

THE HILLS SHIRE COUNCIL

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PCU061261

24 August 2015

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

Our Ref: 20/2015/PLP

Dear Rachel,

PLANNING PROPOSAL SECTION 56 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No. (#)) - Proposed amendment to The Hills Local Environmental Plan 2012 to prohibit rural workers dwellings within The Hills Shire

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.

The planning proposal seeks to prohibit rural workers dwellings as a permissible land use in all rural zones across the Shire. In recent times there has been limited interest in rural workers dwellings within the Hills Local Government Area generally because of the proximity of the Shire's rural lands to the urban area and development control plan requirements relating to the provision of financial evidence and locational justification. Additionally, the introduction of secondary dwellings in the rural areas as part of Local Environmental Plan 2012 provides opportunities for all landowners in rural areas to construct an additional dwelling without the required justification relating to rural workers dwellings.

It is therefore considered appropriate to prohibit this land use to facilitate the sustainable management of the Shire's rural lands and ensure outcomes are consistent with State strategic policy advice on rural workers dwellings.

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.

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 20/2015/PLP. Should you require further information please contact Anne Banyai - Forward Planning Coordinator on 9843 0390.

Yours faithfully

Stewart Seale

MANAGER FORWARD PLANNING

Attachment 1: Planning Proposal

