

Gateway Determination

Planning proposal (Department Ref: PP-2023-2869): to amend the development standards at 4-6 Century Circuit, Norwest.

I, the Acting Director, Local Planning (Metro Central, West and South) at the Department of Planning, Housing and Infrastructure, 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 2019 to rezone from E1 Local Centre to MU1 Mixed Use and amending associated development standards at 4-6 Century Circuit, Norwest, should proceed subject to the following.

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority 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 applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 20 October 2025.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be updated to:
 - Address Section 9.1 Direction 4.1 Flooding to provide an assessment against provisions (1)(a)-(d) and update the consistency of the proposal with the Direction to consider the Department's assessment.
 - Consult with Transport for NSW with regard to:
 - the preparation of an updated Traffic Study to further understand the impact of the proposed development on the surrounding road network; and,
 - an appropriate car parking rate for dwellings.
 - Prepare an updated Traffic study following consultation with Transport for NSW, which addresses Council's concerns.
 - Clarify the traffic upgrades that the proponent intends to deliver, considering upgrades are located on land not within the proponent's control.
2. Council is to submit the outcomes of consultation with Transport for NSW on car parking provisions for dwellings for the Department's review prior to community consultation.
3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:

- (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 working 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
4. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
- Transport for NSW;
 - Department of Climate Change, Energy, the Environment and Water;
 - School Infrastructure NSW;
 - Heritage NSW; and
 - Utility providers including Sydney Water, Jemena Gas, Endeavour Energy and NBN Co.
- Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.
5. 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).

Dated 21 October 2024



Rukshan de Silva
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Central, West and South)
Local Planning and Council Support
Department of Planning, Housing and
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Delegate of the Minister for Planning and
Public Spaces