

THE HILLS SHIRE COUNCIL

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18 November 2016

Ms Catherine Van Laeren
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 5/2015/PLP

Dear Ms Van Laeren

PLANNING PROPOSAL – Proposed The Hills Local Environmental Plan 2012 (Amendment No (#)) – to increase the maximum building height from RL116 metres (approximately 10 storeys) to RL176 metres (up to 26 storeys), apply a 'base' Floor Space Ratio (FSR) of 1:1 and an 'incentivised' FSR of 2.9:1 and allow additional permitted uses on land at 40 Solent Circuit, Baulkham Hills (5/2015/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 material is enclosed with this letter for your consideration. It would be appreciated if all queries by the panel could be directed to Council's Senior Town Planner, Piers Hemphill on 9843 0511.

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.

Having regard to the strategic location of the site being residential land within the Norwest Business Park, it is considered appropriate for a high density mixed use development outcome. The proposal is considered to be a high standard and aesthetically pleasing development which would provide a diversity of housing mix within the Norwest Residential Eastern Precinct and integrate a slender built form into the landscape with landscaping and open space representing 70% of the site at ground level.

The proposal represents an opportunity to provide high quality metropolitan living within the Norwest Specialised Centre and maintain the Garden Shire character into its urban future. Further, the application of the agreed methodology for securing housing mix and diversity within the Sydney Metro Northwest Corridor will ensure the delivery of appropriate housing mix and diversity consistent with the future demographics of the Shire.

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 5/2015/PLP. Should you require further information please contact Piers Hemphill, Senior Town Planner on 9843 0511.

Yours faithfully



Stewart Seale
MANAGER FORWARD PLANNING

Enclosed CD containing:

1. Planning Proposal – 5/2015/PLP (Including Attachments A and B)
2. Attachment C - Council Report and Minute (8 November 2016)
3. Attachment D – Planning Proposal Documentation submitted by Applicant (8 July 2016)