



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
3 Columbia Court, Norwest NSW 2153
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23 July 2024

Rukshan De Silva
Director Metro Central/West/South
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Our Ref: 4/2024/PLP

Dear Rukshan,

PLANNING PROPOSAL SECTION 3.34 NOTIFICATION

Proposed The Hills Local Environmental Plan 2019 (Amendment No. #) – to rezone from E1 Local Centre to MU1 Mixed Use, introduce a maximum incentive floor space ratio to 5:1, increase the maximum building height from RL 116m to RL 216m and introduce Additional Permitted Uses at Norwest Marketown, 4-6 Century Circuit, Norwest

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 facilitate a high-density mixed use development comprising 117,330m² of retail and commercial floor space and up to 854 residential dwellings within a built form of up to 36 storeys, as well as a 6,000m² publicly accessible park adjoining Norwest Lake. The development concept includes a hotel, childcare centre, recreation centre, community centre, library, exhibition space and public plazas.

Please find enclosed the information required in accordance with the '*Local Environmental Plan Making Guideline*' 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.

Council is seeking delegation as the Local Plan Making Authority for this 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 4/2024/PLP.

Should you require any further information please contact Emma Langan, Senior Town Planner on 9843 0243.

Yours faithfully,

Megan Munari
PRINCIPAL COORDINATOR – FORWARD PLANNING

Attachment 1: Planning Proposal (including attachments)