



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

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

25 October 2019

The General Manager
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153

Dear Council,

LODGEMENT OF PLANNING PROPOSAL – VIVIEN PLACE, CASTLE HILL

On behalf of Castle 7 Pty Ltd (**the Applicant**), we submit the enclosed planning proposal for Vivien Place, Castle Hill, which comprises the following land parcels:

Address	Lot/Deposited Plan	Address	Lot/Deposited Plan
1 Vivien Place	Lot 10 DP 227212	12 Gilham Street	Lot 11 DP 227212
2 Vivien Place	Lot 5 DP 227212	1 Gay Street	Lot 4 DP 227212
3 Vivien Place	Lot 9 DP 227212	3 Gay Street	Lot 30 DP 259208
4 Vivien Place	Lot 6 227212	5 Gay Street	Lot 31 259208
5 Vivien Place	Lot 8 DP 227212	7 Gay Street	Lot 32 DP 259208
6 Vivien Place	Lot 7 DP 227212	Vivien Place Road Reserve (including footpaths)	

The enclosed Planning Proposal comprises a signed Political Donations and Gifts Disclosure Form, as well as a cheque for the amount of \$67,480.00. The enclosed Planning Proposal is also accompanied by the following supporting documents:

Document Title	Consultant	Appendix
Request To Prepared Planning Proposal Report	Urbis Pty Ltd	-
Survey Plan	Dunlop Thorpe & Co. Pty Ltd	Appendix A
Urban Design Strategy	AE Design Partnership	Appendix B
Preliminary Voluntary Planning Agreement Letter of Offer	Urbis Pty Ltd	Appendix C



Document Title	Consultant	Appendix
Design Concept Report	UP Architects	Appendix D
The Hills Shire Council Planning Proposal Assessment Report (27 November 2018 - Council Ordinary Meeting)	The Hills Shire Council	Appendix E
Landscape Architectural Concept Report	Urbis Pty Ltd	Appendix F
Gateway Determination Report (13 September 2017)	NSW Department of Planning, Industry and Environment	Appendix G
Tipping Point Analysis – Castle Hill North	Hill PDA Consulting	Appendix H
FSR Viability Analysis – Castle Hill North	Charter Keck Cramer	Appendix I
Traffic Impact Assessment	Mott Macdonald	Appendix J
Arboricultural Impact Assessment	Arterra Consulting Arboriculture	Appendix K

We look forward to the opportunity to meet with Council to further discuss the enclosed planning proposal for Vivien Place, Castle Hill.

Should you wish to discuss any aspects of the enclosed planning proposal, please do not hesitate to contact Stephen White on (02) 8233-9955 or swhite@urbis.com.au, or Jarred Statham on (02) 8233-7601 or jstatham@urbis.com.au.

Yours sincerely,

A handwritten signature in black ink, reading "Stephen White".

Stephen White
Director

A handwritten signature in black ink, reading "Jarred Statham".

Jarred Statham
Consultant