

THE HILLS SHIRE COUNCIL

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ABN No. 25 034 494 656

15 December 2017

Mr Stephen Murray
Executive Director, Regions
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Your Ref: PP_2017_THILL_006_00
Our Ref: 1/2018/PLP

Dear Mr Murray,

PLANNING PROPOSAL – 55 COONARA AVENUE, WEST PENNANT HILLS (1/2018/PLP)

At its Ordinary meeting of 12 December 2017, Council considered a report on the abovementioned planning proposal and Gateway Determination issued on 31 October 2017. Council resolved as follows:

1. *Council write to the Department of Planning and Environment requesting that a revised Gateway Determination be issued that:*
 - *Removes references to RU3 Forestry, RE1 Public Recreation, E4 Environmental Living and E2 Environmental Conservation zones and removes reference to Floor Space Ratio mapping;*
 - *Requires the site to be rezoned from B7 Business Park to R3 Medium Density Residential, R4 High Density Residential, and E3 Environmental Management consistent with Figure 3 in the report;*
 - *Requires Minimum Lot Size mapping for the site of 700m², 1800m² and 2 hectares consistent with Figure 5 in the report;*
 - *Requires Maximum Height of Building mapping of 9 metres, 10 metres and 19 metres consistent with Figure 6 in the report; and*
 - *Requires a local provision to facilitate key site outcomes - single owner/developer, maximum 600 dwellings (no more than 400 in form of residential flat buildings), agreed dwelling mix, size and car parking provision and small lot housing as an integrated product.*
2. *Council continue discussions with the proponent with respect to the preparation of a Voluntary Planning Agreement which resolves how the proponent will address the increased demand for local infrastructure generated by the proposed increase in residential density.*
3. *Council request additional information from the Proponent required by Council and the Gateway Determination (Geotechnical Analysis, Ecological Analysis, Urban Design Analysis and Investigation of Infrastructure and Traffic Consideration).*

4. *Following the preparation of the draft Voluntary Planning Agreement, and prior to any public exhibition of the planning proposal, a report on the draft Voluntary Planning Agreement be submitted to Council for consideration.*
5. *Draft The Hills Development Control Plan Part B Section 2 – Residential as detailed in (Attachment 4) be exhibited concurrently with the planning proposal.*

A copy of the Council report and resolution are provided for your information.

As detailed within the attached report, the approach required under the Gateway Determination is inconsistent with the intent of the agreed methodology for housing mix and diversity within the Sydney Metro Northwest Corridor and does not meet Council's intent in resolving to proceed with the planning proposal. A revised Gateway Determination would enable the planning proposal to proceed to public exhibition consistent with the intent of Council and the proponent.

Utilising this approach would satisfy the Department's concerns (removing the use of Schedule 1), enable the proposed development outcome to occur and provide Council and the community with certainty that the master planned outcome with the agreed number and mix of dwellings are delivered. Accordingly, to enable Council to proceed with the planning proposal, it is requested that a revised Gateway Determination be issued by the Department of Planning and Environment.

I look forward to a revised Gateway Determination being issued as soon as possible to enable the proposal to proceed to public exhibition. Should you have any further queries in relation to this matter please contact Patrice Grzelak, Senior Town Planner on 9843 0364.

Yours faithfully



Janelle Atkins
ACTING MANAGER - FORWARD PLANNING

Attachment A: Council report and resolution – 12 December 2017