

Andrew Mills
Chair
Independent Planning Commission
Suite 15.02, 135 King Street
SYDNEY NSW 2000

Our ref: GR-2024-8 (IRF24/1441)

Attn: Bradley James – Acting Planning Director, IPC

Via email: bradley.james@ipcn.nsw.gov.au

Dear Mr Mills,

Request for Gateway determination review – referral to Independent Planning Commission

I am writing to advise that the Department of Planning, Housing and Infrastructure (the Department) has received a Gateway determination review request for a planning proposal applying to 34-36 Brookhollow Avenue, Norwest (as described below).

Dept. Ref. No	GR-2024-8
LGA	The Hills Shire Council
LEP to be amended	The Hills Local Environmental Plan 2019
Address/location	The planning proposal applies to land at 34-46 Brookhollow Avenue, Norwest (Lot 1 DP 270106)
Proposal	The planning proposal seeks to amend The Hills Local Environmental Plan 2019 by the following: <ul style="list-style-type: none">Increasing the height of building (HOB) development standard from RL 116m to RL 112-182mIncreasing the floor space ratio (FSR) development standard from 1:1 to 2.4:1Introducing an incentive FSR of 3:1, andIncluding “residential flat building” as an additional permitted use on the site to permit a mixed-use commercial/ residential development with 76 dwellings.

The reason for the Gateway determination review request is the Gateway determination has been made that makes variations to the proposal, which the proponent believes should be reconsidered.

The Minister for Planning and Public Space’s delegate determined on 29 April 2024 that the proposal should proceed subject to conditions. The Gateway Determination included a condition requiring the additional permitted use for residential flat buildings be removed from the proposal. The proponent has requested a review of this condition in the Gateway determination.

The Commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the Gateway determination should be altered.

The advice and recommendation should be sent via email to Mr Rukshan de Silva, Acting Director, Local Planning and Council Support (Metro Central, West and South) at the Department at [REDACTED].

The Department's justification assessment and recommendation report and supporting attachments are enclosed.

Should you have any enquiries about this matter, I have arranged for Mr Rukshan de Silva at the Department to assist you. Mr de Silva can be contacted on [REDACTED].

Yours sincerely,

[REDACTED]

15/8/2024

Daniel Thompson
Acting Executive Director
Local Planning and Council Support