

THE HILLS SHIRE COUNCIL

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20 May 2016

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



Our Ref: 8/2016/PLP

Dear Ms Van Laeren

PLANNING PROPOSAL – 370 OLD NORTHERN ROAD, CASTLE HILL

The Hills Local Environmental Plan 2012 (Amendment No. (#)) – to include a local provision that facilitates an environmentally integrated housing development at 370 Old Northern Road, Castle Hill (8/2016/PLP)

Pursuant to Section 117(2) 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 material is enclosed with this letter for your consideration. It would be appreciated if all queries by the Panel could be directed to Council's Principal Forward Planner Megan Munari on 9843 0407.

The planning proposal seeks to include a local provision applicable to land at 370 Old Northern Road, Castle Hill. The planning proposal would facilitate approximately 38 dwellings on the site.

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 8/2016/PLP. Should you require further information please contact Ashley Cook, Town Planner on 9843 0582.

Yours faithfully

Stewart Seale
MANAGER FORWARD PLANNING

Enclosed CD containing:

1. Planning Proposal – 8/2016/PLP (Including Attachments A and B)
2. Attachment C Council Report and Minute 26 April 2016
3. Attachment D Proponent's Amended Application (Planning Report), March 2016
4. Attachment E Traffic Report Peer Review, Henson Consulting, March 2016
5. Attachment F Bushfire Report, Eco Logical Australia Pty Ltd, 22 March 2016
6. Attachment G Market Advice, Colliers International, March 2016
7. Attachment H Proponent's Original Application (Planning Report), October 2015
8. Attachment I Original Traffic Report, TTM Consulting Pty Ltd, 30 September 2015
9. Attachment J Geotechnical Report, PSM Consult Pty Limited, 2 October 2015
10. Attachment K Original Bushfire Report, Eco Logical Australia Pty Ltd, 22 September 2015
11. Attachment L Flora and Fauna Report, SLR Consulting Australia Pty Ltd, 1 October 2015
12. Attachment M Survey, Lockley Land Title Solutions, 31 July 2013

