



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC 1755
ABN 25 034 494 656 | DX 9966 Norwest

29 May 2018

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

Our Ref: 9/2018/PLP

Dear Ms Carruthers,

PLANNING PROPOSAL SECTION 3.34 (formerly Section 56) NOTIFICATION

Proposed The Hills Local Environmental Plan 2012 (Amendment No (#)) – to amend Schedule 1 – Additional Permitted Uses of Local Environmental Plan 2012 to permit up to 400m² of additional permitted uses (business premises, shops and café/restaurants) within the ground floor of the approved residential flat building at part 40 Solent Circuit, Baulkham Hills (Lot 2105 DP1201899).

Pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979 (EP&A Act), please be advised that at its meeting of 22 May 2018 Council considered a report on the above planning proposal and resolved as follows:

A planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to amend Schedule 1 – Additional Permitted Uses of The Hills Local Environmental Plan 2012 to permit the following uses on land at 40 Solent Circuit, Baulkham Hills (part Lot 2105 DP1201899):

- a. Restaurant or cafe: with maximum combined gross floor area of 200m²;*
- b. Shops: with a maximum combined gross floor area of 100m²; and*
- c. Business Premises: with a maximum combined gross floor area of 100m².*

Please find enclosed the information required in accordance with the guidelines 'A guide to preparing local environmental plans' issued under Section 3.33(3) of the Environmental Planning and Assessment Act 1979, together with a locality map and Council's report on the matter.

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 9/2018/PLP. Should you require further information please contact Jonathan Tolentino, Town Planner on 9843 0557.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Stewart Seale'.

Stewart Seale

MANAGER – FORWARD PLANNING

Attachment 1 : Section 3.34 Planning Proposal (9/2018/PLP) incorporating

- Attachment A. List of State Environmental Planning Policies
- Attachment B. Assessment Against Section 9.1 Ministerial Directions
- Attachment C : Council Report and Minute dated 22 May 2018