

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555
Facsimile +61 2 9843 0409

DX 9966 Norwest

Email council@thehills.nsw.gov.au
www.thehills.nsw.gov.au

ABN No. 25 034 494 656

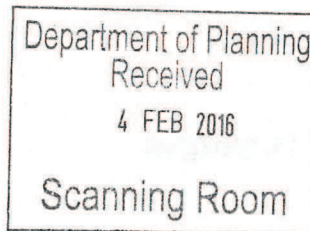
29 January 2016



PCU063946

Ms Rachel Cumming

Director Metropolitan Delivery (Parramatta)
Planning and Environment
GPO BOX 39
SYDNEY NSW 2001



Our Ref: 16/2016/PLP

Dear Ms Cumming

PLANNING PROPOSAL SECTION 56 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No.#)) – Castle Hill North Precinct (FP38)

Pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), it is advised that Council has resolved to prepare a planning proposal for the above amendment.

Please find enclosed the information required in accordance with the guidelines 'A guide to preparing planning proposals' issued under Section 55(3) of the EP&A Act. The planning proposal and supporting materials is enclosed with this letter for your consideration. It would be appreciated if all queries by the panel could be directed to Council's Principal Forward Planner, Megan Munari on 9843 0407.

The planning proposal seeks to make the following amendments to The Hills Local Environmental Plan 2012:

- Rezone land in the Precinct from R1 General Residential and R2 Low Density Residential to R1 General Residential, R3 Medium Density Residential and R4 High Density Residential;
- Apply a minimum lot size of 1800m² across the precinct;
- Apply maximum floor space ratio standards ranging from 0.6:1 to 2.4:1;
- Remove height of buildings for land proposed to be zoned R1 General Residential and R4 High Density Residential;
- Introduce a maximum height of buildings of 10 metres for land proposed to be zoned R3 Medium Density Residential;
- Add to clause 4.4 Floor Space Ratio to incentivise development, including a Floor Space Ratio Incentive Map to allow for floor space ratio standards ranging from 1.2:1 to 4.8:1, for development that meets Council's apartment size, mix and parking requirements;
- Add to clause 4.4 Floor Space Ratio to provide a floor space incentive for key mapped sites to amalgamate where it can be demonstrated that the amalgamation will deliver improved outcomes and public domain improvements;

- Amend clause 7.7 Design Excellence to apply to all development with a height of 25 metres or more, with revised considerations for design excellence and provision for a Design Excellence Panel rather than architectural design competition

Pursuant to Clause 5(d) of Local Direction 5.9 North West Rail Link, this Section 56 notification also seeks the concurrence of the Director General with respect to minor inconsistencies with these Directions as detailed 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 FP38. Should you require further information please contact Principal Forward Planner, Megan Munari on 9843 0407.

Yours faithfully



Janelle Atkins
ACTING MANAGER FORWARD PLANNING

Enclosed CD containing:

1. Planning Proposal and Attachments