

## Gateway Determination

**Planning proposal (Department Ref: PP\_2019\_THILL\_010\_00):** to amend the Hills LEP 2019 to facilitate a 12-storey commercial building at 2-4 Burbank Place, Norwest (689 jobs).

I, the Acting Director Central (Western) at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to The Hills Local Environmental Plan (LEP) 2019 to increase the height of buildings from RL116m to RL126m and the Floor Space Ratio (FSR) from 1.4:1 to 2.8:1 at 2-4 Burbank Place should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, the planning proposal and supporting documentation is to be amended as follows:
  - (a) update the Traffic Study and Green Travel Plan;
  - (b) note the cumulative traffic and transport study underway for the Norwest Precinct and address the findings when available;
  - (c) update the assessment under State Environmental Planning Policy No. 55 – Remediation of Land.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Department of Planning, Industry and Environment - Water;
  - Sydney Water; and
  - Transport for NSW.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from

any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 24<sup>th</sup> day of February 2020.

A handwritten signature in black ink, appearing to be 'Gina Metcalfe', with a large loop at the bottom left and a horizontal line extending to the right.

**Gina Metcalfe**  
**Acting Director, Central (Western)**  
**Central River City and Western**  
**Parkland City**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**