



**THE HILLS**  
Sydney's Garden Shire

**THE HILLS SHIRE COUNCIL**

3 Columbia Court, Baulkham Hills NSW 2153  
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25 May 2018

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

Our Ref: 16/2018/PLP

Dear Ms Carruthers,

**PLANNING PROPOSAL SECTION 3.34 (formerly Section 56) NOTIFICATION**

**Proposed The Hills Local Environmental Plan 2012 (Amendment No (#)) – to rezone a portion of land within the Annangrove Road Employment Area from B6 Enterprise Corridor to SP2 Local Road Widening for the purpose of constructing an approach road and a vehicular bridge over Smalls Creek between Ross Place, Kellyville and Edwards Road, Rouse Hill and identify the land for acquisition within the Land Reservation Acquisition Map under LEP 2012**

Pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979 (EP&A Act), please be advised that at its meeting of 10 April 2018 Council considered a report on the above planning proposal and resolved as follows:

1. *Draft amendments to Contributions Plan No.13 – North Kellyville Precinct, provided as Attachment 1 (ECM Doc.#16781533), be publicly exhibited for a minimum of 28 days in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.*
2. *Following public exhibition, draft Contributions Plan No.13 – North Kellyville Precinct, further amended where appropriate in response to submissions received during the public exhibition period, be forwarded to the Independent Pricing and Regulatory Tribunal for review.*
3. *A planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to amend The Hills Local Environmental Plan 2012, as it relates to land at 282 Annangrove Road, 288 Annangrove Road, 290-312 Annangrove Road, 20 Edwards Road and 31 Edwards Road, Rouse Hill, to rezone a portion of the land from B6 Enterprise Corridor to SP2 Local Road Widening for the purpose of the bridge connection over Smalls Creek between Ross Place and*

*Edwards Road and identify the land for acquisition within the Land Reservation Acquisition Map, consistent with the alignment identified in Figures 2 and 3 of this report.*

4. *Draft amendments to The Hills Development Control Plan 2012 Part B Section 7 – Industrial, provided as Attachment 2 (ECM Doc.#16769425), be publicly exhibited concurrent with the planning proposal.*

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 16/2018/PLP. Should you require further information please contact Jane Kim, Senior Town Planner on 9843 0815.

Yours faithfully



**Stewart Seale**

**MANAGER – FORWARD PLANNING**

Attachment 1 : Section 3.33 Planning Proposal (16/2018/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 10 April 2018
- Attachment D : Draft Hills Development Control Plan 2012 Part B Section 7 - Industrial