

THE HILLS SHIRE COUNCIL

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22 December 2016

Ms Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 11/2013/PLP
Your Ref: PP_2016_THILL_005_00

Dear Ms Van Laeren,

Referral of Planning Proposal for Finalisation – Shop Top Housing and Mixed Use Developments (11/2016/PLP)

At the Ordinary meeting of 13 December 2016, Council considered a post-exhibition report on the planning proposal for shop top housing and mixed use developments. Council resolved that:

- “1. *The planning proposal to amend The Hills Local Environmental Plan 2012 and State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in relation to shop top housing and mixed use developments, including post-exhibition amendments, progress to finalisation.*
2. *Draft amendments to The Hills Development Control Plan, the North Kellyville Development Control Plan and the Box Hill Growth Centre Precincts Development Control Plan, including post exhibition amendments, be adopted and come into force when the planning proposal is notified on the NSW Legislation website (ECM Document Nos. 15406451, 15406452, 15406453, 15406454, 15406455).*
3. *A planning proposal be sent to the Department of Planning and Environment for a Gateway Determination to amend:*
 - a) *the Floor Space Ratio Map in relation to certain land in the Box Hill and North Kellyville Precincts;*
 - b) *Clause 4.4A ‘Development of Certain Land within the Zone R1 General Residential or Zone B2 Local Centre – Additional Floor Space Ratio’ in Appendix 11 The Hills Growth Centre Precinct Plan 2013 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006; and*
 - c) *Clause 4.4 ‘Floor Space Ratio’ in Appendix 2 North Kellyville Precinct Plan of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.”*

As delegation was not granted to Council for this planning proposal, it is referred to the Department for finalisation. Should you require further information please contact Bronwyn Inglis, Senior Town Planner on 9843 0531.

Yours faithfully

A handwritten signature in cursive script, reading "Stewart Seale".

Stewart Seale
MANAGER - FORWARD PLANNING

Attachment: Final Planning Proposal and attachments