



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL

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9 July 2026

Mitchell Noble
Director, Local Planning & Council Support
Department of Planning, Housing and Infrastructure

Attention: Elizabeth Kimbell
Via email: Elizabeth.Kimbell@dpie.nsw.gov.au

Our Ref: 7/2026/PLP

Dear Mitchell,

PLANNING PROPOSAL SECTION 3.34 NOTIFICATION

Proposed The Hills Local Environmental Plan 2019 (Amendment No. (#)) – to amend Height of Building and Floor Space Ratio standards in the Norwest Central Designated Employment Area

Pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), it is advised that Council has resolved to prepare a planning proposal for the above amendment.

The planning proposal seeks to amend development standards applying to land known as the Norwest Central Designated Employment Area by increasing the maximum Floor Space Ratio to between 2:1 and 2.5:1 and increasing the maximum Height of Buildings to between 42 metres and 96.6 metres. The Proposal also seeks to apply an Incentive Floor Space Ratio of 3:1 and including additional permitted use to 34-46 Brookhollow Avenue, Norwest.

Please find enclosed the information required in accordance with the '*Local Environmental Plan Making Guideline*' issued under Section 3.33(3) of the EP&A Act. The planning proposal and supporting material is enclosed with this letter for your consideration.

Council is seeking delegation as the Local Plan Making Authority.

Following receipt by Council of the Department's written advice, Council will proceed with the planning proposal. Any future correspondence in relation to this matter should quote reference number 7/2026/PLP.

Should you require any further information please contact, Jack Fulton, Senior Town Planner on 9843 0154.

Yours faithfully,

Brent Woodhams
PRINCIPAL COORDINATOR – FORWARD PLANNING

Attachment 1: Planning Proposal (including attachments)

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed The Hills Local Environmental Plan 2019 (Amendment No (#) – to amend Height of Building and Floor Space Ratio standards in the Norwest Central Designated Employment Area.

STATUS: Pre-Gateway

ADDRESS OF LAND: Norwest Central Designated Employment Area

SUMMARY OF HOUSING AND EMPLOYMENT YIELD:

	EXISTING	PROPOSED	ADDITIONAL
Dwellings	N/A	N/A	N/A
Jobs	5,696	29,929	24,234

SUPPORTING MATERIAL:

Attachment A	Assessment against State Environment Planning Policies
Attachment B	Assessment against Section 9.1 Local Planning Directions
Attachment C	Council Report and Minute (12 May 2026)
Attachment D	Local Planning Panel Report and Minute (17 June 2026)

BACKGROUND:

The Norwest Precinct Plan (Plan) was adopted by Council on 9 July 2024. The Plan sets the framework for Norwest to emerge as a thriving mixed use Strategic Centre and highly competitive employment precinct. The vision for Norwest builds on previous strategic work undertaken by Council and State Government as well as technical investigations focused on the Precinct that provide insight into its unique features, role and function in the region. It advances the planning into finer grain, site specific detail to inform potential changes to planning controls and the infrastructure framework.

Land known as the Designated Employment Area forms a specific “Focus Area” of the Norwest Precinct Plan (“Focus Area 1” within Norwest Central Precinct), with the analysis culminating in recommended outcomes for this land in terms of land use, built form, density, public domain, connectivity and infrastructure provision.

This planning proposal is the implementation of Action B1 within the Precinct Plan, which states that Council will initiate a planning proposal to facilitate high density employment developments within this area ranging in height from 10-23 storeys. Amendments to the applicable planning controls will transform the Norwest Central Designated Employment Area into a highly competitive employment hub that supports the provision of knowledge intensive jobs to match the skillset of the Shire’s resident workforce.

Associated amendments to The Hills Development Control Plan 2012 (DCP) have also been prepared to include new controls applicable to the Norwest Central Employment Area within a new DCP section titled ‘Norwest Central (Employment)’.

This planning proposal is one of a number of concurrent projects and actions focused on updating the planning framework for the Norwest Strategic Centre to give effect to the outcomes envisaged in Council’s adopted Norwest Precinct Plan. Other relevant projects include:

- Review of planning controls with respect to employment areas within the Cattai Creek West Sub-precinct;

- A review of the contributions framework applicable to Norwest to ensure a suitable infrastructure funding and delivery mechanism is prepared concurrent with any changes to planning controls that give effect to the land use and density outcomes in Council's Norwest Precinct Plan; and
- Preparation of a Public Domain Plan for the Norwest Strategic Centre to help guide character and public domain outcomes across the Strategic Centre.

These projects are underway and will be placed on public exhibition concurrently with the planning proposal and draft DCP amendments, should a Gateway Determination be issued. Ultimately, it is intended that any rezoning of land would not be finalised until such time as the appropriate infrastructure contributions mechanisms and framework are also put in place.

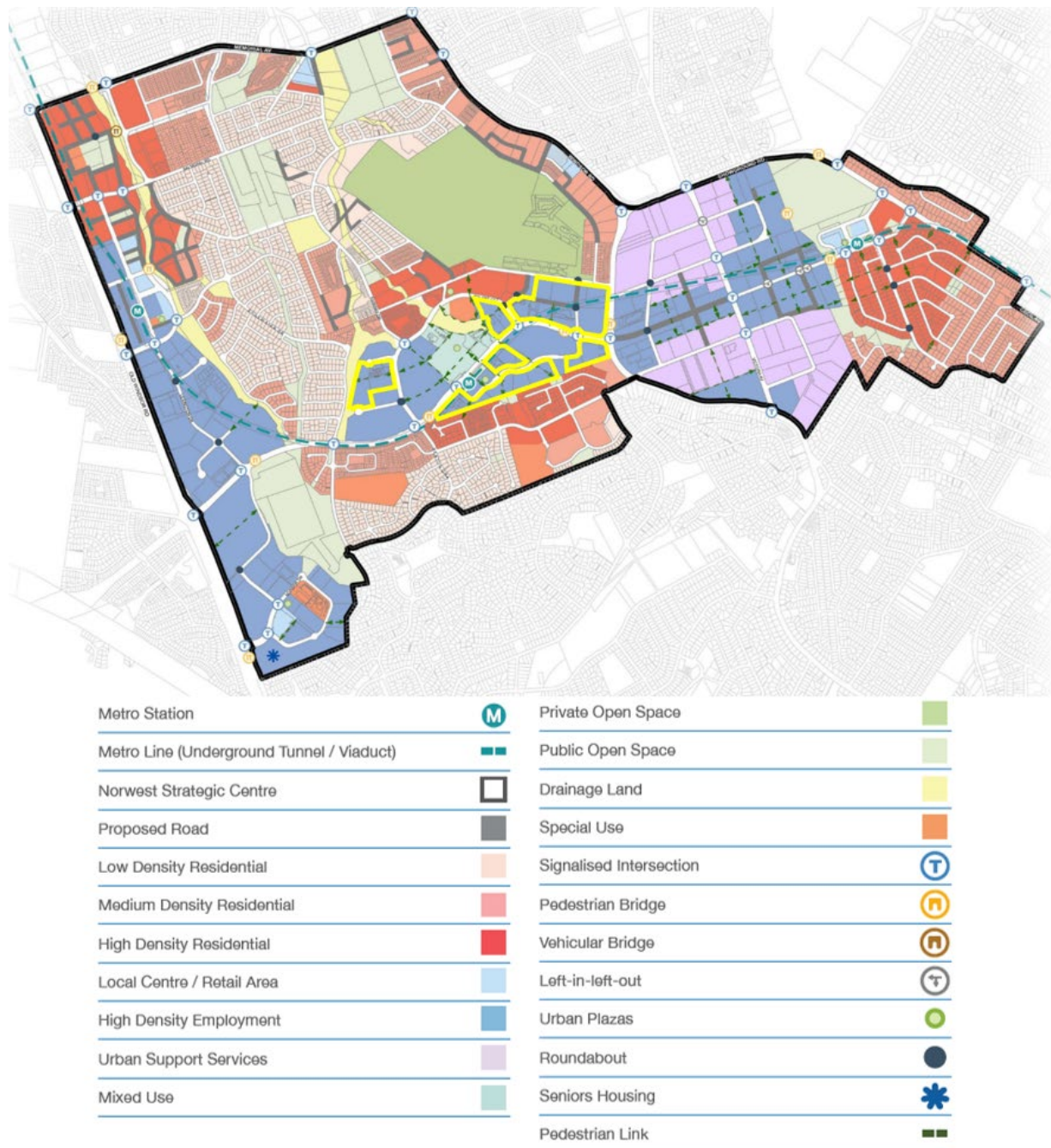


Figure 1

Location and Context of Subject Land within the Norwest Strategic Centre (yellow outline)

A number of sites within the designated employment area have already been subject to site specific planning proposals to increase the capacity for employment development outcomes including 8 Solent Circuit, 2-4 Burbank Place, 14-16 Brookhollow Avenue, 7 Maitland Place and the Norwest Station Site.

Some of these sites have since progressed to the Development Application phase and construction. These sites have been excluded from the LEP amendments proposed by this planning proposal as the controls put in place through the previous planning proposals for these sites would remain unchanged. Norwest Marketown is also subject to a separate planning proposal which is ongoing and will continue to be progressed as a site-specific planning proposal.

Land at 7-15 Columbia Way has been subject to a previous site-specific planning proposal that was finalised in August 2025. This site is included within the Planning Proposal and while no material changes are proposed to controls, the proposal would amend the maximum height of buildings standard to convert it from a RL height limit to a standard height in metres to ensure consistency with the height of buildings approach for other land subject to the planning proposal.

The planning proposal area includes Council-owned land at 3 Columbia Court, Norwest (Council Administration Building) and would moderately increase its development potential, consistent with the Norwest Strategic Centre Precinct Plan.

THE SITE:

The site is known as the “Norwest Central Designated Employment Area”, as defined under the Norwest Precinct Plan. It is located within the Norwest Central Precinct, within the broader Norwest Strategic Centre. The area is approximately 77.8ha and comprises a total of 26 sites.

The land is generally within walkable catchment of Norwest Metro Station and is bound by the Castle Hill Country Club to the north, Windsor Road to the east, low density residential development to the south and a tributary of Strangers Creek to the west. Existing development within the subject area generally ranges from 2 to 3 storeys, comprising various low scale commercial and office buildings.

The site and its surrounding context are shown in the figure below.

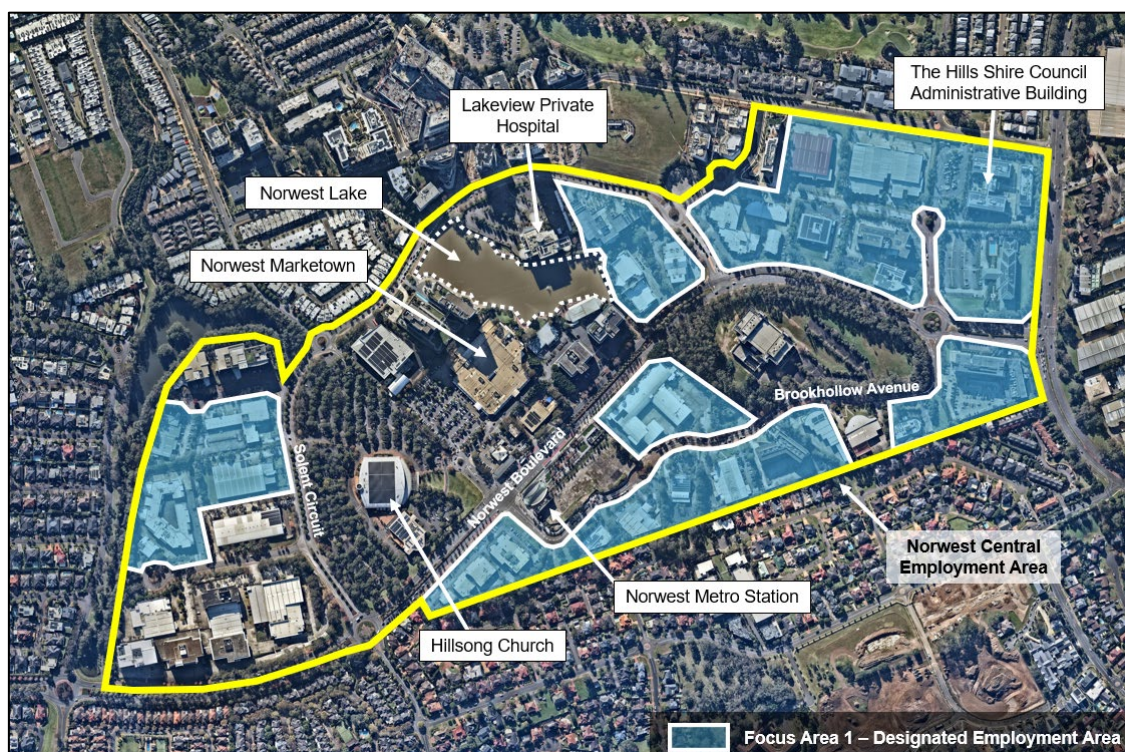


Figure 2
Designated Employment Area (shaded in blue) and surrounds

There are some sites within the yellow boundary where development controls are not proposed to be amended through this planning proposal as they have either been subject to previous site-specific planning proposals or are identified in the Norwest Precinct Plan as “Investigation Sites” for more detailed site-specific master planning and planning proposals in the future. These Investigation Sites include the Norwest Hillsong Campus, Century Estate (2-12 Inglewood Place) and 1-9 Brookhollow Avenue (Data Centre).

PART 1 OBJECTIVES OR INTENDED OUTCOME

The planning proposal aligns with, and seeks give effect to the land use, density and built form outcomes set out in Council's adopted Norwest Precinct Plan and aligns with the relevant State and local strategic planning policies which aim to increase the capacity for new jobs in well-located areas in close proximity to transport and significant housing development.

PART 2 EXPLANATION OF THE PROVISIONS

The proposed outcomes will be achieved by amending The Hills Local Environmental Plan 2019 as follows:

1. Increase the Floor Space Ratio from a maximum of 1:1 to a maximum of between 2:1 and 2.5:1;
2. Increase the Height of Buildings from a maximum of RL116 metres to a maximum of between 42 metres and 96.6 metres;
3. Apply an Incentive Floor Space Ratio of 3:1 to 34-46 Brookhollow Avenue, Norwest subject to the following criteria:
 - o minimum of 38,304m² of gross floor area for employment purposes;
 - o a public plaza on ground level with a minimum area of 3,880m²;
 - o compliance with Council's housing diversity (apartment size and mix) requirements; and
 - o a competitive design process involving at least three registered architects has been carried out in the preparation of the development application; and
4. Include an additional permitted use for 34-46 Brookhollow Avenue, Norwest which would permit ancillary residential under the following circumstances:
 - o the total GFA of residential components does not exceed 9,576m²;
 - o the total residential yield does not exceed 76 dwellings;
 - o achievement of the Incentive FSR criteria; and
 - o 5% of the total number of dwellings are provided as affordable rental housing for key-workers for a period of ten years.

PART 3 JUSTIFICATION

SECTION A – NEED FOR THE PLANNING PROPOSAL

1. *Is the planning proposal a result of any strategic study or report?*

Yes, the planning proposal gives effect to the Norwest Precinct Plan, which builds on previous strategic work by Council and State Government as well as technical investigations focused on the Precinct that provide insight into its unique features, role and function. It advances the planning into finer grain, site specific detail to inform potential changes to planning controls and the infrastructure framework.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes, the planning proposal is considered to be the best means of achieving the intended outcomes for the Norwest Central Designated Employment Area. The existing height of buildings and floor space ratio standards do not provide sufficient capacity to realise the land use, density and built form outcomes identified for this area under Council's adopted Norwest Precinct Plan. The proposed amendments will increase employment capacity in a highly accessible location within walking distance of Norwest Metro Station and will support the evolution of Norwest as a Strategic Centre and highly competitive employment precinct.

The proposed height and floor space ratio standards, together with the site-specific incentive provisions for 34-46 Brookhollow Avenue, will align with the Norwest Precinct Plan and will facilitate high-density employment development, knowledge-intensive jobs and associated public domain benefits.

SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

3. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

Yes, a discussion of consistency is provided below.

▪ **Greater Sydney Region Plan and Central City District Plan**

The relevant objectives and priorities from the Greater Sydney Region Plan and Central City District Plan are as follows:

- Objective 14 – Integrated land use and transport creates walkable and 30-minute cities;
- Objective 22 – Investment and business activity in centres;
- Priority C9 – Delivering integrated land use and transport planning and a 30-minute city; and
- Priority C10 – Growing investment, business, and job opportunities in strategic centres.

The planning proposal is consistent with the objectives and priorities of the Greater Sydney Region Plan and Central City District Plan as they relate to the provision of employment floorspace and supporting the realisation of a 30-minute city. The planning proposal would create the opportunity for higher order employment uses, including office premises, reflecting the status of Norwest Strategic Centre as a designated office precinct in Greater Sydney. The proposal would increase employment capacity in close proximity to the growth being experienced as a result of the Sydney Metro Northwest and support the provision of knowledge intensive jobs that match the skillset of the Shire's resident workforce. The proposal will attract further investment to the Designated Employment Area and the broader Norwest Strategic Centre, as well as support other businesses and future residents in the Strategic Centre.

▪ **Draft Sydney Plan**

The draft Sydney Plan outlines the Government's strategy for managing Sydney's growth over the next 20 years. The draft Plan identifies the Norwest Strategic Centre, including Norwest Central, as a commercial centre within the indicative jobs corridor and earmarks it to accommodate 15,300–16,600 additional jobs by 2044. The proposal contributes significantly towards this outcome by facilitating significant potential for additional jobs within the Strategic Centre, also in accordance with Council's Norwest Precinct Plan.

Employment Growth

The planning proposal would facilitate capacity for over 24,200 additional jobs over the long term. Having regard to potential uptake rates, which vary depending on market and macro-economic conditions, the proposal would make a significant contribution toward the identified 23,900 additional jobs target for Norwest Strategic Centre by 2036, with remaining capacity for further growth and intensification beyond this period as market demand for employment outcomes increase.

Given the Norwest Strategic Centre is expected to accommodate a substantial portion of the Shire's employment provision over the short to medium term, progressing the proposal is considered prudent to ensure that there is sufficient zoned capacity for local employment to keep pace with growth and accommodate future business and employment investment in the Norwest Strategic Centre.

The proposal will provide additional high density office opportunities which will support the provision of knowledge intensive jobs that match the skillset of the Shire's resident workforce. This is consistent with Council's strategic policies including the Local Strategic Planning Statement, Centres and Productivity Strategy, Economic Growth Plan and Norwest Precinct Plan.

Consistent with the Precinct Plan, Norwest Central (wherein the Designated Employment Area is located) forms part of the core employment area of the Norwest Business Park. Future development within this area is expected to cater for a high density commercial office product supported by retail, business and other employment generating uses. These outcomes are underpinned by the Precinct Plan technical studies, including the Retail Floor Space Analysis 2021, Commercial Floor Space Demand 2021 and Strategic Centres Discussion Paper 2021.

Consideration of Residential Outcomes

Residential development outcomes are currently permitted on 92% of all urban zoned land within The Hills Shire. This results in a housing supply pipeline within The Hills which is more than double the Council's 5 year housing target and which is well in excess of what the market could feasibly deliver within the next 10-20 years.

In contrast, only 8% percent of urban zoned land in The Hills Shire is reserved solely for employment and/or industrial and urban services outcomes.

Within the Norwest Strategic Centre, which is the Strategic Centre that is expected to accommodate the largest share of jobs growth within The Hills, residential development outcomes are already permitted on nearly 70% of all developable land within the walkable catchment of a Metro Station, with potential for nearly 20,000 new dwellings that are yet to be realised by the market.

In contrast, only around 30% of land within the Strategic Centre is designated specifically for commercial offices and urban services outcomes. The Norwest Central Designated Employment Area forms part of the small area within the Norwest Strategic Centre that has been deliberately reserved by Council and State Government for higher order employment only outcomes. This land forms part of the scarce remaining area within The Hills which is identified to accommodate significant growth in jobs necessary to achieve Council's strategic planning objectives over the medium to longer term planning horizon.

The extent of land reserved for commercial office outcomes is further reducing due to a number of decisions of the Housing Delivery Authority, which will permit residential outcomes on designated employment land, despite Council's ongoing objections to these land use outcomes. As designated employment land is generally cheaper in value, the current Government focus on increased housing supply at all costs is quite predictably prompting an increase in developers seeking to permit residential outcomes in these areas which is resulting in significant windfall gains and land value increases due to the permissibility of a higher order use.

As residential outcomes become permitted on employment land, or where the market speculates that this may occur in the future, there is a notable increase in the value of the land driven by speculation around the permissibility of residential outcomes – that is, the market is willing to pay a higher value for land where it believes a use that has a higher financial return may become permitted. Often, the consequence of rising land values in such areas is that the employment outcomes which currently exist, or the employment outcomes envisaged for the future within the strategic framework, will become less feasible.

Beyond avoiding land use conflicts, infrastructure capacity constraints and ensuring attractive and prestigious land remains for business investment by larger corporations and businesses, a core objective of Council's consistent policy position to protect employment and industrial land from encroachment of residential uses is to ensure that there is a clear and certain land use planning framework in place that allows the market to accurately price the value of land, based on what uses are permitted. Where this certainty does not exist, speculation around permissibility of residential development increases land values and it is likely that the employment outcomes which Council requires to achieve its strategic objectives will become unfeasible and ultimately not occur, or be substantially delayed.

While current Government priorities are driving a heavy focus on short term residential development outcomes, the role of strategic planning is to look beyond the short term development feasibility of all land and ensure that the right settings are in place to also facilitate achievement of medium and long term planning objectives. This underpins Council's policy position with respect to the protection of employment and industrial lands. It is acknowledged that the feasibility of new commercial development and intensification of these outcomes will fluctuate and change over time, often trailing behind periods of significant residential growth.

The development of the designated employment area will not occur immediately and development will not be feasible on all land in the short term. However, that is not Council's current policy objective, nor is it an indication that Council's strategic policy settings for medium- and long-term development outcomes are flawed. Rather, it is a reflection that the market will not develop all land (or all land uses) at the same time. Ultimately, the objective of this planning proposal is to continue to preserve this land and put in place planning controls that remove barriers to employment development occurring in the future, when the market determines this outcome to be feasible and in the context of each individual site.

4. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

Yes, a discussion of consistency is provided below.

▪ **The Hills Local Strategic Planning Statement**

The relevant planning priorities from Council's Local Strategic Planning Statement (LSPS) are as follows:

- Planning Priority 1 – Plan for sufficient jobs, targeted to suit the skills of the workforce
- Planning Priority 2 – Build strategic centres to realise their potential
- Planning Priority 10 – Provide social infrastructure and retail services to meet residents' needs
- Planning Priority 12 – Influence travel behaviour to promote sustainable choices
- Planning Priority 13 – Expand and improve the active transport network

The planning proposal is consistent with the Planning Priorities contained within the LSPS. It will contribute to the 23,900 additional jobs anticipated across the Norwest Strategic Centre by 2036 by facilitating knowledge intensive jobs that service and match the skillset of the growing residential population within the Precinct and broader Shire. The proposal will also protect and reinforce the role of the Norwest Central Designated Employment Area as a key employment location, while supporting the evolution of Norwest as a mixed use Strategic Centre with a strong commercial office function.

The proposal is consistent with the LSPS structure plan as it retains the existing employment zoning and facilitates increased commercial floorspace, densities and building heights that support long-term employment growth while providing an appropriate transition towards surrounding residential areas. Although the proposal does not directly provide social infrastructure or retail services within the Designated Employment Area, the additional jobs and increased foot traffic generated by future development will support the viability of these services elsewhere within Norwest Central. The infrastructure demand generated by the proposal will be funded and delivered under a new contributions plan, which will include essential traffic and transport, drainage and open space facilities.

▪ **The Hills Norwest Precinct Plan**

The Norwest Precinct Plan identifies the Designated Employment Area within "Focus Area 1" which is earmarked to evolve into a higher density employment area, providing capacity for 29,929 jobs and comprising commercial office buildings with built forms ranging between 10 and 23 storeys, and setbacks that incorporate high quality landscaping.

The subject area is a highly accessible location within walking distance of Norwest Metro Station and will be supported by new and upgraded roads and new pedestrian connections identified in the Precinct Plan. These connections are intended to improve movement within Norwest Central, support access to the station, and strengthen connectivity between the Designated Employment Area, Marketown, Norwest Lake and surrounding precincts.

Whilst commercial office development is the primary intended outcome within the Norwest Central Designated Employment Area, to provide jobs that align with the skills of the Shire's resident workforce, the area will also continue to support a range of complementary employment-generating uses permitted within the SP4 Enterprise zone. This flexibility is important to ensure that the Precinct remains responsive to changing market conditions over time, while still protecting land needed for long-term employment growth.

This planning proposal is the implementation of Action B1 within Council's adopted Norwest Precinct Plan, which states that Council will initiate a planning proposal to facilitate high density employment development within the Norwest Central Designated Employment Area, with building heights generally ranging from 10 to 23 storeys. The proposed changes align with, and give effect to, the land use, density and built form outcomes set out in Council's adopted Norwest Precinct Plan and are consistent with the relevant State and local strategic planning policies which seek to increase the capacity for new jobs and productive economic activity in well-located areas close to public transport and significant housing growth.

▪ **The Hills Future Community Strategic Plan**

The Hills Future Community Strategic Plan aims to manage new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations. The planning proposal seeks to better utilise the existing site to provide for additional employment opportunities, consistent with the Strategic Plan. The proposed Floor Space Ratio and Height of Buildings standards will contribute to the realisation of Norwest as a strategic centre whilst achieving an appropriate built form outcome on the site.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. An assessment of the planning proposal against applicable State Environmental Planning Policies is provided in Attachment A.

6. Is the planning proposal consistent with applicable Ministerial Directions (s. 9.1 directions)?

Yes. The consistency of the planning proposal with the Section 9.1 Ministerial Directions is detailed within Attachment B. A discussion on the consistency of the proposal with each relevant Direction is provided below.

▪ Direction P2.1 Housing

This Direction seeks to ensure that planning proposals contribute to the achievement of housing targets by promoting a diverse and efficient housing supply in well-located areas, and ensure that the permissible residential density of land is not reduced. The planning proposal is consistent with this Direction as it proposes a small amount of residential development (up to 76 dwellings) at 34-46 Brookhollow Avenue, Norwest, a site where residential development is not currently permitted.

▪ Direction P3.1 Employment

This Direction aims to encourage employment growth in suitable locations, protect employment land and support the viability of identified centres. It requires that planning proposals must not reduce the total potential floor space area for employment uses and related public services in employment zones. The planning proposal is consistent with this direction as it will increase the availability of commercial floor space in an area which is intended to support a broader range of higher order employment uses.

No change is proposed to the current SP4 Enterprise zone. The SP4 Enterprise zone provides for development and land uses that support enterprise and productivity, encourage economic growth, business investment and employment opportunities. The SP4 Enterprise zone is considered to be the most appropriate zone to permit the intended range of employment uses as set out in Council's Norwest Precinct Plan. Accordingly, the SP4 Enterprise zoning which currently applies to the Norwest Central Designated Employment Area is not proposed to change.

▪ Direction P4.1 Integrating Land Use and Infrastructure

This Direction seeks to integrate land use and infrastructure to make efficient use of existing infrastructure and services, facilitate infrastructure to service or support future development and support efficient public transport operations. The proposal is generally consistent with this direction as the entire site is located in a strategic centre and in close proximity to Norwest Metro Station, which will encourage walking, cycling, and public transport use for workers within future developments. The concurrent review of the infrastructure framework will identify the new and upgraded traffic and transport, drainage and open space facilities needed to service demand generated by the proposal.

▪ Direction P5.4 Contaminated Lands

This Direction seeks to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered in the assessment of planning proposals. The Direction

requires preliminary investigation of the land to be carried out in accordance with the contaminated land planning guidelines.

This is particularly relevant to land at 34-46 Brookhollow Avenue, as the proposal is seeking to permit residential uses and there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 of the contaminated land planning guidelines has been carried out. A small amount of residential development (up to 76 dwellings) is proposed on a distinct portion of 34-46 Brookhollow Avenue. Whilst there is no evidence of contamination on the site, it is envisaged a Preliminary Contamination Assessment Report would be required as a condition of any Gateway Determination, if issued, and this can be arranged by Council officers in due course, as required.

- **Direction P5.7 Flooding**

This Direction seeks to ensure development on flood-prone land is consistent with the NSW Flood Prone Land Policy, Flood Risk Management Manual and Considering Flooding in Land Use Planning Guideline, and that LEP provisions appropriately reflect flood behaviour and impacts. As the proposal enables increased development potential, consideration has been given to its consistency with the Direction.

The subject land is located at the lower end of a developed catchment and is affected by overland flow paths. Several sites are identified as Flood Controlled Lots under The Hills DCP 2012. Notwithstanding this constraint, investigations undertaken for the Norwest Precinct Plan confirm that existing drainage infrastructure can accommodate the proposed development uplift. Overland flowpaths are generally confined to public waterways and road reserves, with limited exceptions along Brookhollow Avenue where flows follow existing property boundaries.

No additional flooding provisions are required to be incorporated into the LEP, as the area is already developed for urban purposes and uplift will largely occur through increased building heights rather than expanded site coverage. Future development will be managed through the existing DCP flood controls and the draft Norwest Central (Employment) DCP, including minimum flood planning levels, on-site detention and measures to manage surface and subsurface flows.

Future development will be required to comply with Part C Section 6 – Flood Controlled Land of the DCP where relevant, as well as additional controls which are proposed within the draft Norwest Central (Employment) DCP for this specific area. These controls require future development to meet the required flood planning levels (i.e. non-habitable floor levels are to be equal to or higher than the 1% Annual Exceedance Probability level (AEP), or otherwise no lower than 5% AEP levels) unless justified by a site-specific assessment. Future development would need to provide on-site detention and implement through site links, where necessary, to ensure that both surface and subsurface water flows are addressed.

While flooding represents a minor constraint, it does not impede development and can be adequately addressed through site-specific design and mitigation measures at the development application stage.

SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Designated Employment Area is located within a highly urbanised environment and is largely developed for commercial and employment uses. The land does not contain any identified critical habitat, threatened species, populations or ecological communities, or their habitats. Accordingly, there is no likelihood that the planning proposal will adversely affect critical habitat or threatened species, populations or ecological communities.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Some land in the Norwest Central Designated Employment Area is identified as a Flood Control Lot under Part C Section 6 – Flood Controlled Land of The Hills Development Control Plan 2012 (DCP). Flooding impacts can be appropriately resolved through on-site measures as part of the future redevelopment of

individual sites. Additional water management related controls have been included within the draft DCP amendments to ensure that stormwater runoff generated by future development does not adversely affect the operational capacity of the downstream drainage system. Detailed discussion of flooding impacts is provided in Section 6 above.

9. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal will have positive economic benefits by contributing towards increased employment opportunities and local businesses in an area strategically identified for employment growth to support the local population. The planning proposal will also provide knowledge intensive jobs that match the skillset of surrounding residents and the Shire's broader resident workforce which will contribute to the 30-minute city.

SECTION D – STATE AND COMMONWEALTH INTERESTS

10. Is there adequate public infrastructure for the planning proposal?

The Hills Shire-wide Section 7.12 Contributions Plan, which currently applies to the Norwest Central Designated Employment Area, is insufficient to cater for the proposed uplift.

A concurrent review of the contributions framework applicable to the broader Norwest Precinct is already underway to ensure that the proposed uplift can be adequately supported by both local and regional infrastructure and that an appropriate contributions mechanism is established. This review is expected to result in amendments to Contributions Plan No. 19 – Showground Precinct, as well as the preparation of a new contributions plan to apply across employment land within the Norwest Central and Norwest Service Precincts.

The preliminary draft infrastructure schedule includes additional traffic and transport infrastructure, water management upgrades, active and passive open space, and community facilities required to service the Precinct. Finalisation of the infrastructure schedule and associated cost estimates will inform the determination of the applicable contribution rates.

It is intended that the planning proposal and draft DCP, and draft Contributions Plan will be placed on public exhibition concurrently and the draft Contributions Plan be adopted, prior to the finalisation of any amendments to the LEP.

11. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

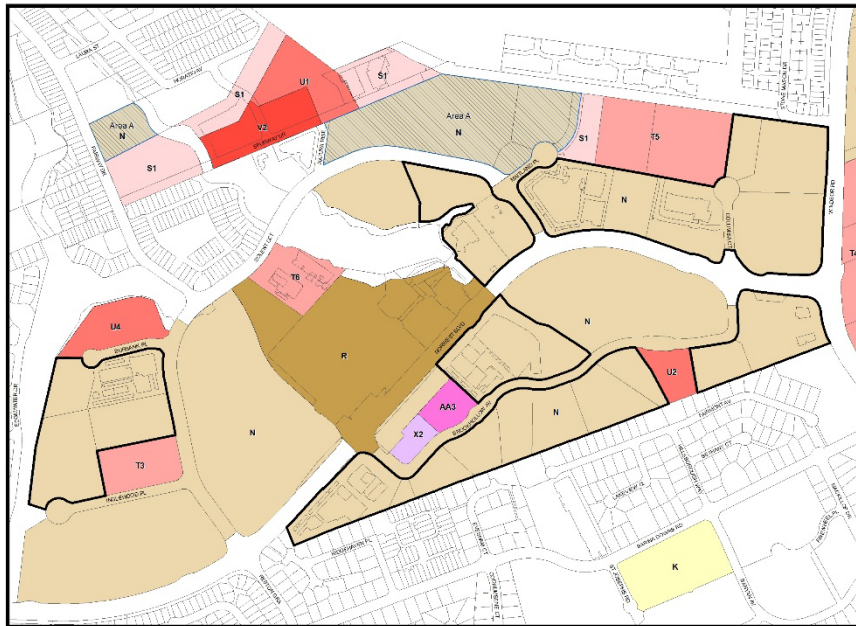
Should a Gateway Determination be issued, the public exhibition process will facilitate the opportunity to consult with relevant State agencies. It is anticipated that consultation with the following public authorities will be required:

- Transport for NSW;
- NSW Department of Climate Change, Energy, the Environment and Water;
- Endeavour Energy; and
- Sydney Water.

PART 4 MAPPING

The planning proposal seeks to amend the Floor Space Ratio Map, Floor Space Ratio Incentive Map, Height of Buildings Map and Additional Permitted Uses Map of The Hills Local Environmental Plan 2019.

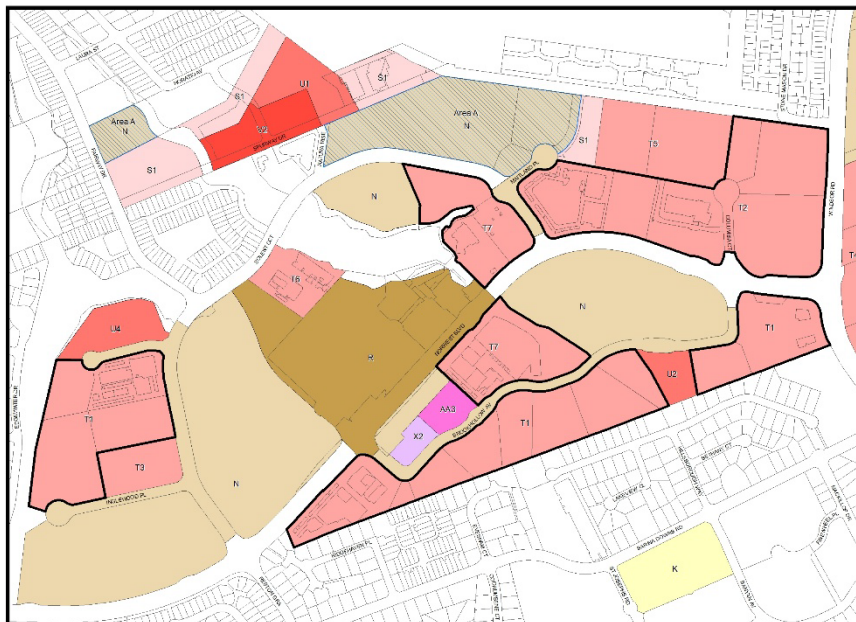
Existing Floor Space Ratio Map



Maximum Floor Space Ratio (FSR) (n:1)

Site Identification	K	0.85	T3	2.2	U1	2.6	V2	3.2
Area A	N	1.0	T4	2.3	U2	2.65	X2	4.1
	R	1.49	T5	2.36	U4	2.8	AA3	6.5
	S1	1.5	T6	2.42				

Proposed Floor Space Ratio Map



Maximum Floor Space Ratio (FSR) (n:1)

Site Identification	K	0.85	T1	2.0	T5	2.36	U2	2.65	AA3	6.5
Area A	N	1.0	T2	2.1	T6	2.42	U4	2.8		
	R	1.49	T3	2.2	T7	2.5	V2	3.2		
	S1	1.5	T4	2.3	U1	2.6	X2	4.1		

	Site Identification
U4	2.9
V1	3.0

	Site Identification		U4	2.9
			V1	3.0

Existing Height of Buildings Map



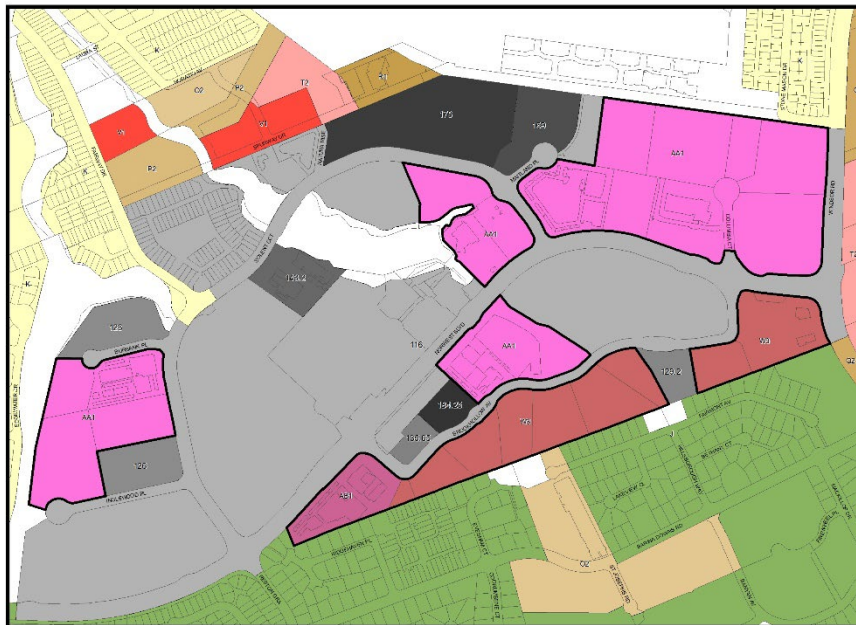
Height of Buildings (m) (HOB)

	Site Identification		J	9.0		O2	16.0		Q2	20.0		T2	27.0
	K	10.0		P2	18.0		R1	21.0		V1	36.0		

Heights Shown on Map in RL (m)

	116		129.2		143.2		169		184.25
	126		135.65		155.85		176		

Proposed Height of Buildings Map



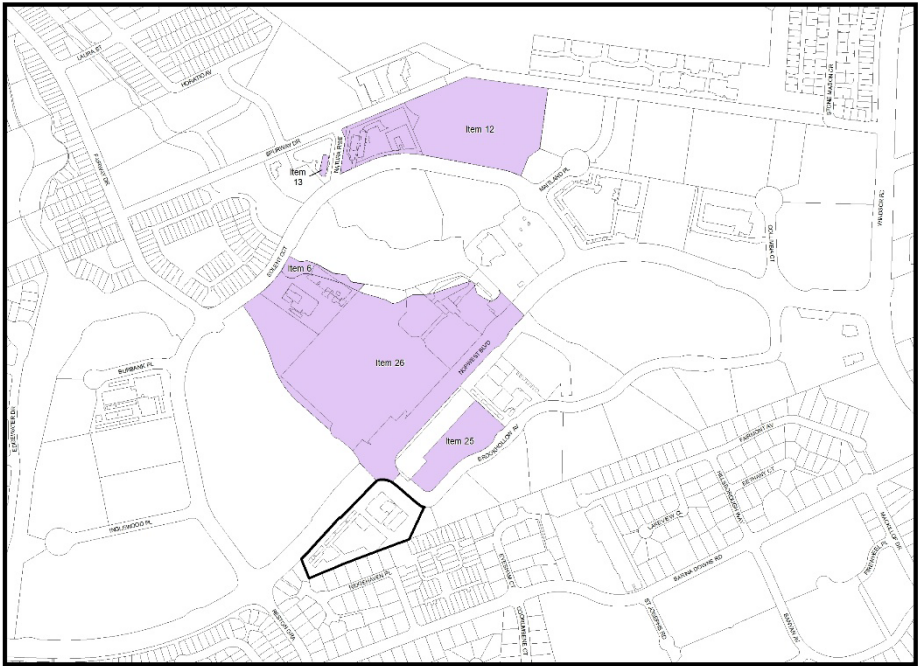
Height of Buildings (m) (HOB)

	Site Identification		K	10.0		P2	18.0		R1	21.0		V1	36.0		AA1	62.5	
	J	9.0		O2	16.0		Q2	20.0		T2	27.0		W3	42.0		AB1	96.6

Heights Shown on Map in RL (m)

	116		129.2		143.2		169		184.25
	126		135.65		155.85		176		

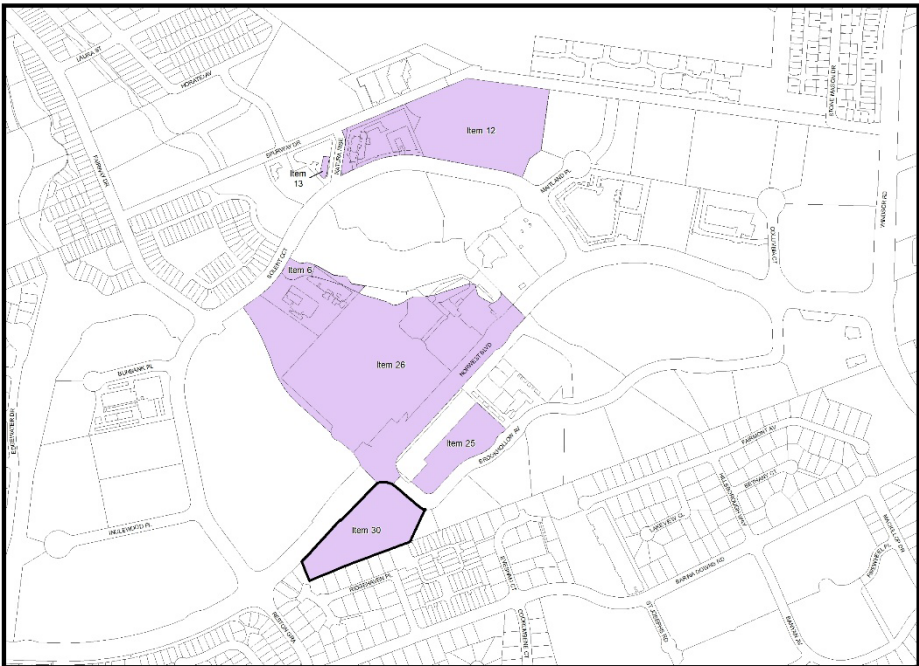
Existing Additional Permitted Uses Map



Additional Permitted Uses (APU)

- Site Identification
- Refer to Schedule 1

Proposed Additional Permitted Uses Map



Additional Permitted Uses (APU)

- Site Identification
- Refer to Schedule 1

PART 5 COMMUNITY CONSULTATION

The planning proposal will be advertised on Council's website and social media platforms. Adjoining landowners will be directly notified of the public exhibition period and will be invited to comment on the proposal.

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	August 2026
DPHI pre-exhibition consideration of draft Contribution Plan	October 2026
Report to Council on draft Contributions Plan	November 2026
Government agency consultation	December 2026
Commencement of public exhibition period	December 2026
Completion of public exhibition period	Norwest 2027
Timeframe for consideration of submissions	February 2027
Timeframe for consideration of proposal post exhibition	February 2027
DPHI post-exhibition consideration of draft Contribution Plan	March 2027
Report to Council on submissions	March 2027
Submission of draft Contributions Plan for Minister approval	April-August 2027
Report to Council on adoption of Minister's approved Contributions Plan	September 2027
Planning Proposal to PCO for opinion	October 2027
Date Council will make the plan (if delegated)	October 2027
Finalisation of draft Contributions Plan	November 2027
Date Council will forward to department for notification (if not delegated)	November 2027

ATTACHMENT A: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)	APPLICABLE TO THSC	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
Biodiversity and Conservation (2021)	YES	NO	-
Sustainable Buildings (2022)	YES	NO	-
State Environmental Planning Policy (Precincts—Central River City) 2021	YES	NO	-
Housing (2021)	YES	NO	-
Industry and Employment (2021)	YES	NO	-
No. 65 – Design Quality and Residential Apartment Development	YES	NO	-
Planning Systems (2021)	YES	NO	-
Precincts – Central River City (2021)	YES	NO	-
Precincts – Eastern Harbour City (2021)	NO	-	-
Precincts – Regional (2021)	NO	-	-
Precincts – Western Parkland City (2021)	NO	-	-
Primary Production (2021)	YES	NO	-
Resilience and Hazards (2021)	YES	NO	-
Resources and Energy (2021)	YES	NO	-
Transport and Infrastructure (2021)	YES	NO	-

ATTACHMENT B: ASSESSMENT AGAINST SECTION 9.1 MINISTERIAL DIRECTIONS

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
1. Aboriginal Outcomes				
P1.1	Aboriginal Land Planning	NO	-	-
P1.2	Cultural Guidance	YES	NO	-
2. Housed				
P2.1	Housing	YES	YES	CONSISTENT
3. Prosperous				
P3.1	Employment	YES	YES	CONSISTENT
P3.2	Rural	YES	NO	-
P3.3	Airport Safeguarding	YES	NO	-
P3.4	Mining and Petroleum Production	YES	NO	-
P3.5	Oyster Aquaculture	YES	NO	-
P3.6	Mine Subsidence and Unstable Land	YES	NO	-
4. Connected				
P4.1	Integrating Land Use and Infrastructure	YES	YES	CONSISTENT
5. Resilient				
P5.1	Strategic Conservation Planning	NO	-	-
P5.2	Conservation	YES	NO	-
P5.3	Foreshores and Water Catchment Area	YES	NO	-
P5.4	Contaminated Lands	YES	YES	CONSISTENT
P5.5	Acid Sulfate Soils	YES	NO	-
P5.6	Threatened species, threatened ecological communities and their habitat	YES	NO	-
P5.7	Flooding	YES	YES	CONSISTENT
P5.8	Coastal Management	NO	-	-
P5.9	Planning for Bush Fire Protection	YES	NO	-
6. Liveable				
P6.1	Reserving Land for Public Purposes	YES	NO	-
P6.2	Willandra Lakes Region	NO	-	-
7. Coordinated				
P7.1	High pressure dangerous goods pipeline	YES	NO	-