55 COONARA AVENUE, WEST PENNANT HILLS

What is being exhibited?

A planning proposal has been prepared to amend The Hills Local Environmental Plan 2012 to re-zone land currently zoned B7 Business Park at 55 Coonara Ave, West Pennant Hills, to facilitate residential development. The planning proposal includes changes to zones, lot sizes and building heights. The proposal will facilitate 600 dwellings comprising both high density and medium density dwelling types.

A draft Voluntary Planning Agreement and draft Development Control Plan have also been prepared to support future redevelopment of the site, and are being exhibited concurrently with the planning proposal.

What type of development is proposed?

The planning proposal seeks to rezone the land to facilitate a master planned residential outcome comprising high and medium density residential development. This includes residential flat buildings of up to six storeys and terraces, semi-detached and detached dwellings of up to three storeys, including ‘micro-terraces’ on lots of a minimum 86m². Future development will be guided by the draft Development Control Plan which is also being exhibited with the planning proposal.

How will the forest be impacted?

The planning proposal would likely result in the removal of approximately 0.02ha of vegetation. The planning proposal locates the developable area to the north of the site within the extent of the former IBM campus in an area of planted vegetation. The old growth forest to the south of the site is not proposed to be removed. The forested areas to the south of the site are proposed to be zoned E2 Environmental Conservation, the highest level of protection available through land use zoning.
What infrastructure is proposed?

The draft Voluntary Planning Agreement will provide the following infrastructure:
- Dedication of 2.493ha of land for a playing field and associated car parking;
- Construction of a synthetic playing surface; and
- Construction and dedication of a public perimeter road to give access to the public open space.

What are the next steps?

All comments provided within the submission period will be reported to Council following the close of the exhibition period. In considering the proposal following exhibition, Council may decide to proceed to finalisation with post exhibition amendments or to not proceed.

How do I provide comments?

Submissions are welcome and will be received until Friday 31 May 2019. Submissions are best made using the online form available on Council’s website at www.thehills.nsw.gov.au by following the On Exhibition tab. All submissions must specify your name, address and contact details and should provide justification for the issues raised.

Where can I see the exhibition material?

Online
www.thehills.nsw.gov.au and click the On Exhibition tab

In Person
Customer Service Centre  Castle Hill Library
(3 Columbia Court, Norwest)  Cnr Pennant Street & Castle Street, Castle Hill

Submission Deadline
Friday 31 May 2019

If I still have some questions?
Please call Council's Forward Planning Team on 9843 0597.