

THE HILLS SHIRE COUNCIL

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8 April 2016



PCU064916

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

Our Ref: 6/2016/PLP

Ms Van Laeren

PLANNING PROPOSAL SECTION 56 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No. (#)) – to increase the permissible building height from 16 metres to 36 metres and apply a base floor space ratio of 1:1 and an incentivised floor space ratio of 3:1 (with an associated local provision) to land at 28 Fairway Drive, Kellyville west of the SP2 Drainage Corridor (6/2016/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 A/Principal Forward Planner Nicholas Carlton on 9843 0416.

The planning proposal seeks to increase the permissible building height applicable to the western portion (west of the SP2 Drainage Corridor) of land at 28 Fairway Drive, Kellyville and apply a 'base' floor space ratio of 1:1 and an 'incentivised' floor space ratio of 3:1 (with an associated local provision). The purpose of the proposal is to facilitate development on the site of a greater residential density than permissible under the current controls. The current development consent for the site allows for the provision of 79 dwellings on the western portion of the site. The planning proposal would facilitate approximately 250 dwellings on the western portion of the site.

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 6/2016/PLP. Should you require further information please contact Nicholas Carlton, A/Principal Forward Planner on 9843 0416.

Yours faithfully

Stewart Seale
MANAGER FORWARD PLANNING

Enclosed CD containing:

1. Planning Proposal – 6/2016/PLP (Including Attachments A and B)
2. Attachment C – Council Report and Minute (22 March 2016)
3. Attachment D – Proponent's Application (Planning Report)
4. Attachment E – Urban Design Report, AE Design Partnership, October 2015
5. Attachment F – Traffic Report, Varga Traffic Planning, October 2015
6. Attachment G – Draft Local Incentives Provision
7. Attachment H – Draft Amendments to Clause 7.7 Design Excellence

