



**THE HILLS**  
Sydney's Garden Shire

**THE HILLS SHIRE COUNCIL**

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29 May 2018

Ann-Maree Carruthers  
Director, Sydney Region West  
Planning Services  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Our Ref: 14/2018/PLP

Dear Ms Carruthers,

**PLANNING PROPOSAL SECTION 3.34 (formerly Section 56) NOTIFICATION**

**Proposed The Hills Local Environmental Plan 2012 (Amendment No (#)) – to amend Local Environmental Plan 2012 to redistribute areas of R3 Medium Density Residential and R4 High Density Residential zoned land within 'Precinct B' of the Box Hill North Precinct ('The Gables' development).**

Pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979 (EP&A Act), please be advised that at its meeting of 24 April 2018 Council considered a report on the above planning proposal and resolved as follows:

1. *Land Zoning Map – Sheet LZN\_005 and Sheet LZN\_006:*
  - a. *Rezone 9.3 hectares of land within Lot 2211 DP255616 from R4 High Density Residential zoned area (adjacent to the southern boundary of Precinct B) to R3 Medium Density Residential, and rezone an equivalent-sized area of land within Lots 45 and 46 DP255616 (in the northern section of Precinct B) from R3 Medium Density Residential zone to R4 High Density Residential.*
  - b. *Rezone 31.3 hectares of land within Lots 45 and 46 DP255616 (adjacent to the northern boundary of Precinct B) from R3 Medium Density Residential to R4 High Density Residential and rezone an equivalent-sized area of land within Lot 2211 DP1217661 (in the southern section of Precinct B) from R4 High Density Residential to R3 Medium Density Residential.*
2. *Lot Size Map – Sheet LSZ\_005 and Sheet LSZ\_006:*
  - a. *Amend the Minimum Lot Size Map to identify a minimum lot size of 450m<sup>2</sup> to land proposed to be zoned R3 Medium Density Residential and a minimum lot size of*

*1,800m2 to land proposed to be zoned R4 High Density Residential (consistent with the current minimum lot sizes applicable to these zonings).*

3. *Height of Buildings Map – Sheet HOB\_005 and Sheet HOB\_006:*
  - a. *Amend the Height of Buildings Map to identify a maximum building height of 10 metres to land proposed to be zoned R3 Medium Density Residential and a maximum height of 16 metres to land proposed to be zoned R4 High Density Residential (consistent with the current maximum building heights applicable to these zonings).*
4. *Draft The Hills Development Control Plan 2012 Part D Section 17 – Box Hill North Precinct (Attachment 1) be exhibited concurrently with the planning proposal.*

The proposal essentially seeks to 'swap' the location of some medium density and high density residential land, with the total area of each land use zone within the Precinct remaining unchanged.

Please find enclosed the information required in accordance with the guidelines 'A guide to preparing local environmental plans' issued under Section 3.33(3) of the Environmental Planning and Assessment Act 1979, together with a locality map and Council's report on the matter.

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 14/2018/PLP. Should you require further information please contact Jonathan Tolentino, Town Planner on 9843 0557.

Yours faithfully



**Stewart Seale**  
**MANAGER – FORWARD PLANNING**

Attachment 1 : Section 3.34 Planning Proposal (16/2018/PLP) incorporating

- Attachment A. List of State Environmental Planning Policies
- Attachment B. Assessment Against Section 9.1 Ministerial Directions
- Attachment C : Council Report and Minute dated 22 May 2018