

Appendix four – Council profile: The Hills Shire Council

About the Council

The Hills Shire Council is located within north-west Sydney. It shares boundaries with Central Coast Council, Hornsby Shire Council, Blacktown Council, Hawkesbury Council and Parramatta Council.

The Hills Shire Council LGA has a mix of rural and urban areas and has experienced recent growth and change. The Council reports that over the last 20 years significant development has occurred within a number of the Council's suburbs. Part of the new metro train line runs through the LGA with six stations located within the Shire.

At 30 June 2020, the Australian Bureau of Statistics estimated the resident population for The Hills Shire Council LGA was around 192,500.

Development applications within The Hills Shire Council

Over 3,700 development applications were determined by The Hills Shire Council between 1 July 2019 and 30 June 2021 (Exhibit 11). The estimated total construction cost for these developments is around \$7 billion.

Exhibit 11: The Hills Shire Council development applications¹¹ determined in FY2020 and FY2021

	Determined by council staff under delegation	Determined by DAU	Determined by The Hills LPP	Determined by SCCPP
2019–20	1,654	47	13	27
2020–21	1,894	56	32	25

Source: The Hills Shire Council 2022 (unaudited).

¹¹ Including development applications, modifications and review applications. Not including development applications determined by the Land and Environment Court.

Exhibit 12 outlines the types of development determined by the Council across the audit period of review.

Exhibit 12: Determined applications by development type - FY2020 and FY2021

 <p>Residential - single new dwelling 1,678</p>	 <p>Residential - alterations and additions 941</p>	 <p>Other 250</p>		 <p>Residential - new second occupancy 212</p>
		 <p>Commercial / retail / office 126</p>	 <p>Residential - new multi unit 74</p>	 <p>Residential - other 33</p>
	 <p>Subdivision 392</p>	 <p>Community facilities 14</p>	 <p>Mixed 13</p>	 <p>Residential - seniors living 4</p>
		 <p>Industrial 14</p>	 <p>Tourist 1</p>	 <p>Infrastructure 1</p>

Source: The Hills Shire Council 2022 (unaudited).