



DATE OF DETERMINATION	4 November 2025
DATE OF PANEL DECISION	4 November 2025
PANEL MEMBERS	Abigail Goldberg (Chair), Natasha Harras, Steve Murray
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 3 November 2025.

MATTER DETERMINED

PPSSCC-651 – The Hills – DA 1231/2025/JP – 40 Solent Circuit, Norwest - Concept Development Application for Norwest Quarter. The development will be constructed in five stages, with the first stage under construction.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.15 and 4.22 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report, as summarised below:

The Development Application has been assessed against the relevant heads of consideration under Section 4.15 and 4.22 of the Environmental Planning And Assessment Act, 1979, State Environmental Planning Policy (Planning Systems) 2021, State Environmental Planning Policy (Biodiversity And Conservation) 2021, State Environmental Planning Policy (Housing) 2021, State Environmental Planning Policy (Resilience And Hazards) 2021, State Environmental Planning Policy (Transport And Infrastructure) 2021, State Environmental Planning Policy (Sustainable Buildings) 2022, The Hills Local Environmental Plan 2019, and the Hills Development Control Plan 2012 and is considered satisfactory ... subject to the draft conditions of consent attached to this report at Attachment A.

The panel notes the following key points regarding the application:

- It complies with the maximum height and FSR permissible within the Hills LEP 2019
- Is consistent with the local context of the site being within a residential precinct
- Has been considered against the design quality principles for residential apartment development set out in schedule 9 of chapter 4 of the SEPP (Housing) 2021, as well as the Apartment Design Guide (ADG)
- Is generally compliant with the Hills DCP 2012, with variations as proposed regarded by council as able to be supported.

Only one submission was received following the notification period, which has been addressed in council's assessment report.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendments (underlined and in *italics* or ~~deleted~~):

4.	<p>Floor Space Ratio</p> <p>Future built form development applications must demonstrate that the unit mix, size and car parking provisions under Clause 7.11 <u>of the Hills Local Environmental Plan 2019</u> must be met and the maximum Floor Space Ratio (incentive) of 2.9:1 for 40 Solent Circuit, Norwest and 3:1 for 2-6 Maitland Place is not exceeded.</p> <p>Condition reason: To ensure the development is suitable for the site and appropriate built form outcomes are provided.</p> <p><i>Panel amendment: to increase robustness of the condition.</i></p>
7.	<p>Car Parking</p> <p>The following Car Parking requirements are required to be provided for the development:</p> <p>Residential Car Parking (minimum)</p> <p>Stage 1: As approved under development consent 1541/2021/JP</p> <p><u>Stages 2 - 5: In accordance with the minimum requirements of Clause 7.11 of the Hills Local Environmental Plan 2019</u></p> <p>Stage 2: 208 and 42 visitor spaces required (250 spaces)</p> <p>Stage 3: 365 and 73 visitor spaces required (438 spaces)</p> <p>Stage 4: 110 and 22 visitor spaces required (132 spaces)</p> <p>Stage 5: 71 and 15 visitor spaces required (86 spaces)</p> <p>Non-Residential Car Parking:</p> <p>Stage 1: As approved under development consent 1541/2021/JP.</p> <p>Stage 2: As required under the controls of Part C Section 1 Parking of the DCP or a traffic parking report justifying any variations to the control.</p> <p>Condition reason: To ensure suitable parking is provided for the development.</p> <p><i>Panel amendment: Given the application is for a Concept Plan, there is a reasonable chance that the exact number of dwellings in each stage may vary slightly depending on the final design. The amendments take this into account.</i></p>

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Impacts to traffic and lack of infrastructure, overdevelopment of the site, proposal is out of character for the area and development results in overshadowing and privacy of adjoining properties.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Natasha Harras 
Steve Murray 	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSSCC-651 – The Hills – DA 1231/2025/JP
2	PROPOSED DEVELOPMENT	Concept Development Application for Norwest Quarter. The development will be constructed in five stages, with the first stage under construction.
3	STREET ADDRESS	40 Solent Circuit, Norwest
4	APPLICANT/OWNER	Applicant: Egis Consulting Pty Ltd Owner: Mulpha Norwest Quarter Development Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Housing) 2021 ○ The Hills Local Environmental Plan 2019 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ The Hills Development Control Plan 2012 • Planning agreements: Local and State Planning Agreements • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 31 October 2025 • Written submissions during public exhibition: 1 • Total number of unique submissions received by way of objection: 1
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report