

9 July 2018

General Manager  
The Hills Shire Council  
PO Box 7064  
BAULKHAM HILLS BC 2153  
Attention: Ms Ashley Cook

Dear Ashley

**Revised Planning Proposal to Amend The Hills LEP 2012: 4-22 Larool Crescent & 44-50 Carramarr Road, Castle Hill**

This letter is accompanied by the Castle Larool Planning Proposal 2018 – REVISED (**Castle Larool PP 2018 - REVISED**). It relates to a one hectare island site in Castle Hill and would facilitate its redevelopment to accommodate 128 townhouses and apartments (including 60 family friendly dwellings). It replaces the previous planning proposal lodged in February 2018.

The Castle Larool PP 2018 – REVISED is entirely consistent with The Castle Hill North Planning Proposal which was exhibited by Council in August/September 2017. It is hoped that a site specific amendment of The Hills LEP 2012 will enable faster delivery of the Castle Larool townhouse and apartment design on the site to support Council's strategy to establish Castle Hill North as:

*.. an attractive and well connected neighbourhood that achieves housing targets, creates vibrant, safe and desirable places, reinforces the garden Shire character and lifestyle and is supported by necessary infrastructure. It is anticipated that the precinct will provide up to 3283 additional dwellings by 2036...*

Prepared by Robinson Urban Planning Pty Ltd on behalf of Castle Larool DM Pty Ltd (**Castle Larool**), the Castle Larool PP 2018 – REVISED sets out the following amendments to The Hills LEP 2012:

- a) **Land Zoning** - Amendment of the Land Zoning Map to include the site in Zone R4 – High Density Residential (from Zone R2 – Low Density Residential). The proposed zoning is consistent with that proposed by Council's Castle Hill North PP.
- b) **Lot Size** - Amendment of the Lot Size Map to show a minimum lot size of 1,800m<sup>2</sup> (from an existing standard of 700m<sup>2</sup>). The proposed minimum lot size is consistent with Council's Castle Hill North PP.
- c) **Height of Buildings** - Amendment of the Height of Buildings Map to remove a height standard for the site, consistent with Council's Castle Hill North PP.
- d) **Floor Space Ratio (FSR) and key sites**: Amendment of the FSR Map, FSR Incentives Map/clause 7.12 and Key Sites Map/clause to provide for a maximum FSR of 1.44:1 which can only be achieved if the development includes a through site link and family friendly dwellings mix and sizes, consistent with Council's Castle Hill North PP. The provisions would provide for a reduction in the number of two bedroom family friendly dwellings if there is an equivalent increase in the number of three bedroom family friendly dwellings.

The Castle Larool PP 2018 comprises the following package of information:

- Planning Proposal, by Robinson Urban Planning (prepared in accordance with the document titled *A guide to preparing planning proposals*, by NSW Planning & Infrastructure (August 2016))

- Urban Design Report, by AE Design Partnership
- Site Survey Plan, by LTS
- Flora and Fauna Assessment Report, by Abel Ecology
- Preliminary Site Investigation, by Ramboll Environ Australia Pty Ltd
- Stormwater Management Report, by ACOR
- Traffic and Parking Review, by The Transport Planning Partnership
- Voluntary Planning Agreement Preliminary Letter of Offer

Photomontages of a concept that could be accommodated by Castle Larool PP 2018 – REVISED will follow under separate cover.

Please note that all enquiries in relation to the planning proposal should be directed to the undersigned (T: 9130 1483 M: 0419 586 965).

Yours sincerely



Sandra Robinson BTP (Hons) MPIA  
*Director*

Enc: See above