

DATE OF DETERMINATION	24 July 2025
DATE OF DECISION	22 July 2025
PANEL MEMBERS	David Ryan (Acting Chair), Judy Clark and Stacey Miers
DECLARATIONS OF INTEREST	None

PLANNING PROPOSAL

PP-2024-450 (RR-2024-31) – The Hills LGA - 614 Old Northern Road, 618 Old Northern Road, 626 Old Northern Road, 21 Derriwong Road, and 27 Derriwong Road, Dural

The updated planning proposal (April 2025) seeks to amend The Hills Local Environmental Plan 2019 to:

- amend the zone from RU6 Transition to R2 Low Density Residential;
- reduce the minimum lot size from 20,000m²;
- reduce the maximum height of building from 10m to 9m; and
- Introduce a local provision limiting yield to a maximum 110 dwellings

PANEL CONSIDERATION AND DECISION

The Strategic Planning Panel of the Sydney Central City Planning Panel (Panel) met with the Department of Planning, Housing and Infrastructure (Department) for a Pre-Gateway briefing to consider whether the additional information provided by the proponent had addressed the Panel's conditions from the Rezoning Review of 23 January 2025.

The 23 January 2025 Rezoning Review conditions to be complied with prior to the planning proposal proceeding to a Gateway determination are:

- *That the proposed SP2 zone corridor be zoned R2 Low Density Residential.*
- *That further detailed analysis is undertaken to address impacts of the proposed lot sizes and configuration on the naturally sloping topography of the site, to avoid excessive cutting and, filling and support maintaining the retaining of existing landscape and landform character. Consideration should also be given to promoting pedestrian access through the site to the school to limit unnecessary private vehicle trips. An updated reference scheme reflecting the outcomes of this analysis should be prepared and exhibited with the proposal and should inform appropriate lot sizes and dwelling yield in the LEP and any future DCP for the site.*
- *That the planning proposal and supporting technical reports should be updated to address the current scheme and provisions.*
- *That during public exhibition, further consultation occurs with Council, SINSW, TfNSW and the Rural Fire Service in relation to the proposed LEP amendments, public benefit offer and site specific DCP provisions.*

The January 2025 Rezoning Review also requested that: *“The Panel seeks further assurance that the dwelling cap and subsequent likely lot size for future development is appropriate, given the site’s topographic condition. The Panel requests consideration and analysis by the Department of site topography and the provision of advice to the Panel of any subsequent required changes to the proposed dwelling cap.”*

As the Planning Proposal Authority, the Panel determined that the proposal should be submitted to the Department for a Gateway determination following the below recommendations:

- The Panel considers that the lot layout and minimum lot sizes described in ‘Option 1’ from the package received June 2025, represent the best planning outcomes for the site.
- The site-specific dwelling yield cap of 110 be adopted; and
- Update the Planning Proposal and necessary supporting documents to reflect this decision.

The Panel’s decision was unanimous.

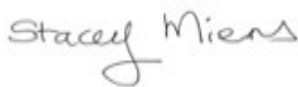
REASONS FOR THE DECISION

The Panel discussed the Department’s Pre-Gateway Briefing Report, the proponent’s revised planning proposal and supporting documents.

The Panel concurred with the Department’s assessment that the proposal has been revised to generally meet the Panel’s Rezoning Review conditions in relation to the removal of the SP2 zone corridor and the lot layout configuration.

The Panel notes the proponent has agreed to comply with their Rezoning Review recommendation regarding any post-gateway agency consultation.

The Panel concurred with the Department’s recommendation that the proponent had generally addressed the Panel’s Rezoning Review conditions regarding the revisions the planning proposal and following the submission of an updated proposal that responds to the Panel’s pre-gateway recommendations, should proceed to a Gateway determination.

PANEL MEMBERS	
 David Ryan (Acting Chair)	 Judith Clark
 Stacey Miers	

SCHEDULE 1		
1	LGA – ADDRESS	PP-2024-450 – The Hills LGA 614 Old Northern Road, 618 Old Northern Road, 626 Old Northern Road, 21 Derriwong Road, and 27 Derriwong Road, Dural
2	LEP TO BE AMENDED	The Hills Local Environmental Plan (LEP) 2019
3	PROPOSED INSTRUMENT	The revised planning proposal (April 2025) seeks to amend The Hills Local Environmental Plan (LEP) 2019 to: • amend the zone from RU6 Transition to R2 Low Density Residential; • reduce the minimum lot size from 20,000m²; • reduce the maximum height of building from 10m to 9m; and • Introduce a local provision limiting yield to a maximum 110 dwellings
4	MATERIAL CONSIDERED BY THE PANEL	• Department of Planning, Housing and Infrastructure Pre-Gateway Determination Briefing Report including a revised planning proposal and supporting documents;
5	BRIEFINGS BY THE PANEL	• Briefing with Department of Planning, Housing and Infrastructure (DPHI): 2:06pm – 2:20pm, 22 July 2025 ○ Panel members in attendance: David Ryan (Acting Chair), Judy Clark and Stacey Miers ○ DPHI staff in attendance: Doug Cunningham, Alex Galea, Tim Coorey, Elizabeth Kimbell and Adam Williams ○ Key issues discussed: • Lot Layout design principles, evolution and current options • Compliance with Panel conditions • Progression of Planning Proposal and required agency consultation • Dwelling cap interaction with housing typology deliverable • Panel Discussion: 2:20pm – 2:30pm, 22 July 2025 ○ Panel members in attendance: David Ryan (Acting Chair), Judy Clark and Stacey Miers ○ DPHI staff in attendance: Doug Cunningham, Alex Galea, Tim Coorey, Elizabeth Kimbell and Adam Williams