

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555
Facsimile +61 2 9843 0409

DX 9966 Norwest

Email council@thehills.nsw.gov.au
www.thehills.nsw.gov.au

ABN No. 25 034 494 656

17 March 2016

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



Our Ref: 3/2016/PLP

Ms Van Laeren

PLANNING PROPOSAL SECTION 56 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No. (#)) – to amend the Land Zoning Map at 153 Boundary Road, Box Hill to Permit a Water Recycling Facility (3/2016/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.

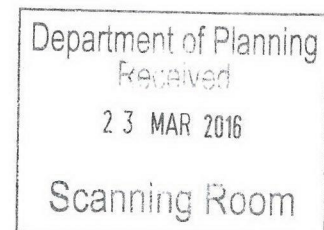
Please find enclosed the information required in accordance with the guidelines 'A guide to preparing planning proposals' issued under Section 55(3) of the EP&A Act. The planning proposal and supporting material is enclosed with this letter for your consideration. It would be appreciated if all queries by the Panel could be directed to Council's Principal Forward Planner Janelle Atkins on 9843 0266.

The planning proposal seeks to rezone approximately 1 hectare of the south eastern portion of 153 Boundary Road, Box Hill from an R3 Medium Density Residential zone to SP2 Infrastructure zone. The purpose of the rezoning is to facilitate the development of a 'water recycling facility' on the site to provide sewer treatment and recycled water infrastructure for the Box Hill North Precinct. Pursuant to Clause (6) of Local Planning Direction 3.1 Residential Zones, this Section 56 notification also seeks concurrence with respect to a minor inconsistency with this Direction as detailed in the attached Planning Proposal.

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 3/2016/PLP. Should you require further information please contact Brent Woodhams, Forward Planning Coordinator on 9843 0443.

Yours faithfully

Stewart Seale
MANAGER FORWARD PLANNING



Enclosed CD containing:

1. Planning Proposal – 3/2016/PLP (Including Attachments A and B)
2. Attachment C – Council Report and Minute 15 March 2016)
3. Attachment D – Proponent's Application
4. Attachment E – Heritage Due Diligence Assessment, RPS Australia East Pty Ltd, dated December 2014
5. Attachment F – Acoustic Assessment, Wilkinson Murray Pty Ltd, May 2015
6. Attachment G – Odour Assessment, Pacific Environment Limited, dated May 2015
7. Attachment H – Concept Stormwater Management Plans
8. Attachment I – Concept Plans