

THE HILLS SHIRE COUNCIL

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

03 March 2017

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

Our Ref: 17/2016/PLP

Dear Ms Van Laeren

PLANNING PROPOSAL SECTION 56 NOTIFICATION

The Hills Local Environmental Plan 2012 (Amendment No. ##) – Proposed amendment to facilitate a seniors housing development and supporting retail and commercial uses at 522 Windsor Road, Baulkham Hills

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 Principle Coordinator Forward Planning, on 9843 0443.

The planning proposal seeks to amend *The Hills Local Environmental Plan 2012* to facilitate a seniors housing development (comprising of 120 residential aged care beds and 70 independent living units) and supporting services. Specifically, it is proposed to amend the Floor Space Ratio standard applicable to land at 522 Windsor Road, Baulkham Hills and to amend Schedule 1 to include additional permitted uses on the site.

Generally, the proposal is considered to satisfactorily address the requirements under Section 73A (1)(b) and (c) of the EP&A Act as it would not have any significant adverse impact on the environment or adjoining land.

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 17/2016/PLP. Should you require further information please contact Ashley Cook, Town Planner on 9843 0382.

Yours faithfully



Stewart Seale

MANAGER FORWARD PLANNING

Attachments:

1. Planning Proposal (including Assessment against SEPPs and Section 117 Ministerial Directions);
2. Council Report and Minute, 14 February 2017;
3. Draft The Hills DCP Part B Section 2 – Residential;
4. Proponent's amended planning proposal, 25 October 2016;
5. Council Report and Minute, 12 July 2016; and
6. Proponent's original planning proposal and associated reports, 20 November 2015.