

Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
NORWEST NSW 2153


Dear Mr Edgar

The Hills Local Environmental Plan 2019 (Amendment No 14)

I refer to the proposal to amend The Hills Local Environmental Plan 2019 to rezone land at 55 Coonara Avenue, West Pennant Hills (Lot 61 DP 737386) for medium to high density residential development with a maximum yield of 600 dwellings and to enable the conservation of critically endangered ecological communities.

I acknowledge Council was originally supportive but has now resolved not to proceed with this proposal. Following a detailed assessment, the Department considers the proposal has strategic and site-specific merit, with factors including:

- \$151 million of local investment;
- 300 local jobs;
- 600 high quality, well designed homes, close to transport;
- a nine hectare expansion of the Cumberland State Forest; and
- recreation and community facilities for residents.

In direct response to feedback from the local community, and expert advice from the Department's Environment Energy and Science Group, the Department has also made changes to the proposal. The final plan enlarges environmental conservation zones to protect the critically endangered ecological communities Blue Gum High Forest, and Sydney Turpentine Ironbark Forest and the Powerful Owl. The final plan:

- reduces the extent of land to be zoned residential;
- increases the extent of land to be zoned E2 Environmental Conservation to 15.9 hectares;
- amends minimum lot sizes to reflect bushland areas to be dedicated to Forestry NSW;
- incorporates additional uses over parts of the E2 zone to allow recreation where it is consistent with the zone objectives;
- introduces a design excellence provision for the site; and
- introduces an 11 metre setback from Coonara Avenue.

As the delegate for the Minister for Planning and Public Space, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

Should you have any enquiries about this matter, please contact me or Ms Catherine Van Laeren, Executive Director Central River City and Western Parkland City.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Brett Whitworth', with a large, stylized loop at the end.

Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure

17 June 2020