



IRF26/4790

Gateway determination report – 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.

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A and B – Planning proposal
Attachment C – Council Report and Minute (12 May 2026)

Attachment D – Local Planning Panel Report and Minute (17 June 2026)

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	The Hills
PPA	The Hills Shire Council
NAME	Amend height of building and floor space ratio standards in the Norwest Central Designated Employment Area
NUMBER	PP-2026-1553
LEP TO BE AMENDED	The Hills Local Environmental Plan 2019
ADDRESS AND DESCRIPTION	Select sites within the Norwest Central Designated Employment area (see figure 1 below).
RECEIVED	9/07/2026
FILE NO.	IRF26/4790
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal carries out actions arising from the Norwest Precinct Plan, adopted by Council in June 2024. The objectives of the planning proposal are to:

- increase employment floor space capacity in Norwest Central through increased floor space ratio and height of building standards;
- 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 and;
- secure a minimum amount of employment floor space, maximum number of dwellings and site-specific public benefits (ground floor public plaza) at 34-46 Brookhollow Avenue Norwest.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend The Hills LEP 2019 for the sites within the yellow boundary in figure 1 below. The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.



Figure 1 Planning proposal boundary (yellow), Norwest Central Designated Employment Areas (blue) and 34-46 Brookhollow Avenue Norwest (red outline)

The proposed planning controls are outlined in tables 3 and 4 below.

Table 3 Current and proposed controls for Norwest Central Designated Employment Area sites (excluding 34-46 Brookhollow Avenue Norwest).

Control	Current	Proposed
Zone	SP4 Enterprise Zone	No change
Maximum height of the building	116m RL	Between 42m and 96.6m
Floor space ratio	1:1	2:1 and 2.5:1
Number of dwellings	N/A	N/A
Number of jobs	5,696	29,929 24,234 additional jobs

HDA concurrent rezoning and SSD applications ('HDA sites') in the planning proposal area

The Housing Delivery Authority (HDA) was established in 2025 to accelerate the delivery of much needed homes and help meet the NSW target under the National Housing Accord. The HDA leads

a new streamlined state significant development (SSD) pathway and SSD with a concurrent rezoning process.

Four sites (shown in green in figure 2 below) in the planning proposal area have been declared as state significant development by the Minister for Planning and Public Spaces to proceed via the HDA pathway. The sites in red have been declared but are excluded from the planning proposal.

The HDA sites are at various stages of the SSD process including pre lodgement, request for SEARs and EIS preparation. They generally seek a concurrent rezoning and SSD approval for mixed use developments including residential uses.

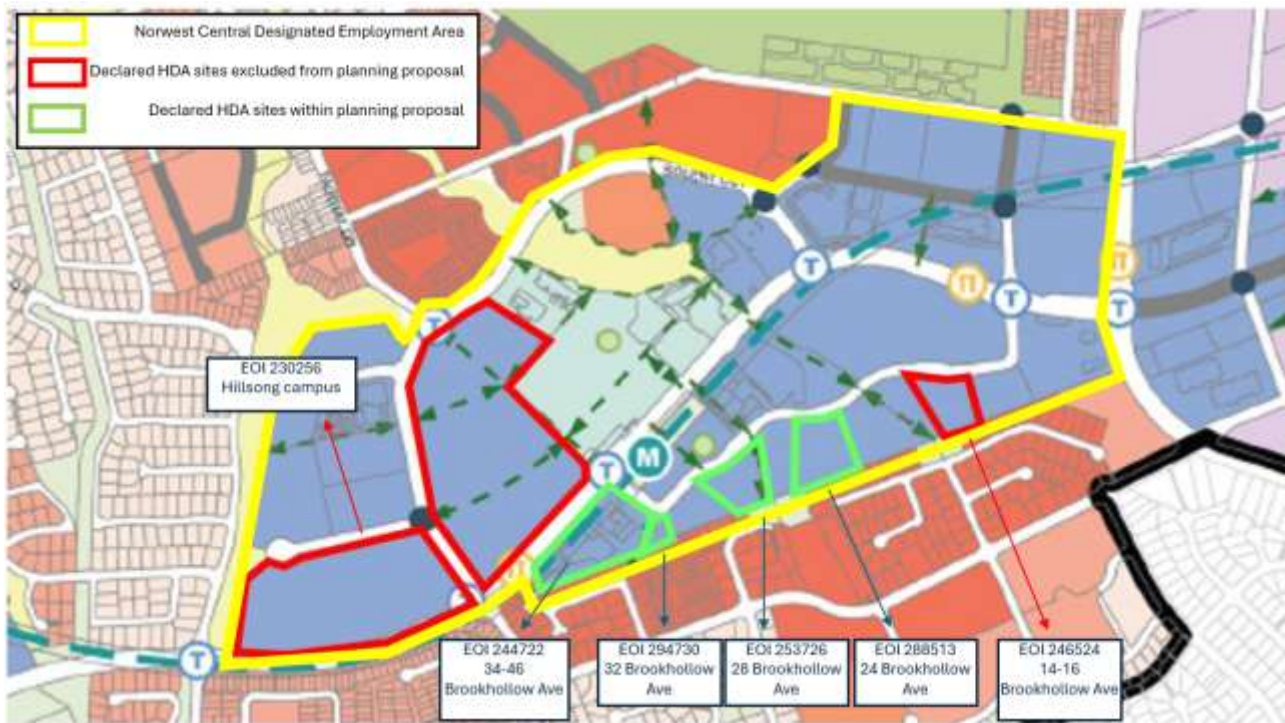


Figure 2 Declared HDA sites within the planning proposal area.

34-46 Brookhollow Avenue Norwest

This planning proposal seeks to progress site specific provisions for 34-46 Brookhollow Avenue Norwest.

Council previously progressed the planning proposal PP-2023-2049 to amend the planning controls for the site at 34-46 Brookhollow Avenue, Norwest. This was withdrawn by the proponent to proceed with a concurrent SSD and rezoning via the Housing Delivery Authority (HDA) pathway. More information about the previous planning applications on this site is summarised in section 1.6 Background. Table 4 below shows the current in-force planning controls and the proposed controls in this planning proposal. Of note, the planning proposal seeks to introduce an additional permitted use (APU) for amongst other things, a maximum of 76 dwellings.

As part of the HDA pathway, project-specific SEARs were issued on 4 June 2026, with the EIS lodgement deadline set for 4 March 2027. The scoping report indicate the HDA application is seeking to retain the same amount of commercial floor space as this planning proposal and significantly increase the floor space ratio to facilitate approximately 800 dwellings.

Table 4 Current, proposed HDA controls and proposed PP-2026-1553 controls for 34-46 Brookhollow Avenue Norwest.

	Current	Proposed controls in this planning proposal PP-2026-1553
Zoning	SP4 Enterprise *residential uses are prohibited	No change
Maximum height of building	HOB RL 116m	No change
Maximum floor space ratio	FSR 1:1	Incentive FSR of 3:1 subject to meeting the following criteria: • minimum of 38,304m² of gross floor area for employment purposes; • a public plaza on ground level with a minimum area of 3,880m²; • compliance with Council's housing diversity (apartment size and mix) requirements; and • a competitive design process involving at least three registered architects has been carried out in the preparation of the development application; No change to base FSR control.
Number of dwellings	0	76 apartments
Number of jobs	816	1,989
Additional permitted use	N/A	• the total GFA of residential components does not exceed 9,576m²; • the total residential yield does not exceed 76 dwellings; • achievement of the Incentive FSR criteria; and • 5% of the total number of dwellings are provided as affordable rental housing for key-workers for a period of ten years.

Consideration of HDA sites in the planning proposal area

The HDA sites generally seek an amendment to The Hills LEP 2019 to allow a mix of uses including residential, which will result in different outcomes to what is sought in this planning proposal. Notwithstanding, it is reasonable for this planning proposal to progress as:

- The planning proposal aligns with the strategic framework to encourage employment floor space in Norwest and demonstrates site specific merit through extensive master planning in the Norwest Precinct Plan. This is detailed further in section 3 and 4 below.

- Acceptance into the HDA pathway does not guarantee approval of the proposed scheme. Each HDA application will need to demonstrate site specific merit to amend The Hills LEP 2019.
- Should a HDA site gain approval, the consent is valid for two years during which time the proponent needs to substantially commence the development. If the consent is not taken up, the provisions in the planning proposal are a ‘fall back,’ locking in a long-term outcome for employment uses.

1.4 Site description and surrounding area

The site is known as “Norwest Central Designated Employment Area” as defined in Council’s adopted Norwest Precinct Plan. The area is approximately 77.8 hectares and comprises 26 sites. It is located within the broader Norwest Strategic Centre identified in the Central City District Plan.

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.

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 Hillson Campus, Century Estate (2-12 Inglewood Place) and 1-9 Brookhollow Avenue (Data Centre).

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 – 8 Solent Circuit, 2-4 Burbank Place, 14-16 Brookhollow Avenue, 7 Maitland Place and Norwest Station Site. Some of these have since progressed to the Development Application phase or construction. These sites have been excluded from the LEP amendments proposed by this planning proposal and the controls put in place through the respective planning proposals 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.

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



Figure 3 Norwest Central Designated Employment area shaded in blue (Council Planning Proposal 2026).

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to The Hills LEP 2019 maps, which are suitable for community consultation.

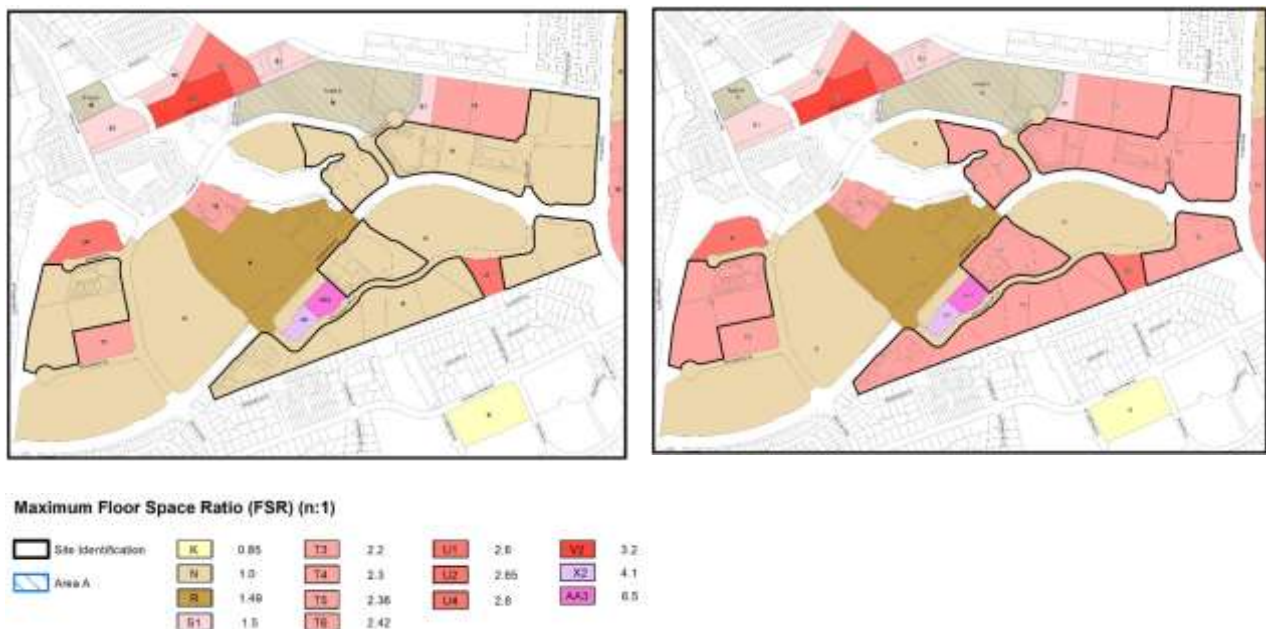


Figure 4 Current (L) and proposed (R) maximum floor space ratio map.



Figure 5 Current (L) and proposed (R) incentive floor space ratio map.

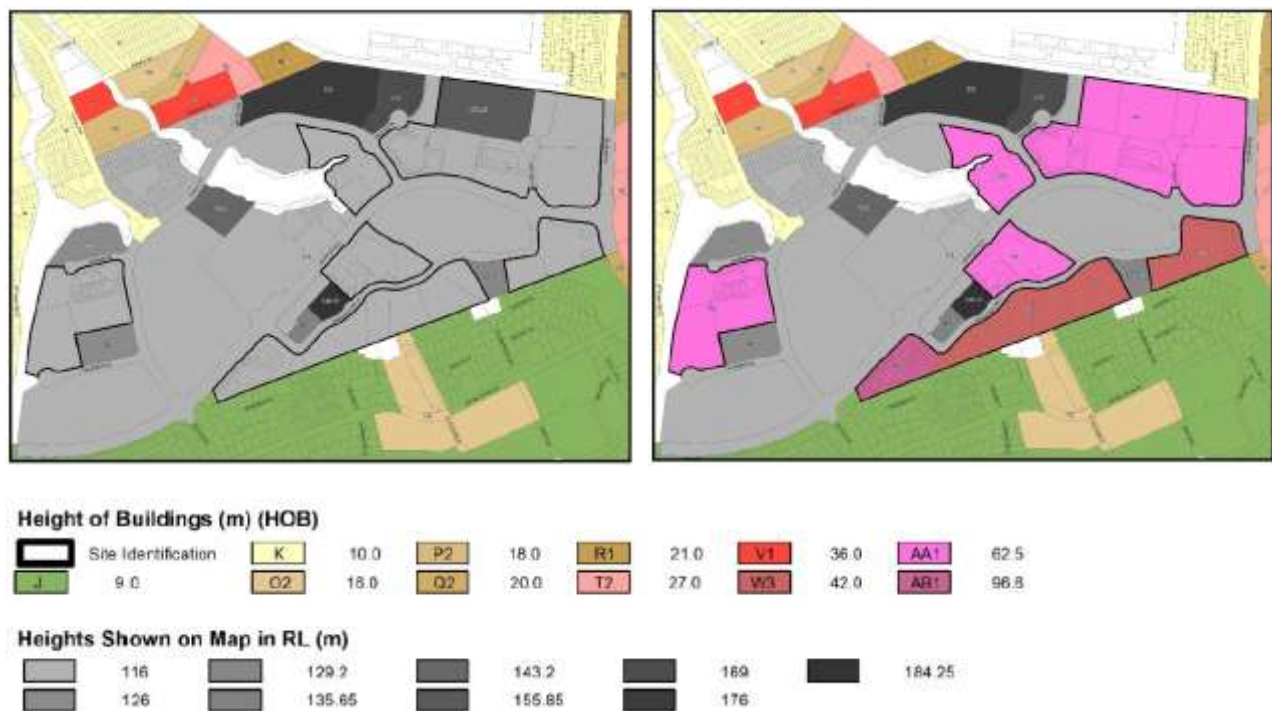


Figure 6 Existing (L) and proposed (R) height of buildings map.



Figure 7 Existing (L) and proposed (R) additional permitted uses map.

1.6 Background

Norwest Precinct Plan

Council completed precinct planning for the Norwest Strategic Centre and adopted the 'Norwest Precinct Plan' in July 2024. The Precinct Plan sets the framework for Norwest to emerge as a thriving mixed use Strategic Centre and highly competitive employment Precinct. The area subject to the planning proposal is identified as the Norwest Designated Employment Area, sub-precinct focussed on providing a mix of uses to support the role and function of Norwest in the Greater Sydney Region.

Council undertook comprehensive master planning to identify areas for uplift, and this planning proposal enacts those recommendations.

Note, Norwest was previously identified as a Strategic Centre in the Metropolis of Three Cities (2018) strategic planning framework which has now been superseded by The Sydney Plan. Norwest is now identified as a Major Centre. Major centres play a significant economic role, supporting high volumes of commercial and specialised activity and serving broad metropolitan catchments.

34-46 Brookhollow Avenue Norwest

There have been several planning applications applying to 34-46 Brookhollow Avenue Norwest, including a previous planning proposal and currently an HDA application. A summary of this background is provided in the table below.

Table 5 Previous and current planning applications at 34-46 Brookhollow Avenue Norwest.

Planning application	
PP-2023-2049	• 2019 to 2021 – Council and the proponent negotiate the residential floor space outcomes. • 2023 – planning proposal lodged. • April 2024 – Gateway determination issued subject to conditions, including the removal of the additional permitted use provision enabling the residential flat building (condition 1a) as it was deemed inconsistent with the strategic planning framework. • June 2024 - proponent lodged a Gateway determination review request (GR-2024-8) to remove condition 1a to allow the additional permitted use enabling residential flat buildings. • September 2024 - The Commission provided its advice to the Department of Planning's Secretary for the Department's consideration. The advice found the proponent had demonstrated sufficient strategic and site-specific merit for the proposal to proceed as lodged for gateway, i.e. with residential flat buildings. • October 2024 – The Department accepted the Commission's findings and consequently reviewed the Gateway determination conditions. A Gateway alteration was issued removing the requirement for residential flat buildings to be removed from the proposal.
HDA	• May 2025 - The proponent lodged an EOI to submit an SSD and concurrent rezoning to facilitate 800 apartments including 10% affordable housing and 38,300m² commercial GFA. On 16 May 2025, the HDA recommended to the Minister the proponent's EOI be declared State Significant Development (SSD) and proceed with the concurrent rezoning.
PP-2023-2049	• July 2025 – the Proponent wrote to both Council and the Department requesting withdrawal of the planning proposal. The request followed the acceptance of the proponent's EOI to the HDA SSD and concurrent rezoning pathway. The Gateway was altered for the planning proposal to no longer proceed.
SEARs issued	• June 2026 – SEARs issued for concurrent rezoning and SSD.
Anticipated SSD lodgement	• March 2027 – EIS lodgement deadline.

2 Need for the planning proposal

Q1. Is the planning proposal a result of a local strategic planning statement, strategic study or report?

Yes, the planning proposal is an action from Council's adopted Norwest Precinct Plan.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the best means of achieving the objectives of the planning proposal. The proposal facilitates LEP amendments to increase employment floor space capacity in the

designated employment areas of Norwest and secure a minimum amount of employment floor space, maximum number of dwellings and site-specific public benefits (ground floor plaza) at 34-46 Brookhollow Avenue Norwest.

3 Strategic assessment

3.1 NSW State Land Use Plan (State Plan)

The NSW State Land Use Plan (State Plan) commenced on 13 August 2026 and provides an overarching land use planning vision for the growth of NSW over the next 20 years. It establishes 7 Planning Priorities, which are applied through The Sydney Plan (assessed in section 3.2 below). Although generally consistent with the State Plan, it will be necessary for the planning proposal to be updated prior to exhibition to respond to the State Plan. This is reflected in the Gateway conditions.

3.2 The Sydney Plan

The Sydney Plan commenced on 13 August 2026. The Sydney Plan replaces the Greater Sydney Region Plan: A Metropolis of Three Cities (2018) and 5 district plans that applied in Sydney, establishing a single strategic planning framework for the Sydney Region.

The Plan establishes 12 key responses, with associated actions, to achieve the overarching purpose of The Sydney Plan. The following table includes an assessment of the planning proposal against relevant Responses.

The planning proposal was assessed against both the Greater Sydney Region Plan: A Metropolis of Three Cities (2018), Central City District Plan and draft Sydney Plan. A Gateway condition has been included to update the planning proposal to remove assessment against the now revoked Metropolis of Three Cities – Region Plan, Central City District Plan and update to include an assessment against the adopted Sydney Plan.

Table 6 Sydney Plan assessment

Regional Plan Responses	Justification
Response 1: Increase housing supply, diversity and choice	This response requires Government and Council to lead planning interventions to increase housing supply if Councils fail to meet housing targets.
Response 2: Secure the supply of affordable housing	The planning proposal indicates residential development is permitted on 92% of urban zoned land in The Hills LGA. The housing supply pipeline is more than double Council's 5-year housing target. The planning proposal is focussed on increasing capacity for employment floor space by increasing the development standards on SP4 Enterprise land. It does not rezone or reduce the availability of residential zoned land. The planning proposal does not inhibit Council's ongoing efforts to meet this response.

Response 3: Equitably grow a range of jobs	The Sydney Plan identifies Norwest as a Major Centre and earmarks it to accommodate 15,600-18,000 additional jobs by 2046. It also forms part of the jobs corridor generally aligned with the M1 Metro line linking Sydney's north-west from Tallawong with the Sydney CBD. Major centres play a significant economic role, supporting high volumes of commercial and specialised activity and serving broad metropolitan catchments. The planning proposal directly supports this response by increasing development standards in the SP4 Enterprise zone, in turn, facilitating more jobs in Norwest.
Response 12: Align infrastructure to planned growth	This response iterates the importance of coordinating growth with infrastructure planning and delivery. Council is undertaking concurrent review of the infrastructure contributions framework applicable to the broader Norwest Precinct to ensure that the proposed uplift can be adequately supported by both local and regional infrastructure and that an appropriate contributions mechanism is established. 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 the planning proposal, 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. The coordination of state infrastructure is also undertaken by the Urban Development Program (UDP) and Employment Land Development Program (ELDP) help to identify, prioritise and sequence state-funded infrastructure to support housing (UDP) and priority employment areas (ELDP).
Response 7: Grow and connect public open space	There is a significant inequity in communities' access to public open space across Sydney. Improving connections to existing open space and progressing opportunities to provide new open space will improve this over time. The planning proposal includes incentive provisions for the delivery of ground floor public open space at 34-46 Brookhollow Avenue Norwest. This is a well-located site to encourage on site open space provision in proximity to the Metro station and broader employment growth in Norwest.

3.3 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 7 Local strategic planning assessment

Local Strategies	Justification
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Local Strategic Planning Statement	• 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 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.
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. This planning proposal implements 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.

3.4 Local planning panel (LPP) recommendation

The Local Planning Panel met on 17 June 2026 (**Attachment D**) and unanimously supported the planning proposal to be submitted to the Department for Gateway determination.

3.5 Section 9.1 Ministerial Direction – Local Plan Making priorities

The planning proposal's consistency with relevant section 9.1 Ministerial Direction – Local Plan Making priorities is discussed below:

Table 7 Section 9.1 Ministerial Direction – Local Plan Making priorities assessment

Direction priority	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
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2.1 Housing	Consistent	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.
3.1 Employment	Consistent	This Direction applies to a planning proposal that affects land within an existing or proposed employment zone, including the SP4 Enterprise zone. 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.
4.1 Integrating land use and infrastructure	Consistent	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 planning proposal is generally consistent with this direction as the entire site is located in a Major 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.
5.4 Contaminated lands	Unresolved	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 applies to the proposal as it is seeking to introduce residential uses to 34-46 Brookhollow Avenue. The Direction requires that where a planning proposal seeks to introduce residential uses, a preliminary site investigation is to be prepared to confirm whether the land is contaminated in accordance with the Contaminated Land Planning Guidelines, as published by the Department of Urban Affairs and Planning and the Environment Protection Authority on August 1998, and Consultants Reporting on Contaminated Lands: Contaminated Lands Guideline, as published by the NSW Environment Protection Authority on May 2020. It is recommended a condition be included on the Gateway for a preliminary site investigation to support the introduction of residential uses on 34-46 Brookhollow Avenue, Norwest. This is to be completed prior to public exhibition.

5.7 Flooding

Consistent

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. The Direction applies as the planning proposal affects flood prone land identified in The Hills DCP.

The subject land is located at the end of a developed catchment and is affected by overland flow, with several properties identified as Flood Controlled Lots under The Hills DCP 2012 (see figure below).

Investigations for the Norwest Precinct Plan found that the existing drainage network can support the anticipated development uplift. Most overland flow paths are contained within public waterways and road reserves, with limited exceptions along Brookhollow Avenue where flows follow existing property boundaries.

No additional flood-related provisions are required in the LEP, as future growth is expected to occur primarily through increased building heights rather than greater site coverage. Flood risks will also continue to be managed through existing DCP controls and the draft Norwest Central (Employment) DCP, including requirements for flood planning levels, on-site detention, and management of surface and subsurface flows.

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.

The planning proposal is consistent with this Direction.



Figure 8 Location of overland flowpaths (Council planning proposal 2026).

3.6 State environmental planning policies (SEPPs)

The planning proposal is consistent with relevant SEPPs as discussed in the table below.

Table 8 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
SEPP (Transport and Infrastructure) 2021	Provides exempt and complying development pathways for minor infrastructure.	Consistent	The planning proposal does not preclude the application of this SEPP.
SEPP (Sustainable Buildings) 2022	Mandates BASIX requirements for residential and non-residential development.	Consistent	Future development in the planning proposal area will need to demonstrate compliance with this SEPP at the DA stage.

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 9 Environmental impact assessment

Environmental Impact	Assessment
Height, bulk and scale	The planning proposal introduces a floor space ratio standard of between 2:1 and 2.5:1 across the site and maximum building heights ranging between 42 metres (approximately 10 storeys) and 96.6 metres (approximately 23 storeys). The proposed development standards are informed by Council's master planning of Norwest Central and considered the built form of approved site-specific planning proposals, feasibility and market demand. Taller buildings are generally closer to Norwest Metro station and Marketown, transitioning downwards to the periphery of the centre. Council is concurrently preparing a new DCP chapter to support the planning proposal amendments.
Stormwater and flooding	Flooding impacts can be appropriately resolved through on-site measures as part of future development 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.

4.2 Social and economic

The planning proposal will result in positive social and economic impacts by increasing floor space capacity for employment.

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 11 Infrastructure assessment

Infrastructure	Assessment
Traffic and transport	The rezoning may result in localised traffic impacts. However, this is offset by the importance of concentrating employment opportunities within a walkable catchment of Norwest metro station to reduce the need for residents to travel and contribute to further congestion on the regional transport network. The provision of jobs within the walkable catchment of stations, combined with reduced parking rates for commercial and retail development and upgraded public domain and active transport connectivity will help facilitate mode shift towards active and public transport use. Council's concurrent contributions review will also factor in the outcomes of regional traffic modelling for Norwest, including required local road network upgrades, to ease future traffic congestion.
Contributions	Council is undertaking a concurrent review of the current section 7.12 contributions plan to cater for the growth anticipated to result from the planning proposal.

5 Consultation

5.1 Community

The planning proposal is categorised as complex under the LEP Making Guideline (July 2026). Accordingly, a community consultation period of 30 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

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

6 Timeframe

Council proposes a 14 month time frame to complete the LEP.

The LEP Plan Making Guideline (July 2026) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a complex

The Department recommends an LEP completion date of 15 October 2027 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

The planning proposal is consistent with state and local strategic planning priorities. The inconsistency with 9.1 Direction 5.4 can be resolved through the provision of a preliminary contamination investigation.

The Department recommends Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions as the planning proposal:

- gives effect to the Sydney Plan response 4: Grow well-located jobs and 5: Align infrastructure to planned growth by increasing employment floor space capacity in Norwest Central supporting this with concurrent review of the existing section 7.12 contributions plan and DCP;
- gives effect to Council's strategic planning framework, including the Local Strategic Planning Statement and Norwest Precinct Plan; and
- does not inhibit the progression of the HDA applications, as it secures long term planning outcomes should development consents not be taken up in the two-year timeframe.

As discussed in the previous sections 3 and 4, the proposal should be updated prior to community consultation to:

- 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.

9 Recommendation

It is recommended the delegate of the Secretary:

- Note that the inconsistency with 9.1 Direction 5.4 is unresolved and will require justification.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. Prior to community consultation, the planning proposal is to be updated to:
 - 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. Consultation is required with the following public authorities:
 - Transport for NSW;
 - Delivery Coordination Authority (DCA) – Flooding;
 - Endeavour Energy; and
 - Sydney Water.
3. The planning proposal should be made available for community consultation for a minimum of 30 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 24 September 2027 be included on the Gateway.



7 September 2026

Mitchell Noble

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