



29 August 2024

Elizabeth Kimbell
Manager Local Planning and Council Support
Department of Planning, Housing and Infrastructure

By email: [REDACTED]

Dear Elizabeth,

**Gateway Determination Review
Planning Proposal at 34 to 46 Brookhollow Avenue, Norwest (PP-2023-2049)
Request for Additional Information**

I refer to the Gateway Review Request (GRR) for a Planning Proposal PP-2023-2049 (**PP**) applying to 34 to 46 Brookhollow Avenue, Norwest (**Site**), currently before the NSW Independent Planning Commission (**Commission**). The Commission has been requested to provide advice on the GRR, which seeks to delete condition 1(a) of the Gateway Determination issued by the Department of Planning, Housing and Infrastructure (**Department**) on 29 April 2024.

Following the Commission's locality tour on 23 August 2024 and stakeholder meeting with the Department on 27 August 2024, the Commission is seeking information from the Department of Planning, Housing and Infrastructure (**Department**) on the following matters:

1. The Commission notes the Department's position that the proposed additional permitted use (APU) of a residential flat building (RFB) on the Site does not have strategic merit. The Department's *Local Environmental Plan Making Guideline - August 2023* (the Guideline) provides the following as the assessment criteria for strategic merit (our emphasis in **bold**):

"Does the proposal:

- *Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or*
- *Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or*
- ***Respond to a change in circumstances that has not been recognised by the existing planning framework.***

Factors that lead to responding to a change in circumstances may include, but not exclusively relate to:

- *Key infrastructure investment or opportunity to plan for future infrastructure unanticipated by the existing strategic planning framework*
- ***Response to key Government priorities – Premier's Priorities, climate change, or a shift in government policy (e.g. NSW Government's Net Zero Plan)***
- ***Changes to population and demographic trends and associated needs such as housing or jobs."***

Noting that addressing housing supply shortages and cost of living pressures are current key priorities for the NSW Government, please provide an assessment of:

- a) the strategic merit of the PP in the context of the Guideline assessment criteria *“Respond to a change in circumstances that has not been recognised by the existing planning framework.”*; and
 - b) population and demographic trends in the locality which may impact housing and/or employment floor space demand.
2. The Commission notes the Norwest Metro Station is not included in the Transport Orientated Development Program, is the Department aware of any specific strategic planning rationale for the station’s exclusion?
 3. The Commission notes The Hills Shire Council (Council) identifies several active planning proposals (including the Site) in the Norwest Precinct Plan (the Precinct Plan), adopted by Council 9 July 2024. Council states in their response to the GRR that *“The yield calculations and associated infrastructure analysis under the Precinct Plan accounts for a limited amount of residential of this site.”* Further, the Commission notes that Council considers the employment floor space proposed by the PP as *“an adequate contribution to the employment targets established for the Strategic Centre, as identified in local and State strategies, including the Norwest Precinct Plan.”*

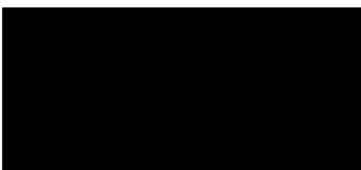
In consideration of the above, please provide a comparative analysis of the employment floor space proposed by the PP to that envisaged for the Site and broader precinct via the Precinct Plan.

4. Please advise if the Department’s assessment of the strategic merit of the PP has considered the Precinct Plan’s identification of land directly adjoining the south of the Site as high density residential.

The Commission requests that the Department provides a response by **5pm Thursday 5 September 2024**. This letter and your response will be made publicly available on the Commission’s website.

Should you require any clarification or wish to discuss further, please contact Kendall Clydsdale, Principal Case Manager via [REDACTED] or [REDACTED]. Alternatively, please contact Oliver Cope, Planning Officer via [REDACTED] or [REDACTED].

Yours sincerely,



Stephen Barry
Planning Director