



Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
NORWEST NSW 2153

Dear Mr Edgar

Planning proposal PP_2019_THILL_004_00 to amend The Hills Local Environmental Plan 2012 – 25-31 Brookhollow Avenue, Norwest

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 3 September 2019 in respect of the planning proposal to facilitate a commercial, retail and hotel development of three main buildings with heights up to 11, 23 and 25 storeys to support the adjacent Norwest Metro station and provide for approximately 1,700 jobs at 25-31 Brookhollow Avenue, Norwest.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 6.3 Site Specific Provisions is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

The Department has undertaken a design review of the proposal and encourages Council to consider updating the draft DCP to address the following design matters:

- the visual impacts and dominance of built form of the site and wider precinct (which potentially could accommodate towers in the future) can be effectively minimised and can be mitigated with tall slender towers;
- sufficient building separation between the proposed tower forms on the subject site can be achieved;
- the future built form and site interfaces with Norwest Metro will adequately be mitigated from potential impacts of noise and odour emissions station plant and equipment service areas, particularly on the short-term residential accommodation proposed future use of the site;
- future built form appropriately addresses the eastern boundary and adjoining site;

- future built form can adequately respond to the change in level across the site and will result in an appropriate built form and interface with the public domain; and
- the future built form's overshadowing of the public domain and Brookhollow Avenue to the south is appropriately mitigated and that pedestrian amenity along the southern façade is maximised through a number of measures including landscaping and public domain treatments.

I note Council has not requested to be the local plan-making authority and I have determined not to condition the Gateway for Council to be the local plan-making authority as the site is a matter of State interest.

The amending local environmental plan (LEP) is to be finalised within 18 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The State government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Angela Hynes, Acting Place and Infrastructure Manager, Central (Western) to assist you. Ms Hynes can be contacted on 9860 1558.

Yours sincerely



20/02/20

Catherine Van Laeren
Acting Executive Director
Central River City and Western Parkland City

Encl: Gateway determination