

**PLANNING PROPOSAL AUTHORITY**  
**RECORD OF DECISION TO SUBMIT REVISED PLANNING**  
**PROPOSAL TO GATEWAY DETERMINATION**  
 STRATEGIC PLANNING PANEL of the  
 SYDNEY CENTRAL PLANNING PANEL

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| <b>DATE OF DETERMINATION</b>                  | 8 September 2023  |
| <b>DATE OF DECISION</b>                       | 7 September 2023  |
| <b>DATE OF BRIEFING</b>                       | 7 September 2023 3:00pm – 3.27pm  |
| <b>PANEL MEMBERS</b>                          | Abigail Goldberg (Chair), Greg Woodhams, David Ryan, Cynthia Dugan and Robert Buckham   |
| <b>APOLOGIES</b>                              | None  |
| <b>DECLARATIONS OF INTEREST</b>               | None  |
| <b>DEPARTMENT OF PLANNING AND ENVIRONMENT</b> | Brendon Roberts, Wayne Williamson & Jasper Allenby – Agile Team<br>Angel Troke & Jorge Alvarez – LPMA – District Team<br>Lisa Kennedy & Taylah Fenning – Planning Panel Secretariat |

**Planning proposal**

PP-2022-1202 – The Hills LGA – 10-12 Seven Hills Road, Baulkham Hills.

The revised planning proposal seeks to amend The Hills Local Environmental Plan 2019 to:



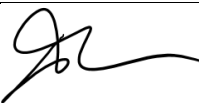
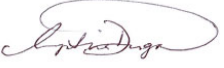

- insert a floor space ratio (FSR) of 1.69:1; and
- increase building height from 16m to 16m and 25m.

**PANEL DECISION**

The Panel met with the Department to be briefed on the Proponent's revised planning proposal and its incorporation of the Panel's conditions from the Rezoning Review of 6 July 2023 which required the retention of the current R4 zone; an appropriate FSR, of no more than 1.69:1; and the Height of Building (HOB) Map to show a transition from a maximum 25m to 16m across the site.

The Panel noted that the Department's Pre-Gateway Briefing Report, 30 August 2023 found that the revised planning proposal had adequately addressed the Panel's conditions for the proposal to proceed to Gateway. The Panel agreed with the Report and determined that the revised planning proposal should be submitted to the Department for Gateway Assessment.

The decision was unanimous.

| <b>PANEL MEMBERS</b>  |   |
|---|---|
| <br>Abigail Goldberg (Chair) | <br>Greg Woodhams |
| <br>David Ryan               | <br>Cynthia Dugan |
| <br>Robert Buckham           |   |