

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555

Facsimile +61 2 9843 0409

DX 9966 Norwest

Email council@thehills.nsw.gov.au

www.thehills.nsw.gov.au

ABN No. 25 034 494 656



PCU062989

27 November 2015

Ms Rachel Cumming
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 1/2016/PLP

Dear Ms Cumming

PLANNING PROPOSAL SECTION 56 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No. (#)) – to amend the Height of Buildings and Floor Space Ratio at 488-494 Old Northern Road, Dural (1/2016/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 Principal Forward Planner Janelle Atkins on 9843 0266.

The proposal seeks to apply a floor space ratio of 1.22:1 to the part of the site zoned B2 Local Centre and apply a maximum height of buildings of 18 metres to the southern portion of the B2 Local Centre zoned land and 14 metres for the northern portion of the B2 Local Centre zoned land at 488-494 Old Northern Road, Dural. The proposal also seeks to apply a local provision to the site to ensure that future development on the site can only reach 80 dwellings where Council's controls relating to apartment mix, apartment size and car parking will be met.

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 1/2016/PLP. Should you require further information please contact Brent Woodhams, Forward Planning Coordinator on 9843 0443.

Yours faithfully

Janelle Atkins

ACTING MANAGER FORWARD PLANNING

Enclosed CD containing:

1. Planning Proposal
2. Council Report and Minute, 27 October 2015
3. Draft The Hills DCP 2012 (Part B Section 6 - Business)
4. Concept Plans
5. Proponent's Application

