



The Director
Roads and Maritime Services
PO Box 973
PARAMATTA NSW 2150

14 February 2020

Attention: James Hall

Dear James

**THE GREENS PLANNING PROPOSAL – VOLUNTARY PLANNING AGREEMENT -
40 SOLENT CIRCUIT, BAULKHAM HILLS (5/2015/PLP)**

I refer to our conversation today regarding progress on the Voluntary Planning Agreement for The Greens Planning Proposal.

In brief the history of this agreement has been:-

10 April, 2018 - The Hills Shire Council at its meeting considered The Greens Draft Voluntary Planning Agreement (DVPA) and resolved as follows:-

“The draft Voluntary Planning Agreement be publicly exhibited for a period of 28 days in accordance with the EP&A Act 1979, concurrently with the associated planning proposal (5/2015/PLP) and DCP amendments.”

The exhibited DVPA contributions are set out below:-

Works	Monetary Contrib.	Details	Est. value
✓		Signals at Solent Cct. East & Norwest Bld.	\$1.5m
✓		Norwest Lake lighting and security	\$1m
✓		Minimum of 2,000m ² of 'urban plaza' - publicly accessible space with public access easement	n/a
	✓	Signals at Solent Cct. West & Norwest Bld.	\$5m
	✓	Contribution towards land acquisition & works for playing field	\$5.39m
	✓	Contribution for passive open space & landscaping	\$2.5m
	✓	Footpath & cycleway improvements	\$0.75m
	✓	Contribution towards a local community facility	\$2.5m
Total			\$18.64m

Table 1: Draft Voluntary Planning Agreement Offer

The exhibition took place from 1 May, 2018 to 1 June, 2018 and Council subsequently sought further information in response to submissions.

Subsequent discussions with Transport resulted in an additional State Planning Agreement offer of an additional \$2.14M for regional road infrastructure, lifting the combined contribution to \$8.64M.

The revised DVPA offer was also made to Council on the understanding that, as suggested by Transport at the time, any contribution for regional road infrastructure could be managed by The Hills Council until a State Infrastructure Contribution applied to Norwest including The Greens at which time the money would be transferred to the Department of Planning.

The amended DVPA contributions are set out below:-

Table 2: The Greens Planning Proposal - Amended Draft VPA

Works	Monetary Contribution	Details	Est. Value
✓		Signals at Solent Cct. East & Norwest Bld.	\$1.5m
✓		Norwest Lake lighting and security	\$1m
✓		Minimum of 2,000m2 of 'urban plaza' - publicly accessible space with public access easement	n/a
	✓	Signals at Solent Cct. West & Norwest Bld.	\$5m
	✓	Contribution towards land acquisition & works for playing field	\$5.39m
	✓	Contribution for passive open space & landscaping	\$2.5m
	✓	Footpath & cycleway improvements	\$0.75m
	✓	Contribution towards a local community facility	\$2.5m
	✓	Regional road and transport infrastructure	\$2.14m
Total			\$20.78m

10 December, 2019 – The Hills Shire Council at its meeting resolved:-

“1. The planning proposal for 40 Solent Circuit, Norwest (5/2015/PLP) be forwarded to the Department of Planning, Industry and Environment for finalisation, noting that Council does not have delegation to make the plan due to an outstanding public authority objection from the Roads and Maritime Services.

2. Draft amendments to The Hills Development Control Plan 2012 (Part D Section 8 - Norwest Town Centre - Residential Development) (contained within Attachment 1) be adopted and come into force concurrent with notification of finalisation of the planning proposal (5/2015/PLP) being published on the NSW Legislation website.

3. Council enter into the Voluntary Planning Agreement for land at 40 Solent Circuit, Norwest (contained within Attachment 1), incorporating post-exhibition amendments, and authorise Council's common Seal to be affixed to the Voluntary Planning Agreement.”

Council has since sent the relevant planning documents to the Department of Planning for gazettal of the necessary planning amendments to The Hills LEP.

The Voluntary Planning Agreement has now been signed by Mulpha and will be submitted to Council next week for execution by Council.

In summary:-

1. The Greens Planning Proposal has been exhibited and adopted by The Hills Shire Council and with endorsed amendments to The Hills LEP and DCP;
2. The accompanying Voluntary Planning Agreement for The Greens has been negotiated, agreed, exhibited and endorsed by Council; and
3. The Voluntary Planning agreement has been signed by Mulpha and will be forwarded to Council for execution next week.

This means that all requirements for finalisation of The Greens Planning Proposal are in place with the exception of the State Planning Agreement with Transport.

In this regard, we welcome Transport's continued engagement in finalising this last agreement as soon as possible and would welcome the opportunity to meet with you to discuss finalisation of the agreement.

Should you have any queries regarding any of the matters above please contact me on [REDACTED]

Yours faithfully



Michael Watt
Planning Manager
Mulpha Norwest Pty Limited