

**THE HILLS SHIRE COUNCIL**

3 Columbia Court, Baulkham Hills NSW 2153  
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555  
Facsimile +61 2 9843 0409

DX 9966 Norwest

Email [council@thehills.nsw.gov.au](mailto:council@thehills.nsw.gov.au)  
[www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au)

ABN No. 25 034 494 656

13 July 2018

Ms Ann-Maree Carruthers  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Our Ref: 19/2015/PLP

Dear Ms Carruthers

**Planning Proposal to amend The Hills Local Environmental Plan 2012 – Circa Commercial Precinct (19/2015/PLP) – Request for Gateway Extension**

I am writing to request an extension of time to complete the planning proposal to amend The Hills Local Environmental Plan 2012 – Circa Commercial Precinct (19/2015/PLP). The planning proposal is currently required to be completed by 15 June 2018.

The planning proposal is for a major commercial development within an existing business park and a North West Rail Link station precinct. Consultation with Roads and Maritime Services and Transport for New South Wales has resulted in requests for substantial information to be provided, in the form of traffic modelling and analysis for the wider area. Traffic modelling work is being undertaken by the developer and Council that encompasses the entire business park, including both the Norwest and Bella Vista station precincts. This work will inform traffic upgrades required to support the precinct as well as assist in determining appropriate contributions from developers toward this work. The traffic modelling work is substantial and will take at least another 12 months to complete.

In addition, the Office of Environment and Heritage have requested further information, including visual analysis of the view corridors to and from Bella Vista Farm Park, which has been completed by the applicant and forwarded to OEHL for comment. Negotiations with OEHL are ongoing.

It is requested that an extension of time to complete the planning proposal be granted for a further 12 months to 15 June 2019.

Thank you for your consideration of this matter. Should you require any further information please contact me on 9843 0407.

Yours faithfully



**Megan Munari**  
**PRINCIPAL COORDINATOR - FORWARD PLANNING**