

THE HILLS SHIRE COUNCIL

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PCU061342

24 August 2015

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

Department of Planning
Received
31 AUG 2015
Scanning Room

Our Ref: 15/2015/PLP

Dear Ms Cumming,

15/2015/PLP CIRCA PRECINCT SENIORS HOUSING PROPOSAL

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.

Enclosed is 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 are enclosed with this letter for your consideration. The panel is requested to direct any enquiries to the undersigned on 9843 0560 or jdavies@thehills.nsw.gov.au.

The objective of the proposed LEP is to facilitate development of a retirement precinct consisting of a residential aged care facility and independent living units on the site. The objective will be achieved by amending Schedule 1 'Additional Permitted Uses' and the associated Additional Permitted Uses Map to permit the use of land at 26, 28 and 30 Norbrik Drive, Bella Vista (Lots 1 and 2 DP1195652 and Lot 701 DP1198639) for the purposes of 'seniors housing' with development consent.

Pursuant to Clause 5(d) of Local Planning Direction 1:1 Business and Industrial zones and 5.9 North West Rail Link Corridor Strategy, 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 15/2015/PLP. Should you require further information please contact Megan Munari, Forward Planning Coordinator on 9843 0407.

Yours faithfully

Jim Davies
PRINCIPAL FORWARD PLANNER