

Our ref: PP-2026-1553 (IRF26/4790)

Your ref: 7/2026/PLP

Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
Norwest NSW 2153

Via email: bwoodhams@thehills.nsw.gov.au; jfulton@thehills.nsw.gov.au

7 September 2026

Subject: PP-2026-1553 to amend The Hills Local Environmental Plan 2019

Dear Mr Edgar

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the 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.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council will need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act 5.4 Contaminated Lands. Council should ensure this occurs prior to the LEP being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The amending local environmental plan (LEP) is to be finalised on or before 24 September 2027. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Gabrielle Coleman to assist you. Ms Coleman can be contacted on 02 9995 5247.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'MN' followed by a stylized flourish.

Mitchell Noble
Director, Local Planning (Central, West and South)
Local Planning and Council Support

Encl: Gateway determination