

THE HILLS SHIRE COUNCIL

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PCU057577

15 December 2014

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

Our Ref: 11/2015/PLP

Dear Ms Cumming

PLANNING PROPOSAL SECTION 56 NOTIFICATION

**The Hills Local Environmental Plan 2012 (Amendment No. (#)) - Proposed
Amendment to zoning and floor space ratio for the North Rocks Employment Precinct
(11/2015/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 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.

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.

The planning proposal seeks to rezone the North Rocks Employment Precinct from IN1 General Industrial zone to B6 Enterprise Corridor zone, reduce the minimum lot size from 8,000m² to 4,000m², prohibit 'shop top housing' within the B6 Enterprise Corridor zone and delete the related zone objective that refers to residential uses. The planning proposal will facilitate the revitalisation of the precinct, enabling it to withstand the pressures from global industrial trends and to increase its capacity for local employment.

Pursuant to clause (5)(d) of Local Planning Directions 1.1 Business and Industrial Zones, this section 56 notification also seeks the concurrence of the Director-General with respect to a minor inconsistency with this Direction as detailed in the attached planning proposal.

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 11/2015/PLP. Should you require further information please contact Kate Clinton, Senior Town Planner on 9843 0129.

Yours faithfully

Stewart Seale
MANAGER FORWARD PLANNING

Attachment: Planning Proposal

