



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL

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14 June 2019

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 10/2019/PLP

Dear Ms Carruthers,

PLANNING PROPOSAL SECTION 3.34 NOTIFICATION

Proposed amendments to Schedule 4 Classification and reclassification of public land within Appendix 11 The Hills Growth Centre Precincts Plan of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Amendment No (#)) as it applies to 15Z Nelson Road, Box Hill (Lot 1 DP 136174) to reclassify Council-owned land from 'community' to 'operational'.

Pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979 (EP&A Act), it is advised that at its meeting of 12 March 2019, Council resolved to prepare a planning proposal to reclassify Council-owned land at 15Z Nelson Road, Box Hill from 'community' to 'operational'.

The reclassification and subsequent sale of the site would enable the land to be incorporated into the redevelopment of the Nelson Road Village Centre and would promote an orderly development outcome at this location. The funds from the sale of the site would be used to provide a new and superior community facility on Council land at a nearby location.

Please find enclosed the information required in accordance with the guidelines 'A guide to preparing local environmental plans' issued under Section 3.33(3) of the EP&A Act 1979.

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 10/2019/PLP. Should you require further information please contact Jonathan Tolentino, Town Planner on 9843 0557.

Yours faithfully

Nicholas Carlton
MANAGER - FORWARD PLANNING

Attachment 1: Section 3.34 Planning Proposal (2/2019/PLP) incorporating

- Attachment A: List of State Environmental Planning Policies
- Attachment B: Assessment Against Section 9.1 Ministerial Directions
- Attachment C: Council Report and Minute dated 13 November 2018
- Attachment D: Local Planning Panel Report and Minute, 17 April 2019
- Attachment E: Title Search on 15Z Nelson Road, Box Hill
- Attachment F: Information checklist for proposals to classify or reclassify public land through an LEP