

THE HILLS SHIRE COUNCIL

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22 November 2016

Catherine Van Laeren
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 19/2016/PLP

Dear Ms Van Laeren

PLANNING PROPOSAL SECTION 56 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No.(#)) - to amend the Land Zoning, Floor Space Ratio and Height of Buildings for the Bull and Bush Hotel Site (19/2015/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 Brent Woodhams, Acting Principal Forward Planner.

The planning proposal seeks to amend the zoning of the Bull and Bush Hotel site at 360-378 Windsor Road, Baulkham Hills (being Lots 1 and 2 DP783941). The proposal also seeks to increase the achievable maximum height of buildings and floor space ratio applying to the site subject to compliance with a development incentive provision. The amendment will facilitate a mixed use retail/commercial and residential development on the site which includes the following:

- A minimum of 6,042m² of commercial and retail floor space (including a hotel/pub),
- A minimum of 2,502m² of community floor space (including library and community centre floor space)
- 20,582m² of residential floor space (approximately 200 units).

The proposal is considered to be inconsistent with Direction 2.3 Heritage Conservation. The Department is requested to provide concurrence that the inconsistency with this Direction is justified in this instance.

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 19/2016/PLP. Should you require further information please contact Brent Woodhams, Forward Planning Coordinator on 9843 0442.

Yours faithfully



Stewart Seale
MANAGER FORWARD PLANNING

Attach 1 – Planning Proposal - 360-378 Windsor Road, Baulkham Hills (19/2016/PLP)