

THE HILLS SHIRE COUNCIL

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20 May 2016



PCU065494

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

Our Ref: 4/2016/PLP

Dear Ms Van Laeren

PLANNING PROPOSAL – 4 McCAUSLAND PLACE, KELLYVILLE

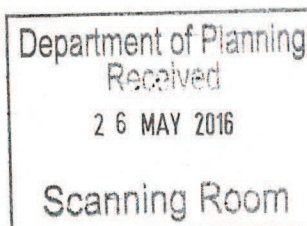
The Hills Local Environmental Plan 2012 (Amendment No. (#)) – to include a new clause in Schedule 1 – Additional Permitted Uses in LEP 2012 to permit 'residential flat buildings; to increase the maximum building height to 14 metres for the portion of the land where residential flat buildings will be permitted and inclusion of a new local provision that applies to land at 4 McCausland Place, Kellyville (5/2016/PLP)

Pursuant to Section 117(2) 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 Principal Forward Planner, Megan Munari on 9843 0407.

The planning proposal will facilitate the development of the site with a residential flat building comprising 20 dwellings on the south east corner of the site and fifteen townhouses on the remainder of the site. The development of the site will provide both high and medium density housing adjacent to a local centre, on an existing public transport route and will facilitate the delivery of the Arnold Avenue realignment and connection to the planned signalised intersection of Arnold Avenue and Memorial Avenue.

Pursuant to Clause 5(d) of Local Planning Direction 5.9 North West Rail Link Corridor Strategy, this Section 56 notification also seeks the concurrence of the Director General with respect to an inconsistency with of 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 4/2016/PLP. Should you require further information please contact Patrice Grzelak, Senior Town Planner on 9843 0364.

Yours faithfully



Stewart Seale

MANAGER FORWARD PLANNING

Enclosed CD containing:

1. Planning Proposal – 4/2016/PLP (Including Attachments A and B)
2. Attachment C – Council Report and Minute (26 April 2016)
3. Attachment D – Proponent's Application (Amended Planning Report, May 2016)
4. Attachment E – Proponent's Application (Amended Planning Report, April 2016)
5. Attachment F – Proponents Application (Original Planning Report, December 2015)
6. Attachment G – Draft Local Incentives Provision