



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC 1755
ABN 25 034 494 656 | DX 9966 Norwest

20 November 2018

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 2/2019/PLP

Dear Ms Carruthers,

PLANNING PROPOSAL SECTION 3.34 NOTIFICATION

Proposed The Hills Local Environmental Plan 2019 (Amendment No (#)) – to amend The Hills Local Environmental Plan 2012 as it applies to the Box Hill North Town Centre to increase the maximum Floor Space Ratio from 1:1 to a range of 1:1 to 2:1 and increase the maximum Height of Buildings from 16 metres to a range of 16 metres to 27 metres.

Pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979 (EP&A Act), it is advised that at its meeting of 13 November 2018, Council resolved to prepare a planning proposal for the above amendment:

1. *A planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to amend The Hills Local Environmental Plan 2012, as it relates to the Box Hill North Town Centre (10, 12 and 14 Red Gables Road, Box Hill), as follows:*
 - a) *Increase the maximum Height of Buildings from 16 metres to a range of 16 metres to 27 metres; and*
 - b) *Increase the maximum Floor Space Ratio from 1:1 to a range of 1:1 to 2:1.*
2. *Amendments to The Hills Development Control Plan 2012 Part D Section 17 – Box Hill North Precinct, as detailed in Attachment 1, be exhibited concurrently with the planning proposal.*

The proposal seeks to enable the inclusion of a new school on a portion of land within the Box Hill North Town Centre and redistribute the commercial and residential floor space 'entitlement' from this land to the remainder of the Town Centre. It also seeks to increase maximum permissible heights within the Town Centre, with a view to enabling greater variation and modulation in building heights.

Please find enclosed the information required in accordance with the guidelines 'A guide to preparing local environmental plans' issued under Section 3.33(3) of the Environmental Planning and Assessment Act 1979. It would be appreciated if any queries by the Panel could be directed to Piers Hemphill, Strategic Planning Coordinator, on 9843 0511.

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 2/2019/PLP. Should you require further information please contact Jonathan Tolentino, Town Planner on 9843 0557.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nicholas Carlton', written in a cursive style.

Nicholas Carlton

PRINCIPAL COORDINATOR FORWARD PLANNING

Attachment 1: Section 3.34 Planning Proposal (2/2019/PLP) incorporating

- Attachment A: List of State Environmental Planning Policies
- Attachment B: Assessment Against Section 9.1 Ministerial Directions
- Attachment C: Council Report and Minute dated 13 November 2018
- Proponent's Application and Supporting Documentation