



File no: F17/584

20 November 2018

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

Dear Ms Carruthers,

Request for a Gateway Determination for a Planning Proposal at Part of Lot 65 and 66 DP 30186 and all of Lots 67-69 DP 30186, 34-72 Tallawong Road, Rouse Hill


We have prepared a planning proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to amend the Height of Building SEPP Map to increase the maximum height from 16 m (5 storeys) to 26 m (8 storeys) on the subject land in Tallawong Road, Rouse Hill. We request a Gateway Determination to progress the Planning Proposal.

At the Ordinary Meeting of Council on the 31 October 2018, Council resolved to:

1. *Prepare a Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Height of Building planning control to change the existing maximum building height from 16 m to 26 m where it applies to land at 34-72 Tallawong Road, Rouse Hill.*
2. *Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination to exhibit the proposal.*
3. *Implement any conditions attached to a Gateway Determination.*
4. *Advise the Proponent and the other affected landowners that Recommendations 1 and 2 do not imply or guarantee that the Planning Proposal will ultimately be supported. Council's final determination of the proposal will occur when Council resolves to adopt the Planning Proposal following exhibition and consideration of all relevant matters and submissions.*

Our Planning Proposal is attached for your information. If you would like to discuss this matter further, contact Strategic Planner Zara Tai on 9839 6237.

Yours faithfully



Meredith Shipway
Acting Team Leader

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