

PLANNING PROPOSAL AUTHORITY
RECORD OF DECISION TO SUBMIT AN ALTERATION
REQUEST FOR THE GATEWAY TO NOT PROCEED
STRATEGIC PLANNING PANEL of the
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	26 February 2026
DATE OF DECISION	12 February 2026
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Stephen Leathley
DECLARATIONS OF INTEREST	None
APOLOGIES	The Hills Shire Council has opted to not have local members on the Panel.

PLANNING PROPOSAL

PP-2023-2300 – The Hills Shire Council, 87-97 Castle Hill Road & 121-131 Oratava Avenue, West Pennant Hills

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

- Rezone the sites from RU3 Forestry to R2 Low Density Residential;
- Introduce a maximum building height of 9m; and
- Change the minimum lot size to 1,140sqm (Northern site) and 1700sqm (Southern Site)

PANEL CONSIDERATION AND DECISION

The Strategic Planning Panel of the Sydney Central City Planning Panel (Panel) considered a memorandum package prepared by the Department of Planning, Housing and Infrastructure seek endorsement to request that the Gateway alteration be altered to not proceed. This was in response to the proponent seeking to withdraw the proposal post-exhibition on 17 December 2025.

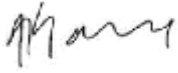
The Panel as the Planning Proposal Authority (PPA) determined to request the Local Plan Making Authority alter the Gateway determination to **not proceed** under Section 3.35 of the *Environmental Planning and Assessment Act 1979*.

The Panel's decision was unanimous.

REASONS FOR THE DECISION

The Panel considered the memorandum prepared by the Department and the proponent's request to withdraw the planning proposal.

The Panel concurred with the recommendation within the memorandum that it is not possible for the APZs to be relocated so they do not unacceptably impact critically endangered ecological communities such that either the exhibited or an appropriately revised residential development outcome can be provided.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Stephen Leathley	

SCHEDULE 1		
1	LGA – ADDRESS	PP-2023-2300 – The Hills LGA 87-97 Castle Hill Road & 121-131 Oratava Avenue, West Pennant Hills
2	LEP TO BE AMENDED	The Hills Local Environmental (Plan LEP) 2019
3	PROPOSED INSTRUMENT	The exhibited planning proposal seeks to amend The Hills Local Environmental Plan (LEP) 2009 to: • Rezone the sites from RU3 Forestry to R2 Low Density Residential • Introduce a maximum building height of 9m • Change the minimum lot size to 1,140sqm (Northern site) and 1700sqm (Southern Site)
4	MATERIAL CONSIDERED BY THE PANEL	• Department of Planning, Housing and Infrastructure Memorandum package.
5	BRIEFINGS BY THE PANEL	• The Panel considered the Department’s memorandum and made its decision electronically.