

**THE HILLS SHIRE COUNCIL**

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29 January 2016

Ms Rachel Cumming  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001



Department of Planning  
Received  
4 FEB 2016

Scanning Room

Our Ref: 2/2016/PLP

Dear Ms Cumming

**PLANNING PROPOSAL SECTION 56 NOTIFICATION**

**The Hills Local Environmental Plan 2012 (Amendment No. (#)) – planning proposal to facilitate a mixed use commercial/retail and high density residential development at Lot 5 DP 30916, Commercial Road, Rouse Hill (2/2016/PLP)**

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 Janelle Atkins on 9843 0266.

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

- Rezone the site from part B5 Business Development, part R3 Medium Density Residential and part SP2 Infrastructure (Public Transport Corridor) to part R1 General Residential and part SP2 Infrastructure (Public Transport Corridor).
- Increase the maximum building height from part 10m and part 16m to part 12m, part 23m and part 40m.
- Increase the maximum floor space ratio from part 1:1 to part 2.3:1 across the proposed R1 General Residential zoned land.
- Amend the minimum lot size from part 450m<sup>2</sup> and part 8,000m<sup>2</sup> to 1,800m<sup>2</sup> across the site.
- Identify the site on the Key Sites Map and introduce a local incentive clause providing that the proposed density, height and floor space ratio is subject to compliance with Council's apartment size/mix and car parking controls.
- Include 'shops' as an additional permitted land use under Schedule 1 and include a notation that the amount of retail floor space is capped at 1,700m<sup>2</sup>.
- Identify the site on the Additional Permitted Uses Map.

The proposal will provide housing and employment within close proximity to existing and future public transport. The proposal is timely to consider given that construction of the Sydney Metro Northwest is underway and precinct planning around the future railway stations

has identified potential for a high density mixed use outcome on this site. The planning proposal will also ensure the delivery of the Green Hills Drive extension, a critical piece of road infrastructure connecting Kellyville/Rouse Hill and Box Hill release areas to the north with the Rouse Hill Major Centre to the south.

Pursuant to Clause 5(d) of Local Planning Direction 1.1 Business and Industrial Zones, Clause 5(d) of Local Planning Direction 5.9 North West Rail Link and Clause 6 of Local Planning Direction 6.3 Site Specific Provisions, 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 2/2016/PLP. Should you require further information please contact Alicia Iori – Town Planner on 9843 0396.

Yours faithfully



**Janelle Atkins**  
**ACTING MANAGER FORWARD PLANNING**

Enclosed CD containing:

1. Planning Proposal and Attachments