



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

15 November 2024

Dragana Strbac
Senior Town Planner
The Hills Shire Council
Via NSW Planning Portal

Dear Dragana,

WEST GABLES REZONING_1/2024/PLP

This letter has been prepared by Urbis Ltd (**Urbis**) on behalf of Stockland Development and Allam Property Group (**the proponent group**) in relation to the West Gables Planning Proposal (1/2024/PLP) and the proposed amendment to the Hills Shire Local Environmental Plan, relating to land at 93-105 & 109-113 Old Pitt Town Road, 1, 2 & 4 Cataract Road, and 145 & 151 Boundary Road, Gables.

More specifically, this letter has been prepared in response to Council's letter dated 25 September 2024 regarding the Draft Voluntary Planning Agreement, and importantly provides an update on the concept design of the open space parks which form part of the Planning Proposal package.

It is acknowledged that the design of the parks has continued to evolve since the original lodgement of the Planning Proposal in response to Council's feedback. Importantly, the updated designs intend to demonstrate how these open space areas can serve both a passive open space role, and an ecological restoration and protection role, without creating a financial burden to Council.

The letter is supported by the following package of information:

- Response letter prepared by Positive Traffic
- Response letter provided by GLN
- Presentation Pack summarising evolution of open space parks prepared by Urbis
- Supporting statement and advice prepared by ELA

The proponent group would welcome the opportunity to meet and discuss both aspects of this response package with Council at the earliest opportunity.

Kind regards,

A handwritten signature in black ink, appearing to read "Andrew Hobbs".

Andrew Hobbs
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