

## Gateway Determination

**Planning proposal (Department Ref: PP-2026-1553):** Amend height of building and floor space ratio standards in the Norwest Central Designated Employment Area and apply site specific provisions to 34-46 Brookhollow Avenue Norwest.

I, the Director, Local Planning (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 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 the applicable Ministerial Direction – Local Plan Making priorities 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 24 September 2027.

### Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended as follows and forwarded to the Minister under s 3.34(6) of the Act.
  - Include an assessment against the adopted Sydney Plan and remove reference to the superseded Metropolis of Three Cities Region Plan and District Plans.
  - Prepare a preliminary site investigation to support the introduction of residential uses on 34-46 Brookhollow Avenue, Norwest.
2. 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, Housing and Infrastructure, July 2026) 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, Housing and Infrastructure, July 2026).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with

the requirements of applicable Ministerial Direction – Local Plan Making priorities under section 9.1 of the Act:

- Transport for NSW;
- Delivery Coordination Authority (DCA) – Flooding;
- Endeavour Energy; and
- Sydney Water.

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.

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).

Dated 7 September 2026

A handwritten signature in blue ink, appearing to read 'MN', with a stylized flourish extending to the right.

**Mitchell Noble**  
**Director**  
**Local Planning Central, West and South**  
**Local Planning and Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

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