



15 January 2019

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

Our Ref: 12/2018/PLP

Dear Ms Carruthers

PLANNING PROPOSAL SECTION 3.34 NOTIFICATION
The Hills Local Environmental Plan 2019 (Amendment No. #) – Planning Proposal for 2 – 22 Larool Crescent and 44 – 48 Carramarr Road, Castle Hill.

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.

The planning proposal seeks to rezone the site to R4 High Density Residential, increase the minimum lot size to 1,800m², remove the maximum height of building limit, allow a maximum floor space ratio of 1.44:1, and amend LEP Clause 7.12 'Development on certain land within the Sydney Metro Northwest Urban Renewal Corridor'.

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 is enclosed with this letter for your consideration. It would be appreciated if all queries by the panel could be directed to Megan Munari, Acting Manager Forward Planning, on 9843 0407.

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 12/2018/PLP. Should you require further information please contact Bronwyn Inglis, Senior Town Planner, on 9843 0531.

Yours faithfully

Megan Munari
ACTING MANAGER, FORWARD PLANNING

Attach. Planning Proposal (including attachments)



THE HILLS
Sydney's Garden Shire

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