

THE HILLS SHIRE COUNCIL

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18 December 2017

Mr Jeff Ellis
Aqualand Dee Why Development Pty Ltd
Level 47, Tower 1, 100 Barangaroo Avenue
BARANGAROO NSW 2000

Our Ref: 5/2018/PLP

Dear Mr Ellis,

**PLANNING PROPOSAL – 64 MACKILLOP DRIVE AND 34 SALAMANDER GROVE,
BAULKHAM HILLS (5/2018/PLP)**

Council at its meeting of 12 December 2017 considered a report on the above planning proposal and resolved as follows:

The planning proposal to amend zoning, building height, and the heritage mapping for land at 64 Mackillop Drive and 34 Salamander Grove, Baulkham Hills not proceed to Gateway Determination for the following reasons:

- 1. The planning proposal is inconsistent with the objectives of the State Government Corridor Strategy, specifically growth projections and yield;*
- 2. The planning proposal is inconsistent with the Hills Corridor Strategy in that it would allow for a dwelling yield and build form well in excess of the envisaged outcome for the Precinct;*
- 3. The proposal fails to adequately address the demand for additional local infrastructure or provide a significant community benefit to justify the increased yield on the site from the previous master plan;*
- 4. The impacts on the local road network have not been adequately addressed; and*
- 5. The proposal is contrary to the extensive strategic analysis already undertaken by Council as part of the recently approved master planning process for the site, which achieves a more appropriate outcome for the site and has greater consideration for existing infrastructure capacity.*

Please refer to Council's Business Paper for the Ordinary Meeting of 12 December 2017 for a copy of the report (Item No. 4) available at Council's website – www.thehills.nsw.gov.au.

Any future correspondence in relation to this matter should quote the relevant reference number 5/2018/PLP. Should you require further information please contact Kayla Atkins, Town Planner on 9843 0404.

Yours faithfully,



Nicholas Carlton

ACTING MANAGER FORWARD PLANNING