

THE HILLS SHIRE COUNCIL

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28 April 2017

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

Our Ref: 6/2017/PLP

Dear Ms Van Laeren

PLANNING PROPOSAL SECTION 56 NOTIFICATION

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan and Appendix 11 The Hills Growth Centre Precincts Plan) (Amendment No. ##) - Proposed amendments to Floor Space Ratio provisions for centres in the Box Hill and North Kellyville Growth Centre Precincts, and requiring a minimum provision of non-residential floor space for shop top housing in the Box Hill Town Centre Interface Area zoned R1 General Residential (6/2017/PLP)

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.

This planning proposal will remove provisions applicable to centres within the Box Hill and North Kellyville Growth Centre Areas that allow additional floor space for residential development. An amendment to the Floor Space Ratio Map for those centres is also proposed to ensure that the applicable floor space ratio applies to all development on the site and facilitates an appropriate scale of development consistent with the built form outcomes envisaged by the relevant Development Control Plans. The planning proposal will also ensure that a suitable amount of commercial development is provided as part of any shop top housing development within the R1 General Residential zoned land located opposite the Box Hill Town Centre (the town centre 'interface area') as intended by the DCP.

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 materials is enclosed with this letter for your consideration. It would be appreciated if all queries by the panel could be directed to Council's Acting Principal Planning Coordinator, Brent Woodhams, on 9843 0443.

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 6/2017/PLP. Should you require further information please contact Bronwyn Inglis, Senior Town Planner, on 9843 0531.

Yours faithfully



Nicholas Carlton

ACTING MANAGER FORWARD PLANNING

Attachment 1: Planning Proposal and Council Report of 13 December 2016