

**THE HILLS SHIRE COUNCIL**

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ABN No. 25 034 494 656

11 May 2016

Ms Catherine Van Laeren  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Our Ref: 12/2016/PLP

Dear Ms Van Laeren,

**PLANNING PROPOSAL – CECIL AVENUE AND ROGER AVENUE, CASTLE HILL**  
**Proposed The Hills Local Environmental Plan 2012 (Amendment No (#)) – 93-107**  
**Cecil Avenue and 9-10 Roger Avenue, Castle Hill, to rezone the site to B4 Mixed Use,**  
**increase the floor space ratio to 3.5:1 and remove the maximum height of buildings**  
**control, to facilitate 460 residential apartments and 8000m<sup>2</sup> of commercial floor**  
**space.**

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. 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 Megan Munari, Principal Forward Planner on 9843 0407.

Generally, the proposal is considered to satisfactorily address the requirements under Section 73A (1)(b) and (c) of the EP&A Act as it will not have any significant adverse impact on the environment or adjoining land.

The objective of the planning proposal is to facilitate a mixed use development on the site, comprising 460 residential units, 8000m<sup>2</sup> of commercial floor space and a through site link and public open space. The development will expand the Castle Hill centre and provide increased housing in proximity to a railway station.

Pursuant to Clause 5(d) of Local Planning Directions 2.3 Heritage Conservation and 5.9 North West Rail Link Corridor Strategy, this Section 56 notification also seeks the concurrence of the Director General with respect to an inconsistency with these Directions, as detailed in the attached Planning Proposal.

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 12/2016/PLP. Should you require further information please contact Megan Munari, Principal Forward Planner on 9843 0407.

Yours faithfully



**Stewart Seale**  
**MANAGER FORWARD PLANNING**