

THE HILLS SHIRE COUNCIL

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24 April 2017

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

Our Ref: 7/2015/PLP

Dear Ms Van Laeren,

PLANNING PROPOSAL SECTION 56 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No. ##) – Proposed amendment to rezone land at 582 and 582a Old Northern Road, Dural

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 Brent Woodhams, Acting Principal Coordinator Forward Planning, on 9843 0443.

The planning proposal seeks to amend *The Hills Local Environmental Plan 2012* to facilitate a medium density development comprising 57 residential lots (a mix of townhouses and free standing dwellings). Specifically, it is proposed to amend the land zoning and minimum lot size standards applicable to the site.

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 7/2015/PLP. Should you require further information please contact Ashley Cook, Town Planner on 9843 0382.

Yours faithfully



Nicholas Carlton

ACTING MANAGER FORWARD PLANNING

Attachments:

1. Planning Proposal (including Assessment against SEPPs and Section 117 Ministerial Directions)