. In addition, given that the growth in residential ratepayers will be 70% apartments over the next 10 years, this redistribution will assist future ratepayers paying a fairer share of the costs of providing services to the Hills community.

Using the average rate as a comparative in terms of affordability, the peer review compared Hills Shire Council with other Group 7 Councils being Blue Mountains, Camden, Campbelltown, Central Coast, Hornsby and Penrith. Data was taken from the Office of Local Government (OLG) published time series data for FY23/24 and escalated by the rate peg and any special rate variation for all Group 7 Councils for FY24/25 and FY25/26. The resulting information confirmed that the **Hills Shire Council** has the **lowest average rates** for **all of the rating categories**.

In terms of the efficiency and simplicity principles, through Council's revenue policy, using a combination of a fixed rates structure and service pricing creates improved efficiency by allowing users to make their own decisions about their willingness to pay for some of the services and contribute through payment of rates. In addition, keeping a three-category rating structure makes it easier to explain to each of the different ratepayer within those categories what their rates are spent on. For further clarity, the introduction of a special rate for Infrastructure Renewal (Civil, Parks and Shire Presentation) helps Council explain and be more transparent on the cost of keeping assets at a satisfactory and functional standard for safer community use.

Council's objective is to ensure that it maintains current service levels and that infrastructure and services will need to expand to meet the changing needs and growth within Hills. The peer review stated that ongoing financial sustainability can in part be achieved by leveraging the

growth in multi-unit residential assessments to ensure future apartment ratepayers are contributing a greater and fairer portion of the cost of service provided by Council.

The peer review confirmed that Option 2 delivers the best outcome in both the distribution of rates more equitably between the ratepayers whilst ensuring that Council can optimise revenue to continue to provide infrastructure and services to the increasing population including the anticipated increase in the level of multi-unit dwellings in the Hills Shire.

The review concluded the Council's proposed revised rating structure is robust, equitable and strategically aligned with the Council's long term financial and community objectives. Key findings include:

- The estimated permissible income for 2025/26 is consistent with the income yield used in the rates modelling, validating the financial assumptions underpinning the revised structure.
- The proposed rating structure maintains revenue neutrality across rating categories while redistributing rates more equitably within each category.
- The introduction of the Infrastructure Special Rate is compliant with legislative requirements and appropriately justified based on the assessed benefit to ratepayers.
- The revised structure supports Council's goals of equity, affordability, and sustainability, particularly in light of projected growth in multi-unit residential developments.

Community Awareness

It is important to note that applying the minimum amount set by the Minister for Local Government to the ordinary rate does not require approval from the Independent Pricing and Regulatory Tribunal (IPART). However, if Council proposes to increase the minimum rate above this legislated amount, IPART approval is required. This approval process is rigorous and involves a detailed assessment of the proposal. Council must provide a clear rationale for the increase, including an analysis of the financial impact on ratepayers. This includes specifying the proposed minimum rate level, the number and proportion of ratepayers who would be subject to the minimum rate, broken down by rating category or sub-category. Additionally, Council must demonstrate that it has undertaken meaningful community consultation and considered the views of residents in developing the proposal. This ensures transparency and fairness in the rating process and supports informed decision-making.

Although the implementation of Option 2 does not require approval from IPART, it is recommended that the community and our residents are appropriately informed. It is proposed that Council conducts a thorough communications and community awareness campaign to inform ratepayers on the changes. This campaign will include the following:

- Creation of clear digital and print assets which outline the changes
- Online notice of the changes via Council's website and social media platforms
- Digital and/or print notice to ratepayers via the rates notice
- Option for residents to provide feedback via the Hills Have Your Say platform
- Media release
- Advertisements in local newspapers

As mentioned earlier in this report, it is anticipated that the Hills Shire Council will receive independent land valuations from the NSW Valuer General around November/December 2025 which will be applicable for the FY26/27 financial year. Subject to Council's endorsement, the recommended Option 2 will be re-modelled for proposed implementation effective from 1 July 2026 and therefore it is proposed to undertake the above communication and community awareness activities listed above around January/February 2026.

The proposed rating structure, revised land valuations and the outcome of the community awareness activities will then be presented to Councillors at the March/April 2026 Strategic Planning Workshop as part of the Draft Budget FY26/27 presentation.

Statutory Financial Reporting

As a result of the recommendations outlined in this report, the rates notice issued to ratepayers will need to clearly display separate line items for both the Ordinary Rates Income and the Infrastructure Renewal Rate. In accordance with Section 543(2) of the Local Government Act 1993, when a council introduces a special rate, it must assign a short name to that rate. In this case, the proposed name is Infrastructure Renewal Rate. Furthermore, under Section 544 of the Act, councils are required to include the name of each rate and charge either in full or in abbreviated form on the rates and charges notice through which the rate or charge is levied.

Since the Infrastructure Renewal Rate will be introduced as a Special Rate under Section 495 of the Local Government Act, Council will also be required to report and disclose this rate as a Special Rate in its Statutory Financial Statements, Annual Report, and relevant sections of the Hills Shire Plan. This ensures transparency and compliance with legislative requirements, while also providing clarity to ratepayers regarding the purpose and allocation of their contributions.

Timelines for Implementation

Subject to Council's endorsement, the following timelines will apply:

Nov/Dec 2025	•Re- modelling based on NSW Valuer General land revaluation
Jan/Feb 2026	•Community Awareness Campaign
Mar/Apr 2026	•Presentation of Draft Budget & Proposed Rating Structure to Councillors
Apr 2026	•Report to Council on Draft Hills Shire Plan including the Proposed Rating Structure
May 2026	•Public Exhibition of Draft Hills Shire Plan including the Proposed Rating Structure
Jun 2026	•Adoption of Hills Shire Plan with the Revised Rating Structure
1 Jul 2026	•New Rating Structure effective from FY26/27

CONCLUSION

Based on the modelling analysis, Option 2 for the residential rating category delivers the most equitable outcome for ratepayers. It enables a fairer distribution of Council rates while allowing Council to optimise revenue to support the delivery of infrastructure and services for a growing

population. This approach also assists in the transition from a growth Council to a maintenance Council.

In addition, it is proposed that the existing base and ad valorem rating structure be retained for the Business and Farmland categories, with the introduction of the Infrastructure Renewal Rate. This addition will enhance fairness and equity within these categories by ensuring that all ratepayers contribute appropriately to the ongoing renewal and upkeep of community assets.

ATTACHMENTS

Nil

MEETING DATE: 11 November 2025

GROUP: FINANCE AND CORPORATE STRATEGY

MANAGER – FINANCIAL CONTROL

SACHA THIRIMANNE

CHIEF FINANCIAL OFFICER

RESPONSIBLE ANEESH ZAHRA

OFFICER: **GROUP MANAGER FINANCE & CORPORATE STRATEGY**

CHANDI SABA

The purpose of this report is to provide a quarterly progress update on Council's Hills Shire Plan.

The Hills Shire Plan consists of the Community Strategic Plan (CSP), Resourcing Strategy, Delivery Program, Operational Plan, and Fees & Charges.

These documents guide Council's planning and reporting activities and ensure compliance with legislative obligations as per the Office of Local Government's (OLG) Integrated Planning and Reporting Guidelines.

Council receive the Quarter 1 Hills Shire Plan Review report for the quarter ended 30 September 2025.

Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

Value & Strategic Direction:

Proactive Leadership & Governance PLG1. Proactive leadership

Strategy:

PLG1.6 Maintain a strong financial position to support services and strategies and achieve long-term financial sustainability

REPORT

Council adopted the 2025/2026 Hills Shire Plan at its ordinary meeting meeting on 10 June 2025. The plan meets legislative obligations in accordance with Section 406 of the Local Government Act 1993 and OLG's Integrated Planning and Reporting Guidelines.

The Hills Shire Plan contains Themes, Outcomes, Strategies, Actions and Key Performance Measures.

Attachment 1 details program highlights, status of the adopted reportable actions and strategies, along with how Council's key performance indicators are tracking as at 30 September 2025.

CONCLUSION

Results and achievements found in **Attachment 1** are as at 30 September 2025 and are reported according to internal policies and procedures.

ATTACHMENTS

1. Quarterly Review as at 30 September 2025 (34 pages)

ATTACHMENT 1

TO STRIVE FOR BETTER THINGS

TOWARDS HILLS
2050

Hills Shire Plan 2025
Quarter 1 Progress Report

as at September 2025



THE HILLS
Sydney's Garden Shire

The Hills Shire Council

about this document

The Hills Shire Council is pleased to present the Hills Shire Plan Quarter 1 Review 2025-26

This document is an important part of Council's commitment to being open and accountable.
This report summarises Council's progress, achievements, challenges, and financial performance for the
3 months from 1 July 2025 to 30 September 2025.

TO STRIVE FOR BETTER THINGS



TO STRIVE FOR BETTER THINGS

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Message from the General Manager



I am pleased to present this report on Council's achievements and challenges during the first quarter of the 2025-26 financial year. This document outlines our progress in fulfilling the goals set for our community and Shire, as detailed in our annual Operational Plan.

Last year's results were excellent, with a surplus of \$29.2 million before capital grants and contributions that strengthens our future. Maintaining financial discipline ensures we can meet future needs independently.

Community voices drive progress for a fairer hills future

It has been a productive beginning to the financial year, and we have made significant strides in realising several long-held aspirations of both our community and the Council for our Shire. A highlight has been the success of the Fight for a Fairer Hills Future campaign, which received over 20,000 signatures, reflecting widespread community support.

This groundswell of advocacy led to the campaign being formally debated in NSW Parliament on 18 September, reinforcing our message: if The Hills is to accommodate an additional 140,000 residents over the next 15 years, then infrastructure must keep pace.

In the meantime, we've already had some wins with government funding announcements for projects in Box Hill - it's a start but barely scratches the surface of the \$207 million needed to cover the infrastructure shortage in Box Hill.

Council remains committed to working with all levels of government to ensure our community's needs are heard and addressed.

Delivering new community spaces

In August, construction officially commenced on the new sports complex at The Water Lane Reserve in

Box Hill. Once complete, the reserve will become a key hub for AFL and athletics in The Hills, featuring 2 purpose-built oval-shaped sports fields.

Meanwhile, Stage 1 works at Anthony Skarratt Reserve continue to progress well. Significant advancements have been made on the community centre building, carpark, and playground, bringing us closer to delivering another vibrant recreational space for local residents.

Partnering for premier football facilities

Council has also partnered with Hills Football and Hills United FC to transform Caddies Creek Reserve in Beaumont Hills into a premier football destination.

Stage 2 will add 4 full-sized fields, small-sided pitches, amenities, parking, and improved access. This partnership strengthens football pathways in The Hills and ensures the reserve serves both elite sport and the wider community.

Council events

This quarter also marked the return of our signature Orange Blossom Festival. From the OBF Parade at Rouse Hill Town Centre to events like Taste of Wisemans, Echoes – Luna Light Journeys at Bella Vista Farm, and the Annual Art Awards, this year's festival was bigger and better than ever.

These events celebrate our region's rich history and showcase the vibrant community spirit that defines The Hills.

We continue to navigate challenges and embrace opportunities as our Shire evolves and grows.

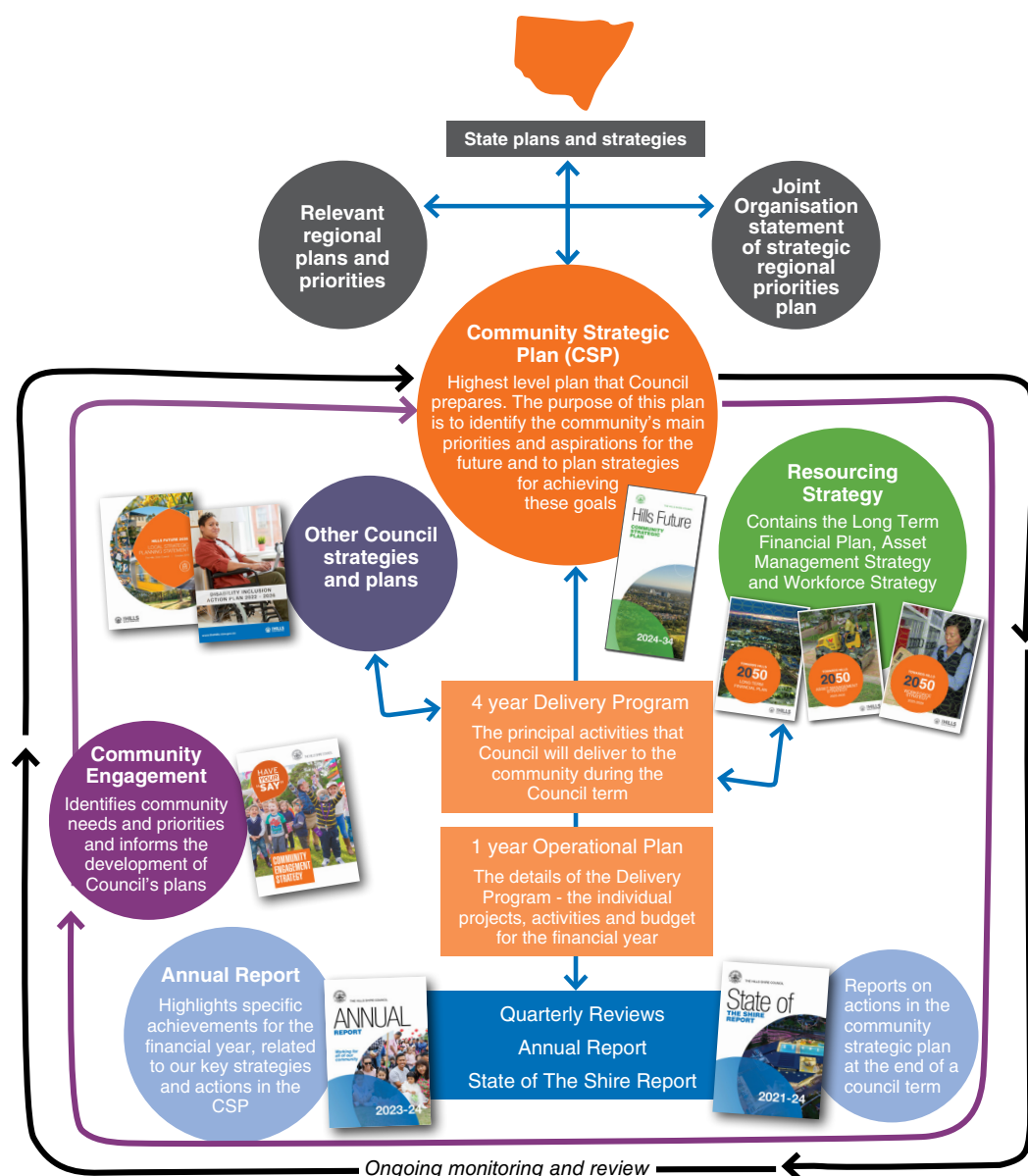
Michael Edgar

General Manager

Our integrated planning and reporting framework

Under the NSW Local Government Act 1993, all councils are required to adopt a comprehensive approach to strategic planning, financial management, and statutory reporting. The legislation outlines an Integrated Planning and Reporting (IP&R) framework designed to link various plans and foster better collaboration between Council, the community, and our partners.

The diagram below illustrates how the Annual Report fits into this framework. All of Council's plans can be viewed on our website.



Vision and values

Toward Hills 2050 is a shared vision for moving toward a more equitable and sustainable future:

Towards Hills 2050 is a shared vision that recognises our growth and strives for a more equitable and sustainable future:

- a future that makes sensible use of resources to strengthen economic, social and environmental performance
- a future that puts us in a position to be able to respond to a changing environment and other risks as they exist and emerge
- a future that protects the fundamentals of our quality of life: clean air, water, health, secure housing, life expectancy, things to do, education and access to meaningful employment
- a future that connects people physically and in other ways within and beyond The Shire
- a future that protects The Garden Shire, a constant reminder of how we value our surroundings
- a future that embraces a well governed, safe and thriving community that can meet its needs for a healthy long life.

Vision



TO STRIVE FOR BETTER THINGS

Values

Enriched lifestyles

This value is at the heart of who we are and why we invite everyone to participate in the community life of The Hills Shire. By finding common ground through shared stories, cultures, histories and interests, we can foster a more connected and inclusive community.

Our natural and green spaces shape the built environment and how The Shire will grow.

High quality, affordable community facilities and spaces are where people form community connections.

People feel safe living in The Hills and connected to others. We invest in our people, businesses, facilities and spaces to support active lifestyles no matter people's age or circumstance.

Strategic directions:

EL1. A vibrant community

EL2. A valued and nurtured environment



Connected people and places

The Hills Shire is a place where people can work near where they live and have plenty of things to do, helping to make both personal and economic connections.

Thriving local businesses are the backbone of a productive economy and more people can work locally with a greater diversity of jobs across both traditional and emerging industries. Through our Economic Growth Plan we will continue to create economic opportunities for more people.

People have plenty of options other than their car – public transport, cycling and walking paths – to connect them to schools, jobs and services, locally and across Greater Sydney. We will continue to advocate for state-led solutions such as motorways to remove through-traffic from our local roads.

Strategic directions:

CPP1. A growing shire and economy

CPP2. Timely provision and maintenance of infrastructure



Proactive leadership and governance

This value defines how we plan, act and are accountable for our decisions.

Our long-term resilience relies on being proactive and responsive about how our community and the LGA changes. We listen, engage and advocate with respect, honesty and fairness. We always prioritise our resources to meet the needs of the community and improve their quality of life.

Our financial sustainability is paramount. We will continue to understand the lessons of the past to maintain a strong financial discipline. As a well resourced council we have the strategic and operational capacity to provide essential local government services that match community need.

Strategic direction:

PLG1. Proactive leadership



Performance summary by theme



Enriched lifestyles

Strategic directions

EL1. A vibrant community

EL2. A valued and nurtured environment

EL1. A vibrant community

Strategies	What did we do towards achieving this strategy?
EL1.1 Promote accessible and inclusive community services and access to a network of quality recreational spaces and facilities to support leisure, arts, cultural and educational opportunities for people of all abilities, ages and cultural backgrounds	<ul style="list-style-type: none"> Family-friendly Hills' answer to Vivid at Bella Vista Farm, Echoes Luna Light Journey Low sensory sessions were available every night at Echoes Luna Light Journey from 6:15pm 201 residents became Australian citizens in July and August and another 166 on Australian Citizenship Day in September Children's Services have commenced excursions as part of the ongoing education programming (p 20) Council's Long Day Care Centres have partnered with The Hills Men's Shed to bring handcrafted wooden resources into our classrooms, strengthening community connections through creativity and care Community Connect showcase of local community groups Council has launched the Youth on Track initiative supported by The Hills Police Area Command, offering high school-aged youth weekly sporting activities to promote social engagement, fitness, inclusion, and wellbeing.
EL1.2 Improve community resilience to shocks and stresses such as floods, bushfire and urban heat	<ul style="list-style-type: none"> 5 flood-prone road crossings in The Hills' rural north have been upgraded Planned Recovery Centre Audits in collaboration with the Reconstruction Authority, focusing on Council's designated evacuation centres. Conducted an Emergency Management desktop exercise with the Western Sydney Local Health District – Centre for Population Health, simulating an extreme heat scenario to test preparedness and response strategies. Emergency Expo, Castle Hill Showground, 14 September 2025 NSW Health conducted a Heat Exercise, 3 September 2025.
EL1.3 Recognise and value the community's local heritage and culture	<ul style="list-style-type: none"> Orange Blossom Festival (OBF) community celebrations NAIDOC Week Echoes – Luna Light Journey transformed the historic Bella Vista Farm Park into a living storybook for visitors to experience the rich history of Bella Vista Farm.
EL1.4 Create places and programs that support a safe community	<ul style="list-style-type: none"> Free child restraint fitting day Helping Learner drivers become safer drivers workshops Free grant training sessions were held in July, to help community groups understand how to apply for funding to deliver safety-focused and inclusive programs.

EL2. A valued and nurtured environment

Strategies	What did we do towards achieving this strategy?
EL2.1 Use effective regulatory strategies, local laws and compliance programs to manage public health, public safety and any negative impacts of development on the community	<ul style="list-style-type: none"> 67 fire safety inspections conducted Stage 1 of the fire hydrant audit commenced 644 swimming pool inspections completed and 80 directions issued or non-compliant pools. 186 pools followed up after referral from private certifiers Initiated program to address outstanding pool inspections over 18 months old 360 site inspections of local developers/builders to ensure risk and site management 454 resident concerns investigated regarding development impacts Ongoing liaison with large-scale development sites to reduce traffic and noise disruptions SenPIC Project: AI safety cameras installed at Bella Vista and North Kellyville Public Schools, focusing on safety and education Heavy Vehicle Monitoring: AI cameras activated on Bannerman Road to monitor load limits and reduce road repair costs Footpath decals installed in parks and reserves reminding pet owners to leash dogs and clean up after them.
EL2.2 Nurture and improve the quality of green spaces, natural built surroundings and waterways	<ul style="list-style-type: none"> Platypus Month (August): hosted educational workshops National Tree Day: 116 volunteers planted 6,000 trees at Sundowner Parkway; 19 volunteers planted 120 at Eric Mobbs Reserve Early Learning Centres: Delivered workshops on composting, worm farming, gardening, native and bush tucker gardens Collaborated with Bushland, Libraries, Waste Recovery, and Community Development through workshops, school visits, and media Completed assessment for a future water quality monitoring program
EL2.3 Embed resilience and adaptation by preparing for increased hazard risks such as flooding, bushfire and urban heat	<ul style="list-style-type: none"> Upgraded 5 flood-prone road crossings in The Hills' rural north Completed Climate Risk Assessment and identified adaptation initiatives Staff participated in a Heat Emergency Management Exercise coordinated by NSW Health
EL2.4 Embed sound governance and operational frameworks to manage new and existing development with robust policies, plans and processes that meet community needs and expectations	<ul style="list-style-type: none"> Maintained current assessment processes to ensure sound governance and compliance with planning legislation. Reduced the average number of assessment days for Development Applications to 104 days (compared to 128 last FY). Assessed and determined the most Development Applications in the Greater Sydney Metro area (213).
EL2.5 Promote sustainable waste management and resource recovery	<p>A range of activities have been undertaken to educate and inform the community to promote sustainable waste management and resource recovery. Including, but not limited to:</p> <ul style="list-style-type: none"> Clothing swap event E-Waste Plus Drop-Off event kNOw Waste school incursions Launched Recycle Mate (online recycling tool) Staff stall at NAIDOC Week event and Hills Community Aid Spring Family Fun Day Monthly newsletters to the Resource Recovery mailing list Composting and worm farming workshops Launched a Community Recycling Wall Hub at Council's Admin Building



Connected people and places

Strategic directions

CPP1. A growing Shire and economy

CPP2. Timely provision and maintenance of infrastructure

CPP1. A growing Shire and economy

Strategies	What did we do towards achieving this strategy?
CPP1.1 Support the development, growth and retention of business and industry, employment land and strategic centres	<ul style="list-style-type: none"> Continued delivery of the Business Education Series to strengthen local enterprise capability Progressed the Sydney Hills brand review to support future investment attraction campaigns Delivered the Hills Business Performance Sentiment Index, a tool designed to measure local business performance and sentiment Used insights from the Index to enhance planning and responsiveness to the needs of the business community.
CPP1.2 Support priority growth sectors including the visitor economy, advanced manufacturing, health and education so that more people live near quality jobs	<ul style="list-style-type: none"> Partnered with CSIRO to deliver the Generation STEM program and prepare for the upcoming Showcase event connecting students with advanced manufacturing and professional services Strengthened the visitor economy by supporting and promoting local events that drive visitation Fostered partnerships across all 4 priority industries to grow local skills and jobs.
CPP1.3 Create capacity for a diverse range of housing in connected, vibrant, healthy places	<ul style="list-style-type: none"> Council has been actively advocating for infrastructure to support Transport-Oriented Development (TOD) precincts, particularly in Bella Vista and Kellyville Exhibited amendments to The Hills LEP 2019, DCP 2012, and the Showground Precinct Public Domain Plan to improve consistency in planning controls, streamline development assessment, and enhance urban design outcomes Adopted amendments to Contributions Plan No. 15 to ensure accurate contributions from remaining development in the Box Hill Precinct, supporting delivery of essential local infrastructure Secured \$8.2M through round 6 of the NSW Government's Special Infrastructure Contribution Program for critical infrastructure in the Box Hill Precinct.
CPP1.4 Support, promote and plan safe, efficient and resilient, transport options and travel behaviour, including walking and cycling, and better public transport and road connections	<ul style="list-style-type: none"> Weekend sessions for Echoes Bella Vista Farm event held in September included a free shuttle between Bella Vista Metro station to the Farm and back Continue to implement Council's Bike Plan Construct new pathways in growth areas and renew in more established areas. Continued to advocate for more bus services, better walking and cycling links to Metro stations and improved road connections to reduce congestion in TOD precincts Continued review of transport infrastructure to ensure new developments are well connected, while promoting sustainable travel behaviours to reduce congestion.

Strategies	What did we do towards achieving this strategy?
CPP1.5 Prioritise place making in neighbourhoods to create quality places for people	<ul style="list-style-type: none"> Council progressed revitalisation works at Baker Crescent Shops and McBurney Reserve, inviting community feedback to shape the final design. Landscaping and embellishment works were proposed for 2 new pocket parks in The Gables Preparation of the draft Glenorie Place Strategy Exhibition of amendments to The Hills LEP 2019 and The Hills DCP 2012 to permit some active uses within high density residential areas. This will improve access to day-to-day conveniences for residents within high density residential areas and create more active, safe, vibrant and walkable communities.
CPP1.6 Plan for recreation and open space to meet the needs of a growing community	<ul style="list-style-type: none"> Accepted a tender to build The Water Lane Reserve, Box Hill Several major parks in Box Hill are currently in various stages of design and delivery.

CPP2. Timely provision and maintenance of infrastructure

Strategies	What did we do towards achieving this strategy?
CPP2.1 Manage and maintain an inclusive, attractive safe diverse range of sustainable road corridors and other infrastructure and services	<ul style="list-style-type: none"> Traffic safety improvement – intersection adjustment Commercial Road and McCombe Avenue, Rouse Hill Completed stabilisation of the embankment and repaired the road pavement for a section of Mitchells Road, Sackville North (pictured below) Footpath reconstruction, Wisemans Ferry Park Kerb and gutter reconstruction, Parsonage Road, Castle Hill.
CPP2.2 Provide new and renovate or renew infrastructure in a timely manner that meets the needs of a growing Shire	<ul style="list-style-type: none"> Upgraded lighting at the remote control track, Fred Caterson Reserve and Yattendon Oval, Baulkham Hills South Maroota Hall refurbishments and new roof for Girl Guide Hall at Annangrove Pryce Court Reserve, Kellyville - pedestrian bridge renewal completed Installed pram ramps and footpath connection, The Parkway and Hotham Avenue, Beaumont Hills Athletic facility upgrade at Gooden Drive Reserve, Baulkham Hills.



Mitchell's Road, Sackville North, embankment stabilisation



Proactive leadership and governance

Strategic directions

PLG1. Proactive leadership

PLG1. Proactive leadership

Strategies	What did we do towards achieving this strategy?
PLG1.1 Facilitate strong 2-way relationships and partnerships with the community, empowering local community involvement in planning and decision-making	<ul style="list-style-type: none"> Fairer Hills Future campaign achieved 20,000 plus community signatures.
PLG1.2 Collaborate and advocate across government and with the private sector to achieve local priorities	<ul style="list-style-type: none"> NSW Government's Western Sydney Growth Areas Special Infrastructure Contributions (SIC) program allocated \$11.7 million in funding for Box Hill projects Fairer Hills Future campaign debated in NSW Parliament 18 September 2025 Council continues to advocate for improved transport links, including: <ul style="list-style-type: none"> A mass transit connection between Norwest and Parramatta via Baulkham Hills Better connectivity to the Western Sydney Aerotropolis and Western Sydney Airport
PLG1.3 Promote excellent customer service through prompt, friendly and helpful advice and information to the community and meet service standards for all requests by leveraging on advanced technologies, business improvement and innovation	<ul style="list-style-type: none"> Strengthened cybersecurity - rolled out Microsoft Intune across all Council-issued Windows PCs, both laptops and desktops Windows Hello for Business - more advanced and secure way for staff to authenticate themselves on their computer The OneCouncil System Project commenced in July (see p 30).
PLG1.4 Embed sound governance and operational frameworks that ensure accountability to the community and meet legislative requirements	<ul style="list-style-type: none"> 2023-24 Annual Report 8th consecutive Gold Award from ARA Reviewed the Community Strategic Plan to adopt Towards Hills 2050.

Strategies	What did we do towards achieving this strategy?
PLG1.5 Create a safe and skilled workforce that delivers quality services that meet Council's strategic direction and goals	<ul style="list-style-type: none">Achieved organisation safety goal and organisational bonus goalR U OK? DayCelebrated staff service milestones.
PLG1.6 Maintain a strong financial position to support services and strategies and achieve long-term financial sustainability	<ul style="list-style-type: none">Financial statements - an unqualified audit opinion was issued for FY2024-25



New housing springing up in Box Hill

TO STRIVE FOR BETTER THINGS

Our delivery program reportable actions

At 30 September 2025 the majority of Council's 18 reportable actions were reported as being on track, with one completed. A further 9 actions have carried over from the previous plan and all are reported as on track.

EL1. A vibrant community

on track ▲ completed ✓ yet to commence ●

Action	Status	Comment
EL1.1.11 Provide a briefing to councillors on more options to engage with young people in the Shire by working with youth stakeholders and Hills PAC along with any financial impacts	▲	Council is currently trialling initiatives such as the Arthur Whitting Park activation and free youth skills workshops. A presentation is being prepared for a Councillor briefing.
EL1.1.12 Investigate locations for a new library, funding model and update Council's Library Strategy and provide a briefing to councillors	▲	Planning for a new library has been delayed due to other priorities. The project is proposed for prioritisation in early 2026. Council has submitted a motion to the LGNSW Conference seeking more flexible use of Contribution Plan funds for library infrastructure in growth areas. Next steps include: site review across the Shire, funding model exploration, update of the Library Strategy.
EL1.1.13 Undertake a review of Waves Fitness and Aquatic Centre operations and provide a briefing to councillors	✓	Otium Planning Group has completed a review of Waves Fitness and Aquatic Centre, comparing original redevelopment assumptions with actual performance over the past 3 years. Key findings: <ul style="list-style-type: none"> Income and revenue variations Operational cost changes Service level insights and improvement opportunities A briefing will be presented at an upcoming Strategic Workshop.
EL1.2.2 Investigate emergency dashboard requirements and functionalities for an emergency dashboard, analyse costs and benefits, and provide a briefing to Council	▲	Reconstruction Authority NSW have been approached to advise on disaster dashboard model suggested by the then Resilience NSW.
EL1.4.2 Review of the Purple Flag program and if applicable to areas within the Shire, present findings to a councillor workshop	●	The Purple Flag Program, administered by Create NSW and the Office of the 24-Hour Economy Commissioner, supports the development of safe and vibrant night-time precincts. Following its expansion in August 2025, the program is being rolled out across Greater Sydney and regional areas. The most recent funding round was invitation-only, limited to areas that had already achieved accreditation. Areas not yet accredited must submit a Registration of Interest to begin the process and qualify for future funding. Council will assess potential precincts within The Shire and present recommendations at a future Strategic Workshop.
EL1.4.3 Review the current CCTV network and coverage and partner with local policing authority to implement a CCTV surveillance network around high traffic areas such as metro stations and shopping centres	▲	Officers from The Hills Police Area Command will brief Councillors in March 2026 to provide further insights into the local crime trends, including juvenile crime, and existing surveillance arrangements.

EL2. A valued and nurtured environment

on track ▲ completed ✓ yet to commence ●

Action	Status	Comment
EL2.2.3 Investigate and report to Council a water quality monitoring and testing program for waterways in The Shire	▲	An assessment has been completed to support the development of a water quality monitoring program for The Shire's waterways. Priority testing sites have been identified based on their environmental significance, alongside key water quality indicators such as pH, turbidity, dissolved oxygen, temperature, and nutrient levels including nitrogen and phosphorus. To enable efficient field sampling and analysis, quotes are currently being sourced for the acquisition of portable water testing equipment.
EL2.2.4 Investigate and report to Council on a biodiversity strategy to guide and enable strategic growth and development while conserving biodiversity values	▲	A comprehensive review has been conducted to guide the development of a biodiversity strategy. The insights gained are currently being incorporated into a detailed project brief, which will be issued to consultants for quoting.
EL2.5.7 Investigate a potential grant funded project along with neighbouring councils to support a reuse, repair, redesign, and recycling hub for the region at Hawkesbury's Waste Management Facility and provide a briefing to a future councillor workshop	▲	Grant funding from the NSW EPA's Waste Solutions Fund will support a Circular Flow Investigation at Hawkesbury Waste Management Facility. The project aims to map waste/resource flows, identify hard-to-recycle materials, and assess infrastructure options to reduce landfill. Consultants will conduct a material flow analysis, evaluate infrastructure and technology options and develop up to 4 business cases and a staged implementation roadmap. Led by Hawkesbury City Council, with participation from The Hills Shire, Blacktown, Penrith, and Blue Mountains councils.

CPP1. A growing Shire and economy

Action	Status	Comment
CPP1.4.2 Undertake assessment of existing bus services, focusing on linkages to Metro Stations and advocate as appropriate	▲	To be completed before July 2026. All existing connections will be mapped, alongside current housing and future land use plans, to identify missing links for advocacy.
CPP1.4.3 Council to advocate the NSW State Government to plan the road corridor between Richmond Road and the Central Coast with a commitment to fund this project in the short to medium term	▲	To align with Outer Sydney Orbital (OSO) Stage 3, we're working with neighbouring councils to advocate to the NSW Government for a Transport for NSW update on planning progress, covering work completed, current funding, and future commitments.
CPP1.4.4 Prepare a concept plan and cost estimates for the future transport connection between Windsor Road and Carrington Road, in accordance with Council's adopted Norwest Precinct Plan, to assist with advocating TfNSW for funding as well as applying for relevant grants and provide a briefing to councillors	▲	Concept plan preparation underway to meet requirements in line with the CP review and TfNSW future design for this section.

CPP1. A growing Shire and economy *(continued)*

on track ▲ completed ✓ yet to commence ●

Action	Status	Comment
CPP1.4.5 Review and update Council's Integrated Transport and Land Use Strategy as part of the Local Strategic Planning Statement. The review of the statement should also include strategies to encourage modal shift and improve walkable catchments, connections to transport nodes and enhanced public transport priorities. Provide a briefing to councillors	▲	For review in the 2025 calendar year - ensure there is integration with the latest TOD and land use zoning changes from state led rezoning and new precinct plans.
CPP1.5.4 Advocate for solutions to address the Box Hill Contribution Plan funding gap	●	<p>On 10 December 2024, Council resolved to delay or not deliver items worth approximately \$181.7M due to the CP15 funding gap. Since then, Council secured \$68.4M in AIF funding for CP15 projects and \$11.4M for Box Hill infrastructure via State VPA and SIC, though the latter does not reduce the CP15 shortfall.</p> <p>Despite ongoing advocacy since 2016, including letters to key Ministers in 2024, the funding gap remains. In response, Council reviewed CP15 in 2024, updating costs and assumptions. On 9 September 2025, Council adopted amendments that increased per-dwelling rates from:</p> <ul style="list-style-type: none"> \$71,418 to \$81,306 (KCP) \$59,659 to \$68,667 (SPC) <p>While not closing the gap, the amendments reflect strong financial management and improve Council's ability to fund infrastructure in Box Hill.</p>
CPP1.6.2 Include a review of parking needs and requirements in the Bella Vista Master Plan update and provide a briefing to councillors	▲	The Bella Vista Farm Masterplan has been drafted and will be presented at a future Council Meeting to seek endorsement for community exhibition.
CPP1.6.3 Council to prepare a signage strategy addressing potential advertising opportunities, including sponsorship advertising signage by clubs and Council on open space land	▲	Draft signage strategy is planned to be developed in Q3/Q4 of 2025-26 reporting period.

PLG1. Proactive leadership

on track ▲ completed ✓ yet to commence ●

Action	Status	Comment
PLG1.3.4 Investigate and provide a briefing to councillors on future new website solutions, along with the viability and financial implications of developing a Council App	▲	Council has conducted an extensive expressions of interest process for a new website and online solution. Those submissions are currently under review.
PLG1.6.5 Provide a report to Council on changing Council's rating structure for consideration to implement by July 2026	▲	<p>In November 2024, an initial proposal to review Council's rating structure was discussed at a Councillor workshop. This was driven by 2 key factors:</p> <ul style="list-style-type: none">increased growth in residential houses and multi-unit dwellingsa strategic shift from growth to maintenance <p>A Councillor workshop was held in March 2025, where various rating structure options were presented. Following this workshop, the rating data was updated and remodelled during July 2025, with only minor changes noted compared to the March version. In addition, an independent peer review was also conducted. These results were then presented to Councillors at the 2 September 2025 workshop with a proposed implementation timeline.</p> <p>A recommendation is scheduled for consideration at the Council meeting on 11 November 2025, proposing that option 2 be endorsed. This proposed rating structure is designed to deliver the most equitable distribution of Council rates among ratepayers, while also enabling Council to optimise revenue. This will support the continued delivery of infrastructure and services to a growing population and assist in the transition from a growth-focused Local Government Area (LGA) to a maintenance LGA.</p> <p>Subject to endorsement, the new rating structure will be incorporated into the next annual draft budget, with implementation targeted for the 2026-2027 financial year.</p>



Carry over actions from previous plans

on track ▲ completed ✓ yet to commence ●

Action	Status	Comment
1.3.5 Investigate the feasibility of providing a second aquatic centre along with the update of the Recreational Strategy	▲	A preliminary feasibility study for a second aquatic centre in The Hills Shire has been completed and will be presented at an upcoming Councillor Workshop.
1.3.6 Investigate the feasibility of providing a performing arts centre	▲	Council engaged consultants to prepare an Arts and Culture Strategy alongside a high-level feasibility study into a multi-purpose arts and culture venue in The Hills Shire. The work is currently under review by Council staff and will be presented to Councillors at a briefing in 2026. Analysis by Urbis found that a multi-purpose arts and culture facility would not be financially feasible for Council to build and operate without significant grant funding or subsidies. Initial estimates forecast a 10-year loss of \$162 million from the construction and operation of the facility.
1.3.8 Prepare a brief including updating the 2014 Cultural Strategy and consideration of a site for a permanent stage and crowd capacity aligned with LGA population growth expectations and then provide a briefing to a future Councillor workshop	▲	Work with Council's consultants, Urbis, is ongoing. An update will be provided at the November Councillor Workshop.
1.3.9 Provide support for youth activations around Metro stations and youth hotspots with \$30k funding from the donations budget	▲	Council is running weekly free touch footy sessions at Arthur Whitting Park near Castle Hill Metro, supported by Hills Police Area Command and delivered by the Parramatta Eels.
1.4.4 A briefing on sites and costs for upgraded signage on the heritage of an area or asset will be provided to a future Councillor workshop	▲	Site audits have been completed. Mapping in progress, and costs are currently being investigated. Presentation at a future Council workshop is planned.
5.1.10 A briefing on new depot options will be provided to a future Councillor workshop	▲	Consultants have been engaged for site feasibility and site constraint analysis. A planning proposal has been submitted to rezone the site.
6.1.9 Provide a briefing to a future Councillor workshop when information is available for Council to consider updating the Recreation Strategy which includes tracks and trails and water based nature play	▲	Recreation Strategy update is currently underway.
6.1.11 Conduct a traffic count on Annangrove Road usage and provide a briefing to a future Councillor workshop on the impact of the North Connex on Pennant Hills Road	▲	Traffic counts on Annangrove Road were completed in August 2025. An update on the impact of NorthConnex on Pennant Hills Road is expected in November 2025.

Action	Status	Comment
9.2.5 Update current DCP to include Public Domain and Character Controls	▲	<p>Council adopted the Public Domain Strategy on 26 March 2024, following the adoption of Precinct Plans for Norwest, Castle Hill, and Rouse Hill in 2023–2024. The strategy provides a Shire-wide framework for public domain planning.</p> <p>Public Domain Plans for strategic centres, along with updates to The Hills DCP to support implementation, will continue as actions from the strategy and precinct plans are rolled out.</p>



Youth on Track sessions are the place for young people to be every Wednesday during school terms - Arthur Whitling Park, Castle Hill

TO STRIVE FOR BETTER THINGS



Enriched lifestyles

Strategic direction: EL1 A vibrant community

Where do we want to be?

The Community Strategic Plan identifies the following strategies that help deliver on this outcome:

- EL1.1 Promote accessible and inclusive community services and access to a network of quality recreational spaces and facilities to support leisure, arts, cultural and educational opportunities for people of all abilities, ages and cultural backgrounds
- EL1.2 Improve community resilience to shocks and stresses such as floods, bushfire and urban heat
- EL1.3 Recognise and value our community's local heritage and culture
- EL1.4 Create places and programs that support a safe community



Highlights Quarter 1

Children's Services

Supporting early learning through community partnerships

Children's Services recently commenced a series of excursions as part of their ongoing educational programming. Highlights include on-site intergenerational engagement activities with aged care clients at the Balcombe Heights Community Centre, enriching library visits, and participation in the annual Spring Carnival hosted by Samuel Gilbert Public School.

The centres have benefited from a valued partnership with The Hills Men's Shed, whose members generously handcrafted wooden resources including tables, lockers, toy boards, and shoelace boards. These bespoke items enhance learning environments and reflect the Shed's commitment to community, craftsmanship, and wellbeing. Their contributions have brought joy to children and staff alike, showcasing the positive impact of local collaboration.

These experiences are designed to support learning, foster community connections, and create memorable moments for children and families.

Library Health Month

In September, the library service proudly partnered with Western Sydney Local Health District to deliver the latest health and wellbeing information to our community. Through our Library Health Month portal, community members accessed a range of free NSW Health programs, discovered practical tips for

staying healthy, and attended engaging events focused on improving everyday wellbeing.

Throughout September our libraries hosted informative talks, workshops and activities.

The Library Service proudly celebrated NAIDOC Week with engaging cultural and art workshops for children, led by community members from Muru Mittigar at Castle Hill Library.

During the July school holidays, families participated in the Local History Mystery, a fun and educational activity that guided them through clues around the library, drawn from the Local Studies collection, while discovering the story of the historic Roughley House.

Additionally, best-selling author Michael Robotham captivated audiences at the Pioneer Theatre in July with an inspiring and memorable presentation.

Orange Blossom Festival (OBF)

Residents, visitors, and foodies alike enjoyed a taste of Spring at Council's largest community event – the Orange Blossom Festival.

A range of Orange Blossom Festival associated events were organised and delivered by community groups and ran throughout September as part of the month-long festival.

Echoes – Luna Light Journey

A new feature of OBF was the month-long light and sound show that uses Bella Vista Farm (one of Sydney's most historic

homes) as its canvas after dark.

The Hills answer to Vivid, Echoes – Luna Light Journey, is an outdoor light and sound experience that transformed Bella Vista Farm into a living storybook. From the Dharug people and their study of the stars, to the early settlers and the citrus orchards the region was known for, all brought to life by locally based multimedia attraction experts, Laservision.

Youth on track

Council has launched the Youth on Track initiative in partnership with The Hills Police Area Command, aimed at supporting high school-aged youth through active engagement and positive social experiences.

Held on Wednesday afternoons at Arthur Whitling Park in Castle Hill and led by the Parramatta Eels. The program offers a welcoming environment for young people to stay active, connect with peers, and build confidence. Activities include friendly games of touch football, volleyball, and ultimate frisbee, catering to all skill levels. Participants also enjoy free food and refreshments as part of the experience.

The initiative is designed to promote physical wellbeing, encourage teamwork, and provide a safe and inclusive space for youth to thrive during the cooler months.

New youth ambassadors appointed to represent The Hills

Advika Kapoor and Rihanna

Soundranayagam have been appointed as The Hills Shire's 2025-2026 Youth Ambassadors. Selected through a competitive process, they will represent young people at Council events, collaborate with the Hills Youth Army, and lead a youth-focused project during their one-year term.

NAIDOC Week

Council hosted Yarn at the Farm at Bella Vista Farm during NAIDOC Week, with hundreds of families enjoying First Nations performances, cultural activities, and community connection, thanks to support from Muru Mittigar Ltd and funding from the National Indigenous Australians Agency.

Australian Citizenship Day

166 people took the final step in their journey to becoming Australian citizens at a ceremony at The Hills Shire Council on 17 September 2025.

The ceremony was held on Australian Citizenship Day, making the day even more special for the Hills Shire's newest citizens.

Community Connect

Community Connect was a free event, proudly supported by Council, showcasing the many community groups available in The Shire. Attendees connected with like-minded people, discovered local organisations and services, found new groups to join and get involved in. The day also celebrate the diversity and strength of our community.

Waves

The splash pad and outdoor 25m pool officially opened for the season on Saturday 27 September, with the splash pad making a special, early appearance during the unseasonably warm weather 19-21 September.

Community Venues

Over the past quarter Community Venues have had more than 29,430 bookings.

Emergency Management

The Hills District Rural Fire Service has partnered with Council to deliver the Four Weeks to Fire Ready Challenge, a program designed specifically for The Hills community. Launched at the end of September, residents are strongly urged to sign up and create a bushfire survival plan, understand fire danger ratings and learn how to maintain a defensible space around their home.

Crews continue to progress with planning and establishing control lines for future hazard reduction burns. However, the implementation of several burns has been delayed due to the recent shift to dry conditions in NSW, caused by a sudden stratospheric warming event over Antarctica. Preparatory work is ongoing to ensure these burns can be conducted as soon as conditions become favourable.

Communications and Marketing

Hills Shire News, formerly Hills Focus, is now being delivered to homes across The Hills, featuring the same great Council content with a refreshed name and look that better reflects our community.



Celebrating NAIDOC Week at Bella Vista Farm

The Hills Shire Council

Operational performance results

on track ▲
action required ▼

Performance measures	Method	Target YTD 25-26	Actual	Status
Children's Services				
Occupancy ratio (CCC)	> is better	87%	91.0%	▲
Program operates within budgeted expenditure	> is better	100%		ANNUAL
Customer satisfaction	> is better	95%	96.0%	▲
Civic Events				
Customer satisfaction across event attendees	> is better	90%		BIANNUAL
Event assessment feedback (days)	< is better	<10	7.0	▲
Ensure an efficient and manageable waitlist for citizenship ceremonies, enabling residents to attain citizenship more promptly	< is better	<150 waitlisted		ANNUAL
Communications and Marketing				
Customer satisfaction	> is better	90%	92.0%	▲
Social media growth	> is better	>15% p.a		ANNUAL
Increase Engagement HQ registrations	> is better	>30%		ANNUAL
Community Services				
Customer satisfaction across community events and programs	> is better	80%		BIANNUAL
Customer satisfaction with new grant training program	> is better	90%		ANNUAL
Volunteer satisfaction	> is better	80%	100.0%	▲
Community Venues				
Utilisation of community venues	> is better	>35%	44.74%	▲
Cemetery sales	> is better	> budget		ANNUAL
Emergency Management				
Completed actions from Bushfire Risk Management Plan (Ex)	> is better	22.5%	62.0%	▲
Provide executive support facilities for the LEMC and the Local Emergency Operations Controller and Chair	> is better	>3 per annum		ANNUAL
Hills Community Care				
Breach notices for failing to comply with the Aged Care Quality Standards	< is better	0	0	▲
Revenue expenditure ratio	> is better	>1		BIANNUAL
Customer satisfaction results	> is better	>90%	96.0%	▲
Library Services				
% of people who rate the library collection, physical and digital, as good or very good	> is better	85%		BIANNUAL
Number of events/activities/programs (number of attendees)	> is better	>30,000		BIANNUAL
>80% of new stock available for loan within 4 working days of receipt at the library	> is better	85%		BIANNUAL



Enriched lifestyles

Strategic direction: EL2 A valued and nurtured environment

Where do we want to be?

The Community Strategic Plan identifies the following strategies that help deliver on this outcome:

- EL2.1 Use effective regulatory strategies, local laws and compliance programs to manage public health, public safety and any negative impacts of development on the community
- EL2.2 Nurture and improve the quality of green spaces, natural built surroundings and waterways
- EL2.3 Embed resilience and adaptation by preparing for increased hazard risks such as flooding, bushfire and urban heat
- EL2.4 Embed sound governance and operational frameworks to manage new and existing development with robust policies, plans and processes that meets community needs and expectations
- EL2.5 Promote sustainable waste management and resource recovery



Highlights Quarter 1

Sustainability

National Tree Day

On Saturday 27 July, Council hosted a successful National Tree Day event at Cataract Road Reserve in Gables, Box Hill. 116 enthusiastic volunteers came together to plant 6,000 native trees and plants, helping to restore and beautify the local environment.

Making recycling easier: new hub for hard-to-recycle items

To support sustainability and reduce landfill, Council has introduced a Recycling Wall Hub at the Administration Building, helping divert 56kg of hard-to-recycle items from waste so far. Items include mobile phones, batteries, DVDs, CDs, VHS and cassette tapes, small e-waste, pens and markers, eyeglasses, toothbrushes and toothpaste tubes, blister packs, coffee pods, and x-ray films.

Spotlight on platypus conservation

Council hosted the launch of Platypus Month at the Community Environment Centre in Annangrove on 7 August. Attendees heard from researchers at Western Sydney University and CHEN about local platypus conservation efforts, followed by hands-on activities promoting community involvement.

Development Assessment

296 Development Applications (not including modifications) were determined with an estimated development cost in excess of \$347M.

A total of 318 Development Applications (not including modifications) were lodged with Council for assessment with an estimated development cost in excess of \$290 million.

Subdivision and Development Certification

During the first quarter, a total of 56 subdivision and small lot housing development applications were processed and approved. This included modification applications and resulted in the creation of 320 residential lots (excluding strata title). Out of all the applications, the net median determination time was 29 days.

24 Subdivision Certificates were issued during the quarter, creating 137 residential lots (excluding strata title). The building certification team also issued 8 Construction Certificates and 16 Occupation Certificates. There has been a substantial decrease in the time taken to provide engineering advice for development applications with the number of referrals completed within 21 days being completed 96% of the time.

Resource Recovery

E-Waste PLUS

Council held its largest ever E-Waste PLUS drop off event at Castle Hill Showground on 20 September 2025. The event attracted 1,764 residents who dropped off a mixture of e-waste (electronic waste), soft and hard plastics, textiles, and polystyrene for recycling.

The event achieved a 88% resident satisfaction rating.

In partnership with Soroptimist International of The Hills District, we hosted a successful clothing swap event on 26 September 2025. The initiative attracted 46 participants and achieved a 95% satisfaction rate, reflecting strong community engagement and positive feedback.



















Recycle Mate - simplifying waste disposal for residents

Council launched Recycle Mate, an online tool that helps residents identify how and where to recycle over 8,500 items. Available on Council's website, the platform provides real-time guidance on bin sorting and nearby recycling locations, making it easier to dispose of tricky items responsibly.

Waste collection tender

Non-price evaluation of the tender submissions for Council's Waste Collection Tender (to commence 1 October 2027) has been completed.

The Hills Shire Council

				on track 
				action required 
Performance measures	Method	Target YTD 25-26	Actual	Status
Waves Fitness and Aquatic Centre				
Achieve forecasted visitations to the centre	> is better	> 500,000		BIANNUAL
NSW Health notifiable water quality breaches not actioned	< is better	0		BIANNUAL
Water safety incidents not actioned by staff	< is better	0		BIANNUAL
Fitness centre membership	> is better	>2,000		BIANNUAL
Learn to swim and swim squad enrolments	> is better	>1,500		BIANNUAL
Environment and Public Health				
Registered food premises inspected in 12 months (Env Health Services)	> is better	25%	28.0%	
Development application advice provided within 21 calendar days	> is better	90%	100.0%	
Sustainability				
Tree applications processed in 10 days	> is better	90%	100.0%	
Development application advice provided within 21 calendar days	> is better	90%	94.0%	
Resource Recovery				
% customer satisfaction with the domestic waste service	> is better	80%		ANNUAL
Development application advice provided within 21 calendar days	> is better	90%	100.0%	
Development Assessment				
% of development application's determined within 40 days (less STC days)	> is better	70%	86.92%	
Gross number of days taken to determine a development application (median)	< is better	70	63.0	
Regulatory Services				
Gross days to determine building certificate applications	< is better	40	19.02	
% of swimming pool compliance certificate applications actioned within 10 business days	> is better	95%	100.0%	
Customer requests - initial investigation of land use tasks within 7 days	> is better	80%	95.25%	
Customer requests - investigation of abandoned vehicles within 3 days	> is better	80%	94.3%	
Customer requests - investigation of animal nuisances within 5 days	> is better	80%	99.56%	
Inspection of pubs, clubs, entertainment venues and major hotel complexes that accommodate short term accommodation within 12 months	> is better	100%		ANNUAL
Development application advice provided within 21 calendar days	> is better	90%	100.0%	
Subdivision and Development Certification				
Net median determination time for occupation certificates	< is better	<2 days	0	
Net median determination time for subdivision and small lot housing development applications	< is better	<85 days	29	
% of advice on development applications (part files) processed within 21 days	> is better	90%	96%	

TO STRIVE FOR BETTER THINGS



Connected people and places

Strategic direction: CPP1. A growing Shire and economy

Where do we want to be?

The Community Strategic Plan identifies the following strategies that help deliver on this outcome:

- CPP1.1 Support the development, growth and retention of business and industry, employment land and strategic centres
- CPP1.2 Support priority growth sectors including the visitor economy, advanced manufacturing, health and education so that more people live near quality jobs
- CPP1.3 Create capacity for a diverse range of housing in connected, vibrant, healthy places
- CPP1.4 Support, promote and plan safe, efficient and resilient, transport options and travel behaviour, including walking and cycling, and better public transport and road connections
- CPP1.5 Prioritise place making in neighbourhoods to create quality places for people
- CPP1.6 Plan for recreation and open space to meet the needs of a growing community

Highlights Quarter 1

Economic Development

2025 PSI Survey Highlights Optimism and Growth in The Hills

The 2025 Hills Shire Business Performance Sentiment Index (PSI), conducted with McCrindle Research, highlights the resilience of local businesses amid rising costs and infrastructure pressures.

With input from 180 businesses across diverse sectors, the survey shows cautious optimism and reinforces The Hills Shire's appeal as a well-connected, community-focused region. Notably, 43% of businesses that accessed Council support reported revenue growth, underscoring the impact of Council's ongoing business initiatives.

Forward Planning

Draft Glenorie Place Strategy

This strategy is currently being developed to establish a clear vision and framework for the modest growth and revitalisation of Glenorie Village. It outlines potential updates to planning controls, infrastructure upgrades, and public domain improvements, while aiming to enhance the village's unique character and identity.

Asset Management and Parks

Elite football hub planned for Beaumont Hills

Council has partnered with Hills Football and Hills United FC to transform Caddies Creek Reserve into a premier football

facility. Under Stage 2 of the master plan, the site will gain 4 full-sized fields, small-sided pitches, amenities, and improved access. The partnership follows a competitive EOI process and will establish the reserve as the home of football in The Hills.

Water Lane Reserve to become AFL and athletics hub

Council has awarded the tender for a new \$19.6 million sports complex at Water Lane Reserve in Box Hill. The facility will feature two AFL fields, athletics amenities, a playground, half basketball court, 200 parking spaces, and an accessible amenities building. Delivered in partnership with the NSW Government through the Accelerated Infrastructure Fund, the project supports Box Hill's growing community and complements recent developments like Brindle Parkway Sports Complex.

Western Sydney Infrastructure Grants Program

Baker Crescent Shops and McBurney Reserve

Council has secured funding of \$922,795.20 to upgrade Baker Crescent Shops and McBurney Reserve in Baulkham Hills, with proposed improvements including expanded public spaces, upgraded playgrounds, enhanced accessibility, new landscaping, and public art.

During October 2025, Council is inviting feedback from business owners, patrons,

and visitors to help prioritise key features and improvements for the area.

Box Hill Precinct Infrastructure Funding Update

As part of Round 6 of the NSW Government's Special Infrastructure Contribution (SIC) Program, The Hills Shire has secured \$8.2 million in funding to support the delivery of critical infrastructure within the Box Hill Precinct.

This investment will enable the timely rollout of essential infrastructure to support ongoing development and population growth in the area. Key priorities include:

- Upgrades to local road networks. Stormwater and drainage improvements.
- Expansion of public open space and recreational facilities.
- Delivery of community infrastructure to enhance livability.

This funding aligns with Council's strategic objectives to ensure sustainable growth and high-quality urban outcomes across the Box Hill Precinct.

The Hills Shire Council

				on track ▲
				action required ▼
Performance measures	Method	Target 2025-26	Actual	Status
Asset Management and Parks				
Annual update of Asset Management Plans to take into account condition and critical levels of service	> is better	100%		ANNUAL
Update of Strategic Asset Management Policy each term of Council	> is better	100%		ANNUAL
% of planned asset condition inspections undertaken	> is better	85%		ANNUAL
Median completion time for customer service requests	< is better	7 days	5.4	▲
Development application advice provided within 21 calendar days	> is better	90%	100%	▲
Economic Development				
Number of workshops for local businesses	> is better	> 8 workshops p.a.		ANNUAL
Businesses accessing help desk program	> is better	> 120 businesses p.a. with 85% + satisfaction		ANNUAL
Hills Shire business advocacy initiatives (business spotlight, case studies, media statements, Annual Performance Sentiment Index Survey, events and partnerships with educational institutions)	> is better	> 40 initiatives p.a.		ANNUAL
Forward Planning and Land Information				
Rezoning applications not supported by Council are upheld at Gateway Review (Ex)	> is better	70%		ANNUAL
New re-zoning applications presented to Council in 12 weeks	> is better	>90%		ANNUAL
Rezoning applications that are supported by Council gazetted within 2 years (Ex)	> is better	80%		ANNUAL
Section 10.7 certificates issued within 5 working days	> is better	>75%		ANNUAL
Property updates completed within 2 days	> is better	>80%		ANNUAL
Infrastructure and Transport Planning				
Design/approval works to be completed within the time and budget allocated	> is better	90%		ANNUAL
Consultation undertaken for all projects as required	> is better	90% planned		ANNUAL
LED street lights as a percentage of the street lighting network	> is better	>prior year (towards 100%)		ANNUAL
% of requests / customer service requests responded to	< is better	7 days	3.5	▲
Number of days to provide comments on DAs for planning proposals	< is better	21 days	17.05	▲
Western Sydney Infrastructure Grants Program				
Design/approval works to be completed within the time and budget allocated	> is better	90%		ANNUAL
Consultation undertaken for all projects as required	> is better	90% planned		ANNUAL
Waterways and Stormwater Asset Planning				
Amount of budgeted levy spent	> is better	>90%		ANNUAL
Design projects completed on time and on budget	> is better	>90%		ANNUAL
Development application advice provided within 21 calendar days	> is better	90%	100%	▲



Connected people and places



Strategic direction: CPP2. Timely provision and maintenance of infrastructure

Where do we want to be?

The Community Strategic Plan identifies the following strategies that help deliver on this outcome:

- CPP2.1 Manage and maintain an inclusive, attractive safe diverse range of sustainable road corridors and other infrastructure and services
- CPP2.2 Provide new and renovate or renew infrastructure in a timely manner that meets the needs of our growing Shire

Highlights Quarter 1

Waterways

Flood safety boosted with upgrades to 5 rural crossing

Council has upgraded 5 flood-prone road crossings in The Hills' rural north to improve safety and emergency response during storm events. Enhancements include flood warning sensors, gates, and signage at key locations including Pitt Town Road (Kenthurst and Maraylya), Cattai Ridge Road, McClymonts Road, and Blue Gum Road. The \$500,000 project was jointly funded by Council and the NSW Government through the Western Sydney Infrastructure Grants Program.

During the first quarter, the Waterways Team achieved several key milestones:

- Norwest Strategic Centre Contributions Plan review: completed cost estimates for drainage asset upgrades.
- Development Assessment (DA) referrals and flood impact assessment (FIA) reviews: achieved zero backlog, with all reviews completed within 21 days.
- Timothy Avenue Reserve: finalised procurement for detailed design.
- Pipe renewal project: relined 150 metres of stormwater pipes in Baulkham Hills and West Pennant Hills.

- CR-A culvert crossing: completed detailed design.
- Blinkhorn Circuit Reserve basin: detailed design 80% complete.
- BH02 basin project: secured Sydney Water approval for sewer adjustments.
- Alan Pearce Reserve basin: installed gross pollutant trap (GPT) nets in 3 outlet pipes.
- Bernie Mullane basin: completed road swale and patching works, geotechnical investigation.
- Driveway/footpath modifications at 56 Palace Road, Baulkham Hills.
- O'Regan Reserve waterway rehabilitation project: received Sydney Water approval for an out-of-scope application.
- Industry engagement: presented at the DSNSW Local Government Forum on the delivery and implementation of a Dam Safety Management System for Council's 2 declared dams.

Capital Works

The lights have been upgraded at Fred Caterson Reserve's remote control car track ready for a World Championship event commencing on 29 September 2025.

Civil Maintenance

Each year, Council allocates funds as part of its Operational Plan to renew or repair our roads. These projects renew and improve our existing road assets to ensure our road network is safe and meets the needs of our community.

The Hills Shire Council

					on track ▲ action required ▼
Performance measures	Method	Target 2025-26	Actual	Status	
Building Maintenance					
Customer requests completed on time (buildings infrastructure maintenance)	> is better	>90%	92.0%	▲	
Maintenance contracts renewed on time	> is better	>90%	91.3%	▲	
Buildings planned maintenance tasks completed on time and budget	> is better	75%	90.5%	▲	
Cleaning contractors performance rating of 3.5 or greater – measured by external audit	> is better	>3.5	3.5	▲	
Capital Works Management					
Achievement of project delivery target date ¹	> is better	>10%	13%	▲	
Customer requests completed within timeframe	> is better	>90%	92.0%	▲	
Civil Maintenance					
% customer requests completed on time	> is better	>85%	92.54%	▲	
Average time taken to clean pits/pipes	< is better	<21 days	5.0	▲	
Average time taken to fill a pothole	< is better	<6 days	3.0	▲	
Response time to customers for asset inspection requests	< is better	<14 days	2.0	▲	
% of public place cleaning schedules completed within agreed service levels	> is better	>85%	100.0%	▲	
% of scheduled public litter bin services actioned within agreed service levels	> is better	>90%	100.0%	▲	
Parks and Bushland Maintenance					
There is no net loss of trees on public land. A replacement tree is planted in the LGA for every tree removed on public land	> is better	100%		ANNUAL	
% of proactive sportsfield maintenance schedules met and completed within the agreed time frame	> is better	>85%	64.91%	▼	
% of 18 Bidjivong Community Nursery ratepayer native plant giveaway events delivered each financial year	> is better	>85%		BIANNUAL	
% of customer requests completed on time (parks, sportsground maintenance, bushfire hazard reduction and bushland maintenance)	> is better	>85%	93.75%	▲	
Shire Presentation and Fleet					
% of customer requests completed on time	> is better	85.0%	88.0%	▲	
Average time taken to remove orphan waste	< is better	<14 Days	5	▲	
% of street sweeping schedule completed within agreed service levels	> is better	>85%	98.0%	▲	
% of workshop customer requests completed on time	> is better	80%	91.9%	▲	
% of major plant replaced on schedule	> is better	22.5%	32.6%	▲	
% of purchasing of motor vehicles on schedule	> is better	22.5%	42.1%	▲	

How are we addressing performance?

- ▼ **Parks and Bushland Maintenance - % of proactive sportsfield maintenance schedules met and completed within the agreed time frame** - This quarter, the KPI did not achieve the target due to staff vacancies which resulted in maintenance schedules not being met. Recruitment is currently in progress and this target will be likely met next quarter.

¹Delivery target date can fluctuate due to dependency on factors such as design completion, external funding sources and approvals



Proactive leadership and governance

Strategic direction: PLG1 Proactive leadership

Where do we want to be?

The Community Strategic Plan identifies the following strategies that help deliver on this outcome:

- PLG1.1 Facilitate strong 2-way relationships and partnerships with the community, empowering local community involvement in planning and decision-making
- PLG1.2 Collaborate and advocate across government and with the private sector to achieve local priorities
- PLG1.3 Promote excellent customer service through prompt, friendly and helpful advice and information to the community and meet service standards for all requests by leveraging on advanced technologies, business improvement and innovation
- PLG1.4 Embed sound governance and operational frameworks that ensure accountability to the community and meet legislative requirements
- PLG1.5 Create a safe and skilled workforce that delivers quality services that meet Council's strategic direction and goals
- PLG1.6 Maintain a strong financial position to support services and strategies and achieve long-term financial sustainability



Highlights Quarter 1

Financial Management and Reporting Community Strategic Plan

Council reviewed its short, medium, and long-term plans to meet the needs of the community and operate in a sustainable manner. This included community engagement to ensure the community strategic plan reflects the values and desires of our residents.

The General and Special Purpose Financial Statements

An unqualified audit opinion was issued for FY2024-25. The General and Special Purpose Financial Statements were finalised within 10 working days of year-end and presented to Council on 26 August 2025. The NSW Audit Office conducted the audit and presented its findings on 23 September 2025. The Financial Statements were submitted to the OLG on 29 September 2025 which is a month before the deadline.

Council continues to be debt free and in a strong financial position.

Fight for a Fairer Hills Future campaign

The petition on the NSW Parliament's website received over 20,000 signatures. Any petition that receives over 20,000 signatures must be debated by the Legislative Assembly. This debate occurred on Thursday 18 September

and provided a vital opportunity for our community's concerns to be heard at the highest level, and for Members of Parliament to consider the urgent need for investment in local infrastructure, including road upgrades, new schools, sports fields, open spaces and community facilities.

In the mean-time the following funding announcements have been made:

- The Federal Government committed \$220 million to upgrade Windsor Road at Rouse Hill. An additional \$20 million was committed for a planning study to improve travel times on Old Windsor Road, between Kellyville and Northmead.
- A pop-up high school in Box Hill was announced to cater to Year 7-8 students while a more permanent facility is built.
- The NSW Government announced \$11.7 million in funding for 3 Box Hill projects - the construction of The Water Lane, land acquisition towards a new fire station and the planning and design of the Terry Road Upgrade.
- The NSW Government announced a temporary overflow car park at Kellyville Metro Station will be

implemented for 150 additional parking spaces until mid-2026.

Procurement

In quarter one, 11 tenders were awarded with a total value \$1,943,453.20 ex GST (contract value only minus contingency). 6 tenders are based on schedule of rates. The contract value is not included in the total value above.

Human Resources and Wellbeing Health and Wellbeing

September 11 is R U OK? Day and this year Council marked the day with cupcakes for staff and a timely reminder to have genuine conversations about mental health, not just on R U OK? Day but every day.

Council's Employee Assistance Program (EAP) is a free and confidential short-term counselling service available to all workers and their immediate families through Converge International.

Customer Service

During quarter 1 customer service handled more than 18,186 calls, served more than 1,510 customers at the front counter, handled more than 26,696 pieces of incoming correspondence, and facilitated the postage of over 34,560 mail items.

The Hills Shire Council

Corporate Management

Audit, Risk and Improvement Committee (ARIC) Update

The ARIC convened on 14 August and 11 September 2025, with a primary focus on reviewing Council's 2024-25 Financial Statements. In accordance with the requirements of the Local Government Act 1993, the Committee recommended the presentation of the statements to Council. As part of this process, the NSW Audit Office presented its Engagement Closing Report, which was formally received by the Committee.

Internal Audit and Risk Management

Several internal audit assurance reviews have been finalised, including:

- Council's Legal and Compliance Framework
- Fraud and Corruption Mitigation Framework
- Drives Audit

- Super User Access Controls

Current activities are focused on:

- Assessing THSC's risk management culture
- Reviewing and updating Council's Risk Registers

These initiatives support continuous improvement in governance, transparency, and operational resilience across Council.

Executive Services

The majority of Council policies have been reviewed since the Council elections in September 2024. All policies will be reviewed by October 2025 as required under the Local Government Act.

Property Development and Management

Council is building the infrastructure needed to support the approved subdivision of 1-3 Hill Road, West Pennant Hills (Council-owned land) into 11 residential lots. The lots will be created on a mostly cleared part

of the site, previously used for other purposes.

Information Technology and Business System Development

The OneCouncil System Project commenced in July and the project team is currently collaborating with our Subject Matter Experts and TechnologyOne to review system design and configuration requirements. The OneCouncil System is designed to streamline business processes and reduce reliance on external system integrations, ultimately enhancing user experience and operational efficiency (see p 33).



Hill Road West Pennant Hills subdivision

on track ▲
action required ▼

Performance measures	Method	Target YTD 25-26	Actual	Status
Corporate Management				
Audits completed in annual audit program	> is better	22.5%	25.0%	▲
Implemented annual risk management plan	> is better	22.5%	23.0%	▲
Legal advice actioned within 14 days of instructions or as requested	> is better	90%	100.0%	▲
Local court prosecutions actioned within 14 days of instructions	> is better	90%	100.0%	▲
Customer Services				
Average customer wait time (seconds)	< is better	<100 sec	48.0	▲
Grade of service - customers reach an officer within 30 seconds of joining the queue	> is better	>=80%	86.0%	▲
Average days for DA lodgement within state mandate (excluding subdivision applications)	< is better	<7 days	4.3	▲
Executive Services				
Average number of business days taken to process formal GIPA applications	< is better	15	6.60	▲
Publication of Council meeting minutes and recordings within 3 days.	> is better	100%	100.0%	▲
Annual maintenance and update of Council's policies on time and as per legislative requirements	> is better	100%	100.0%	▲
Delegation register maintained accurately and reviewed regularly	> is better	100%	100.0%	▲
% of actions completed as per Local Government Governance Check	> is better	100%	100.0%	▲
% of complaints handled within current service standards	> is better	100%	100.0%	▲
Financial Management and Reporting				
Contract renewals on time	> is better	90%		ANNUAL
Maintain a register for new contracts awarded over \$150k and keep it up to date and on time	> is better	100%	100.0%	▲
Operating performance ratio (operating revenue is sufficient to cover operating expenditure including depreciation)	> is better	> = 0%		ANNUAL
% variation to budget (recurrent expenditure)	< is better	5%	3.54%	▲
% variation to budget (recurrent income)	< is better	5%	1.78%	▲
Levy rates and annual charges by due dates	> is better	100%		ANNUAL
% of monthly and quarterly financial reporting requirements are completed and adopted with statutory time frames	> is better	100%	100.0%	▲
Annual Financial Statements are finalised and adopted within statutory time frames	> is better	100%		ANNUAL
All IP&R planning and reporting requirements completed and adopted within statutory time frames	> is better	100%	100.0%	▲
Cash and investments in accordance with Council's investment policy	> is better	100%	100.0%	▲



on track ▲
action required ▼

Performance measures	Method	Target YTD 25-26	Actual	Status
Human Resources and Wellbeing				
Average number of days lost to absences (unplanned leave)	< is better	<7 days	2.52	▲
Lost time injury frequency rate	< is better	<11%	21.19%	▼
Percentage of staff retained	> is better	>90%	97.44%	▲
Safety incidents responded to within 24 hours	> is better	100%	100.0%	▲
Employee engagement	> is better	>80%		ANNUAL
Information Technology and Business System Development				
IT projects completed within agreed timeframe	> is better	80%		ANNUAL
Corporate systems uptime	> is better	>97%	99.88%	▲
IT incidents resolved within agreed timeframe	> is better	80%	97.27%	▲
Property Development and Management				
Occupancy of investment portfolio buildings	> is better	90%		ANNUAL
Average condition of Council's buildings	< is better	<2.0		ANNUAL
Community buildings available for lease	> is better	90%		ANNUAL
Increase rental revenue - year on year	> is better	4%		ANNUAL

How are we addressing performance?

- ▼ **Human Resources and Wellbeing - lost time injury frequency rate** - A challenging start to the year, recording 6 Lost Time Injuries (LTIs) in the first quarter. These incidents were primarily related to biological factors and psychosocial hazards. Combined with relatively low total working hours to date, this has resulted in a Year-to-Date (YTD) LTI rate of 21.18. It is anticipated that this rate will decrease in the coming quarter, as working hours increase and assuming no further LTIs, or fewer incidents occur.

Service reviews

on track ▲
action required ▼
completed ✓

How are we progressing on our program of service reviews?

Project	Status	Comment
Child Care	▲	The strategic review of Council's Children's Services is now complete and will be presented to Council in November 2025.
Hills Community Care	▲	<p>Council has engaged an external industry consultant to undertake a full strategic review of all HCC programs in light of upcoming Federal Government funding changes scheduled for July 2027. This review is focused on assessing the potential impacts of these changes on HCC's long-term sustainability and its ability to continue delivering high-quality services to clients.</p> <p>Findings from the review will support informed decision-making and future planning. An update will be presented to a Councillor workshop in November.</p>
Parks and reserves	▲	<p>We are currently conducting a comprehensive review of our vegetation management services in collaboration with LG Professionals. This strategic initiative aims to benchmark our performance against leading practices implemented by both regional and metropolitan councils across New South Wales.</p> <p>The insights gained through this review will help identify opportunities to improve service efficiency, enhance operational effectiveness, and ensure our approach remains aligned with community expectations and industry best practice.</p> <p>The review is on track for completion by the end of November 2025.</p>
Property and rating system implementation	▲	<p>This project is progressing. So far we've mapped out the data and processes needed for a smooth transition to the new T1 Property and Rating (P&R) system, identifying:</p> <ul style="list-style-type: none"> • 124 business processes • 207 input forms • 501 output forms • 474 online reports • 88 Pathway reports • 153 dashboards • 127 request types <p>Timeline snapshot:</p> <ul style="list-style-type: none"> • Compliance design October - November 2025 • Revenue configuration October - December 2025 • Compliance configuration January - May 2026 • Key user training February - April 2026 • User testing May - August 2026 • Test fixes June - October 2026 • Go live November 2026



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THE HILLS
Sydney's Garden Shire

**ITEM 6 PROPOSED ROAD CLOSURE AND SALE OF ROAD RESERVE AT
69 BOX ROAD, BOX HILL****MEETING DATE:** 11 November 2025**COUNCIL MEETING****GROUP:** **SHIRE STRATEGY****AUTHOR:** **PROPERTY OFFICER**
ISABELLA MILES**RESPONSIBLE** **MANAGER – STRATEGIC PROPERTY & BUILDINGS**
OFFICER: TARRYN MARKS**PURPOSE**

This report recommends that Council authorise the closure of a portion of Box Road, Box Hill adjacent to Lot 166 DP 10157 (being 69 Box Road, Box Hill) and subsequent sale of the subject land to the adjoining developer.

RECOMMENDATION

1. Council authorise the road closure and sale of a portion of Box Road, Box Hill adjacent to Lot 166 DP 10157 (being 69 Box Road, Box Hill) as detailed in this report and the Confidential Councillor Memo, with the Plan of Road Closure and Title Creation, Contract, Deed, Transfer, Request Documents, Transfer Granting Easement, Subdivision Certificate and Section 88B Instrument authorised for execution under Seal.
2. Council acknowledge the details contained within the Confidential Councillor Memo (forwarded under separate cover) and agree to accept the negotiated value for the commercial transaction.
3. Council authorise the General Manager to sign as landowner any application or registration forms required for the subject land to be closed as a public road.
4. Subject to the road closure proceeding, Council approve the transfer of the net proceeds of the sale (as per the Confidential Councillor Memo) to the Road Closure Reserve in a future Budget Review.

IMPACTS**Financial**

Section 43(4) of the Roads Act 1993 requires that proceeds of this sale are to be utilised for the purpose of acquiring land for public roads or carrying out road work on public roads. It is proposed that the net proceeds of the sale be transferred to the Road Closure Reserve. Costs associated with the application will be incurred by the applicant and subject to reimbursement to Council.

LINK TO HILLS SHIRE PLAN**Value & Strategic Direction:**

Proactive Leadership & Governance PLG1. Proactive leadership

Strategy:

PLG1.6 Maintain a strong financial position to support services and strategies and achieve long-term financial sustainability

REPORT

In January 2025, the developers of 69 Box Road approached Council to request the closure of 972.4m² (subject to final survey) of excess road reserve (zoned R2) to consolidate with their existing landholdings for the purpose of Subdivision Development (394/2026/ZA). The Box Hill SEPP & Box Hill DCP envision this outcome to enable both orderly development of this site and the new alignment of Box Road. Please refer to *Image 1* for a Locality Plan with the future DCP road network illustrated.

The developer attaches considerable importance to the subject land and is the only viable purchaser. Consequently, the lands primary significance lies solely with the adjoining landowner.

The subject land and the relation to existing and proposed layout is illustrated in the following images:

- Image 1 – Locality Plan illustrating the subject land to be closed & sold.
- Image 2 – Current v Proposed Road network
- Image 3 & 4 – Concept Plan of Subdivision
- Image 5 – Draft Plan of Subdivision and First Title Creation & Road Closure

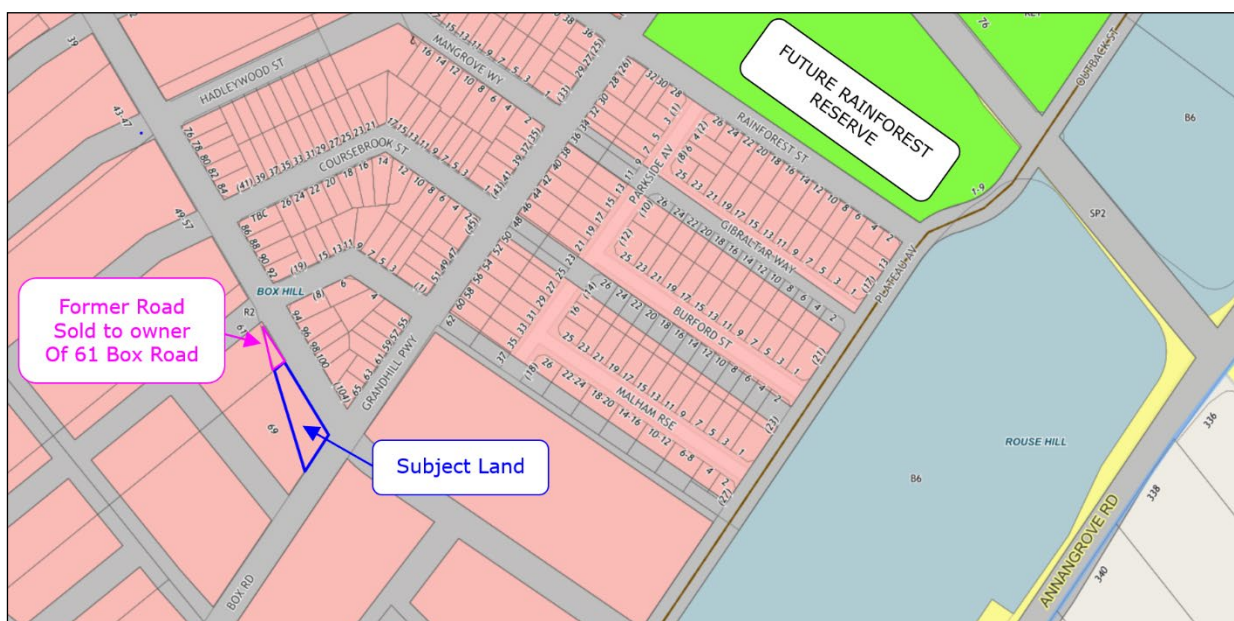


Image 1 – Locality & Zoning Plan – Part Box Road, Box Hill.

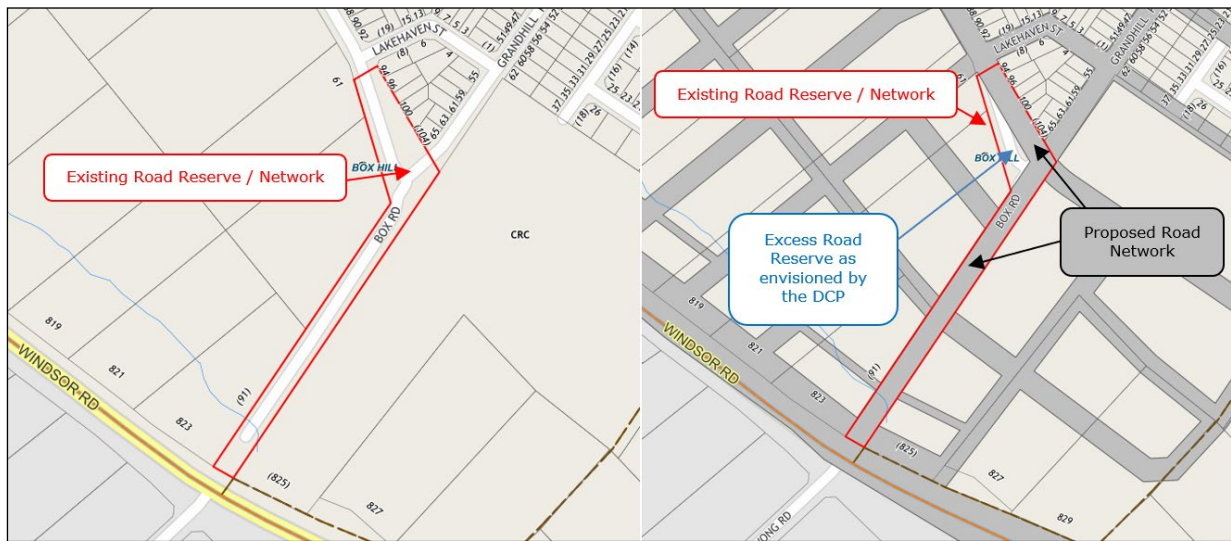


Image 2 – Current v Proposed Road Network – Part Box Road, Box Hill.



TO STRIVE FOR BETTER THINGS



Image 3 & 4 – Concept Plan of Subdivision Stage 1 & 2 – 69 Box Road, Box Hill

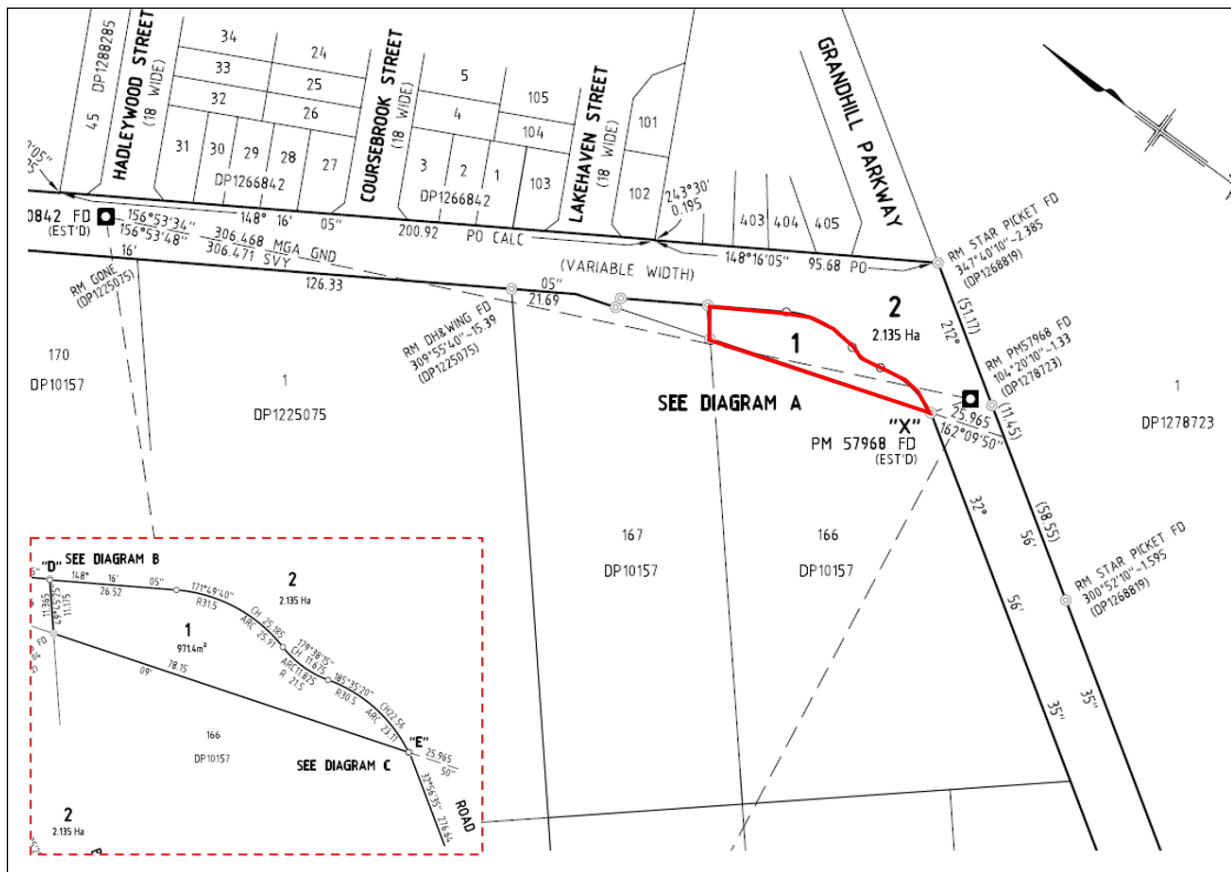


Image 5 – Draft Plan of Subdivision and First Title Creation & Road Closure

Market Appraisal & Offer

A comprehensive review of the valuation and negotiations undertaken for the commercial transaction has been forwarded to Councillors in a separate Confidential Memo.

OPTIONS

Council has the following options available to them in relation to the application:

1. Council can resolve to approve the Road Closure application which includes closing the subject land and proceeding with the sale to the adjoining owner in accordance with the agreement arranged by two registered property valuers as outlined within the Councillor Confidential Memo.

This option achieves the following for Council and the community:

- Disposal of an unused Council asset and the removal of all maintenance and insurance liabilities.
- A reasonable outcome in terms of value for the sale of an asset.
- Sale proceeds that can be used for future road and shared pathway infrastructure alleviating the need for these projects to be funded from reserves.

OR

2. Council can reject the agreement arranged by the registered property valuers. Council can elect to disagree with the land value for the subject land and request further negotiations for the subject land. This is a commercial transaction for Council and as such, there is no legal requirement for Council to accept the professional valuation advice received. It is important to note that the assessed value aligns with current market standards and is supported by Council's valuer.

OR

3. Council can refuse the Road Closure application and subsequent sale to the applicant.

This is considered the highest risk and least viable option for the following reasons:

- Loss of revenue the subject land could provide Council's Road Reserves to account for maintenance and construction of infrastructure that is vital to the Shire's Road network.
- It will impede the orderly development.
- The land is considered surplus to Council needs – retaining the land in Council's ownership will require ongoing maintenance demand.

CONCLUSION

As the subject land is considered surplus to Council's needs and presents no development potential in isolation, it is recommended that Council approve **Option 1**. All costs to facilitate the road closure and sale including, but not limited to, survey, plan registration, transfer, legal, stamp duty and advertising are to be borne by the applicant.

In accordance with the Roads Act (NSW) 1993, the proposed road closure will be publicly advertised, and notifications will be issued to the required authorities. Submissions may be received up to twenty-eight (28) days from the date of advertisement.

It is recommended Council consider all information provided in this report to achieve the best outcome for the community.

ATTACHMENTS

1. Confidential Memo to Mayor & Councillors – Proposed Road Closure and Sale of Road Reserve at 69 Box Road, Box Hill (*forwarded under separate cover*)