

THE HILLS SHIRE COUNCIL

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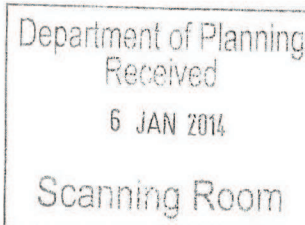
ABN No. 25 034 494 656



PCU50529

23 December 2013

Ms Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001



Our Ref: 17/2013/PLP

Dear Ms Cumming

PLANNING PROPOSAL SECTION 56 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No.) – Proposed amendments to floor space ratio and building height, and use of Schedule 1 – Additional Permitted Uses (17/2013/PLP), 11-13 Solent Circuit, Baulkham Hills

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.

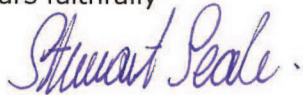
Please find enclosed the information required in accordance with the guidelines 'A guide to preparing planning proposals' issued under Section 55(3) of the EP&A Act. The planning proposal and supporting materials is enclosed with this letter for your consideration. It would be appreciated if an officer of Council can be contacted at the time the planning proposal is being considered by the panel to respond to any questions that may arise. In this regard please contact Council's Principal Forward Planner, Raquel Ricafort-Bleza on 9843 0560.

Generally, the proposal is considered to satisfactorily address the requirements under Section 73A (1)(b) and (c) of the EP&A Act as it will not have any significant adverse impact on the environment or adjoining land.

According to information submitted with the applicant's planning proposal, only 9% of units within a future development on the site would be three (3) bedroom units. Given the location of the site within the town centre of Norwest and less than 400 metres of the future Norwest Rail Station, it is considered that this fails to provide adequate diversity of apartment types to cater for different household requirements and will limit the availability of affordable housing for families within the locality. It is requested that as part of a Gateway Determination the proponent be requested to provide a greater proportion of three (3) bedroom units to provide a greater level of housing choice.

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 2/2014/PLP. Should you require further information please contact Kate Clinton, Forward Planning Coordinator on 9843 0129.

Yours faithfully



Stewart Seale
MANAGER - FORWARD PLANNING