26 November 2021

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| Genevieve Scarfe  Department of Planning, Industry and Environment  Level 4, 10 Valentine Avenue  PARRAMATTA NSW 2150 |  |
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| Our Ref | 1/2019/PLP |
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Dear Ms Scarfe,

**PLANNING PROPOSAL SECTION 3.34 NOTIFICATION**

**The Hills Local Environmental Plan 2019 (Amendment No. #) – Amendments to Floor Space Ratio Provision for land at 21-23 Lexington Drive, Bella Vista (1/2019/PLP)**

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 amend the Floor Space Ratio development standard to facilitate a total gross floor area of 27,540m2 on the subject site applicable to the development consent DA 172/2021/JP at 21-23 Lexington Drive, Bella Vista.

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 material is enclosed with this letter for your consideration.

Following receipt by Council of the Department’s written advice and Gateway Determination, Council will proceed with the planning proposal. Any future correspondence in relation to this matter should quote reference number 1/2019/PLP. Should you require further information please contact Tamara West, Senior Town Planner on 9843 0511.

Yours faithfully



**Nicholas Carlton**

**MANAGER – FORWARD PLANNING**