

THE HILLS SHIRE COUNCIL

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12 January 2011



Mr Peter Goth
Regional Director, Sydney West Region
Department of Planning
Locked Bag 5020
PARRAMATTA NSW 2124



PCU018571

Our ref: FP158

Department of Planning
Received
14 JAN 2011
Scanning Room

Dear Mr Goth,

PLANNING PROPOSAL SECTION 56 NOTIFICATION

**Proposed Baulkham Hills Local Environmental Plan 2005 (Amendment No.)
- rezoning and reclassification of Lots 3 and 4 DP 16095 and Lot 32 DP
1004057, Nos 1 & 3 Hill Road and 1-19 Colbarra Place, West Pennant Hills**

Pursuant to Section 56 of the Environmental Planning and Assessment Act, 1979, it is advised that Council has resolved to prepare a Planning Proposal for the above amendment. The site known as "Hill Road Reserve" consists of three properties, two of which are owned by Council (Lot 32 DP 1004057 and Lot 3 DP 16095), the other in private ownership (Lot 4 DP16095).

Please find enclosed the information required in accordance with the guidelines 'A guide to preparing local environmental plans' issued under Section 55(3) of the Environmental Planning and Assessment Act 1979, together with a locality map and other relevant information.

Council is seeking the approval of the Director General to proceed despite an inconsistency with Local Planning Direction 4.3 Flood Prone Land. This matter is addressed in the attached planning proposal.

Following receipt by Council of the Department's written advice, Council will proceed with the planning proposal.

Any future correspondence in relation to this matter should quote reference number FP158. Should you require further information please contact the Forward Planning Coordinator, Kate Clinton on 9843 0129 (Mon/Tues/Wed).

Yours faithfully

Stewart Seale

MANAGER FORWARD PLANNING

Attach 1: Planning Proposal

Attach 2: Council Report 14 December 2010 with attachments, including GHD Development Opportunity Report December 2009.

- Attach 3: Aerial Photographs (of site and broader locality)
- Attach 4: Proposed Template Zoning Map
- Attach 5: Proposed Minimum Lot Size Map
- Attach 6: Proposed Height of Buildings Map
- Attach 7: Development Potential Plan (GHD, 2009)
- Attach 8: Flora & Fauna Vegetation Significance Map (GHD, 2009)
- Attach 9: Indicative subdivision layout plan
- Attach 10: Flood & Zoning Map
- Attach 11: Information required for reclassification of land
- Attach 12: Details to accompany the exhibition in relation to the reclassification