



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC 1755
ABN 25 034 494 656 | DX 9966 Norwest



PCU075991

24 October 2018

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



Our Ref: 4/2019/PLP

Dear Ms Carruthers,

PLANNING PROPOSAL SECTION 3.34 NOTIFICATION

Proposed The Hills Local Environmental Plan 2012 (Amendment No. 61) – Amendments to Clause 4.1A introduction of minimum lot size for Manor Houses in the R3 Medium Density Residential zone

Pursuant to Section 3.34 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.

In response to the recent introduction of the Low Rise Medium Density Housing Code the planning proposal will strengthen certainty of outcomes for development consent granted under Clause 4.2 by adopting a minimum lot size of 900m² for Manor Houses within the R3 Medium Density Residential zone.

Please find enclosed the information required in accordance with the guidelines 'A guide to preparing planning proposals' issued under Section 3.33(3) of the EP&A Act. The planning proposal and supporting materials are enclosed with this letter for your consideration. It would be appreciated if all queries by the panel could be directed to Rebecca Templeman, Strategic Planning Coordinator – Forward Planning on 9843 0567.

The Planning Proposal was reported to the Local Planning Panel on 17 October 2012. The Panels comments are as follows;

The Panel having considered the staff report and supports the recommendation to proceed with a minimum lot size requirement of 900 square metres for manor homes in the R3 Medium Density Residential zone.

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 4/2019/PLP.

Should you require further information please contact Ellen McCormack, Town Planner on 9843 0519.

Yours faithfully

Stewart Seale
MANAGER - FORWARD PLANNING

Attachment 1: Planning Proposal (including attachments)
Attachment 2: Local Planning Panel meeting minutes 17 October 2018