

THE HILLS SHIRE COUNCIL

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PCU057602

15 December 2014

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

Our Ref: 8/2015/PLP

Dear Ms Cumming

PLANNING PROPOSAL SECTION 56 NOTIFICATION

**The Hills Local Environmental Plan 2012 (Amendment No. (#)) - Proposed
Amendment to floor space ratio for 2 - 4 Burbank Place, Baulkham Hills (Lot 4054 DP
1070487) (8/2015/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 amend the floor space ratio from 1:1 to 1.4:1 for the part of the site zoned B7 Business Park. The planning proposal will facilitate an increase in floor space for an existing commercial building within the Norwest Business Park. The planning proposal will increase opportunities for employment within walking distance of the future Norwest Rail Station.

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 8/2015/PLP. Should you require further information please contact Bronwyn Inglis, Senior Town Planner on 9843 0382.

Yours faithfully

Stewart Seale
MANAGER - FORWARD PLANNING

Attachment: Planning Proposal

