

THE HILLS SHIRE COUNCIL

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21 August 2017

Ms Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 1/2016/PLP
Your Ref: PP_2015_THILL_010_00
(16/01738)

Dear Ms Van Laeren,

**Referral of Planning Proposal for Finalisation – 488-494 Old Northern Road, Dural
(1/2016/PLP)**

At the Ordinary meeting of 8 August 2017 Council considered a post-exhibition report on the planning proposal for 488-494 Old Northern Road, Dural (1/2016/PLP) and resolved that:

"1. Council progress the planning proposal, seeking the following amendments to LEP 2012 for land 488-494 Old Northern Road, Dural, to finalisation:

- a. Amend the Height of Buildings Map from 10 metres to 18 metres for the southern portion of the land zoned B2 Local Centre and 14 metres for the northern portion of the land zoned B2 Local Centre; and*
- b. Amend the Floor Space Ratio Map from 0.75:1 to 1.22:1 across the whole of the land zoned B2 Local Centre.*

2. The draft amendments to DCP 2012 (Part B Section 6 – Business) be adopted and come into force following the notification of the planning proposal on the NSW Legislation website".

There still remains an unresolved objection from the Roads and Maritime Services (RMS) on the grounds of traffic generation rates, traffic volume/counts, Old Northern Road upgrade along the development frontage and funding and approval of the Old Northern Road/Franlee Road intersection. It is noted that the RMS raised no issues with the traffic volumes or generation rates for the original concept and the current concept actually results in an overall reduction in the traffic volumes when compared to the previous concept. Given this, and the need for the Developer to enter into a Deed of Agreement with the RMS for the design and funding of the Old Northern Road/Franlee Road intersection upgrade, it is considered that the concerns of the RMS have been addressed. The issues raised by the RMS have been addressed in detail in the Council Report of 8 August 2017 which is provided as an attachment to the planning proposal.

Delegation was granted to Council for this planning proposal, however due to objection from the RMS, Council cannot exercise its delegation to finalise the amendment. Accordingly, the

proposal is referred to the Department for finalisation. Should you require further information please contact Brent Woodhams, Acting Principal Coordinator Forward Planning on 9843 0443.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J. Atkins', written over the typed name.

Janelle Atkins

A/MANAGER - FORWARD PLANNING

Attachment 1: Final Planning Proposal and attachments