



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

14 May 2018

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

Our Ref: 11/2018/PLP

Dear Ms Carruthers,

PLANNING PROPOSAL SECTION 3.34 (formerly Section 56) NOTIFICATION

Proposed The Hills Local Environmental Plan 2012 (Amendment No (#)) – to amend The Hills LEP 2012 as it relates to land at 8 Solent Circuit, Baulkham Hills, to increase the maximum floor space ratio from 1:1 to 2.2:1 and increase the maximum building height from RL116m (approximately 8 storeys) to RL126m (approximately 10 storeys)

Pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979 (EP&A Act), please be advised that at its meeting of 24 April 2018 Council considered a report on the above planning proposal and resolved as follows:

1. Council forward the planning proposal to increase the maximum floor space ratio to 2.2:1 and increase the permissible maximum building height to RL126 metres at 8 Solent Circuit, Baulkham Hills (Lot 4026 DP 873565) to the Department of Planning and Environment for a Gateway Determination;
2. Council proceed with discussions with the proponent to prepare a draft Voluntary Planning Agreement which secures a fair and reasonable contribution from future development on the site towards infrastructure improvements within the Norwest Business Park; and
3. Following the preparation of the draft Voluntary Planning Agreement, and prior to any public exhibition of the planning proposal, a report on the draft Voluntary Planning Agreement be submitted to Council for consideration.

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 11/2018/PLP. Should you require further information please contact Jonathan Tolentino – on 9843 0557

Yours faithfully

Stewart Seale
MANAGER – FORWARD PLANNING

Attachment 1: Section 3.34 Planning Proposal (11/2018/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 24 April 2018
- Attachment D. Proponent's Planning Proposal application