

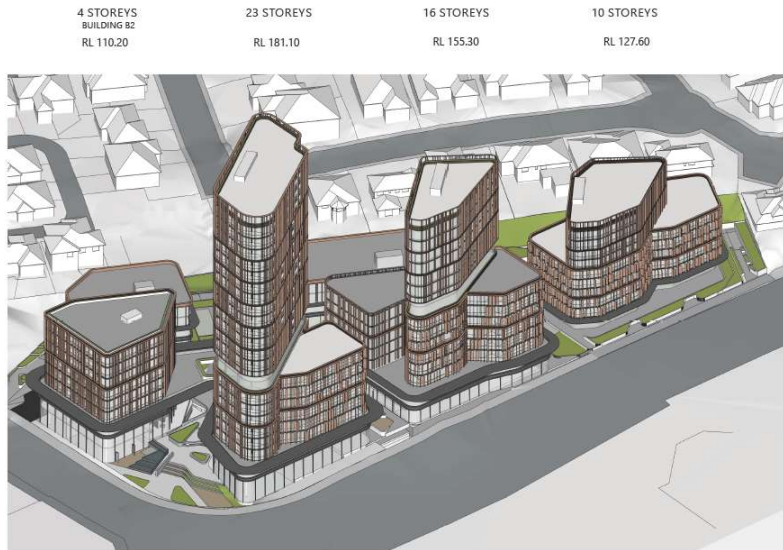
34-46 Brookhollow Avenue, Northwest Gateway Review

DPHI briefing to IPC

27 August 2024



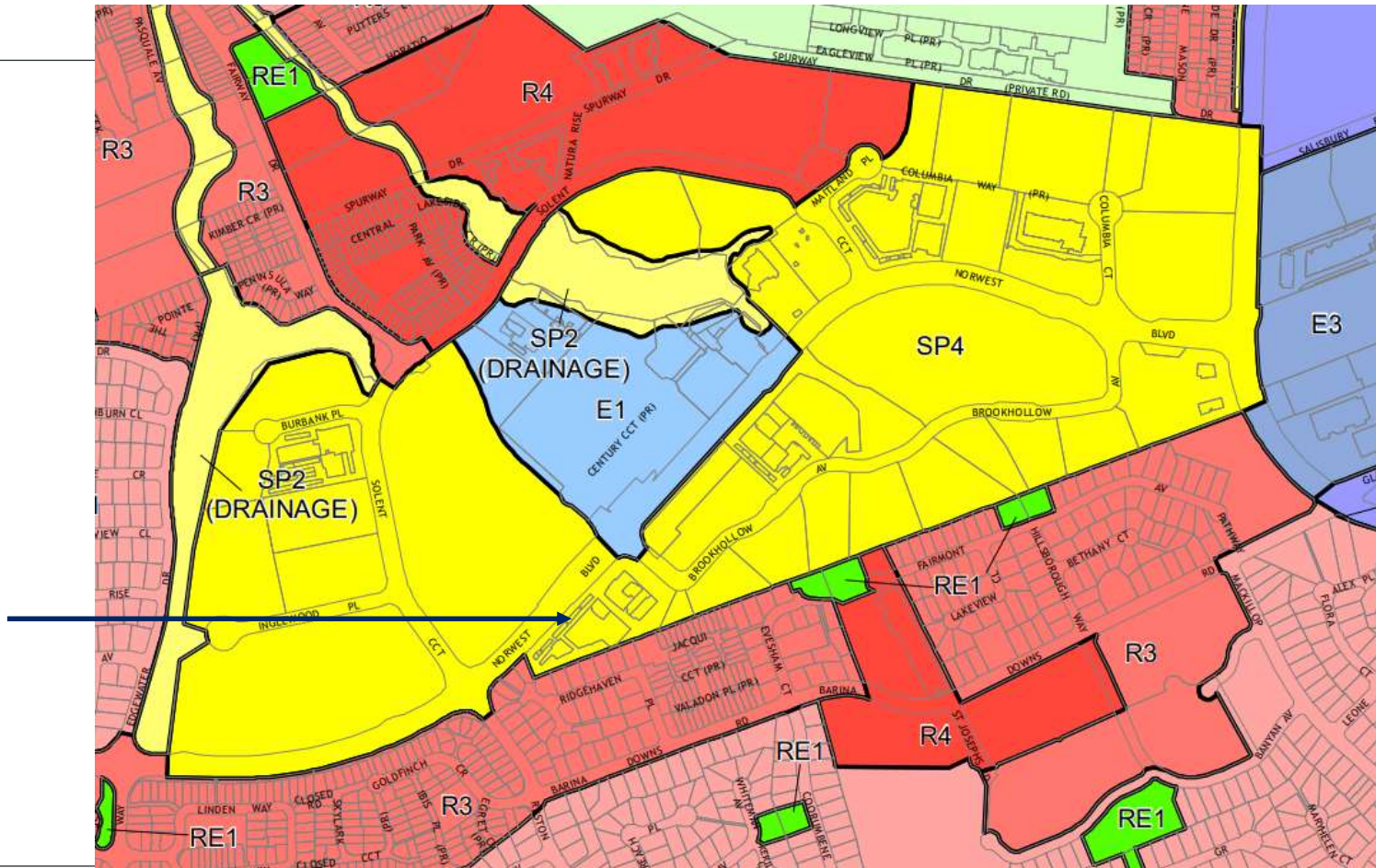
Planning proposal assessed at Gateway



Additional 76 dwellings
and ~1,000 jobs proposed



Land use zoning plan



Gateway review – 34-46 Brookhollow Avenue, Norwest – briefing to IPC

The Gateway determination required the removal of the provision enabling the residential flat building



1. *Prior to exhibition, the planning proposal and supporting documents are to be amended and forwarded to the Minister under s 3.34(6) of the Act to:*
 - a. **remove the proposed inclusion of an additional permitted use of residential flat buildings on the site,**
 - b. *confirm approach to the proposed FSR incentive provision on the site,*
 - c. *provide a flood assessment,*
 - d. *provide an updated assessment relating to the draft or finalised Norwest Precinct Plan and justify any inconsistencies with this Plan,*
 - e. *update supporting documentation to address the amended planning proposal,*
 - f. *update the car parking rates after consultation with Transport for NSW,*
 - g. *update the project timeline to reflect the requirements of the Gateway determination.*

The updated documentation is to be forwarded to the Department for review and endorsement.

The residential flat building provision was not supported by strategic merit

The Department's Guide to Local Environmental Plan Making (August 2023) is clear that a planning proposal must first demonstrate strategic merit, then site specific merit can be considered.

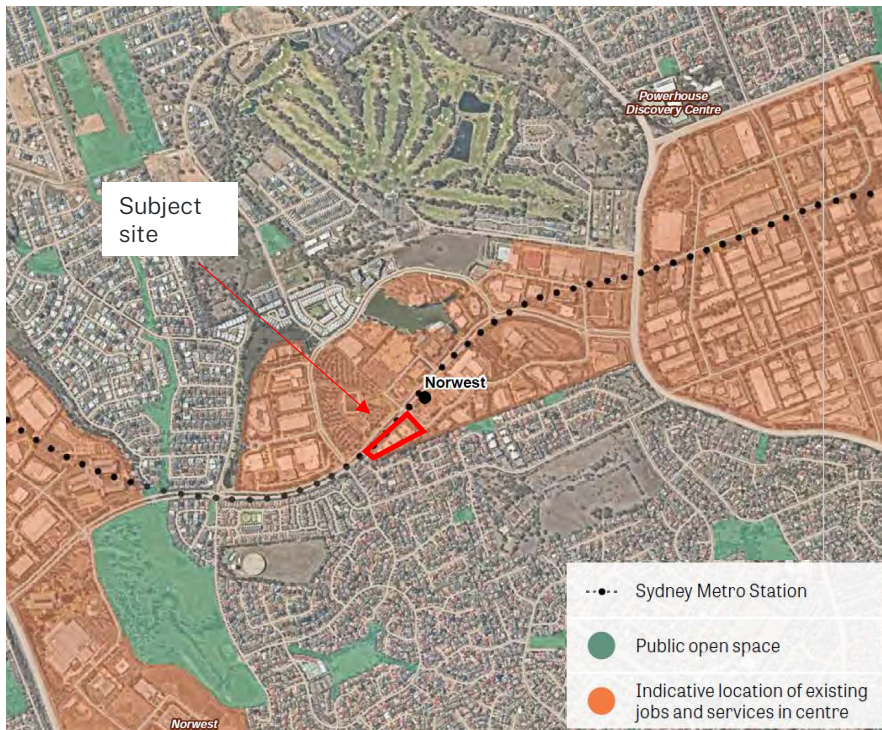
In demonstrating Strategic Merit, assessment criteria for the proposal include:

- Does the proposal give effect to the District Plan?
- Demonstrate consistency with relevant LSPS or strategy that has been endorsed by the Department?
- Respond to change in circumstances that has not been recognised by the existing planning framework? A change in circumstances may include:
 - Key infrastructure investment or opportunity to plan for future infrastructure unanticipated by the existing strategic planning framework
 - Response to key Government priorities
 - Changes to population and demographic trends and associated needs such as housing or jobs.

Any planning proposal seeking to address the change in circumstances criteria or a government priority needs to be supported with clear and appropriate technical studies and justification.

Where a planning proposal fails to adequately demonstrate strategic merit, it is unlikely to progress despite any site specific merit it may have.

The residential component of the proposal is inconsistent with the State planning framework: Central City District Plan.



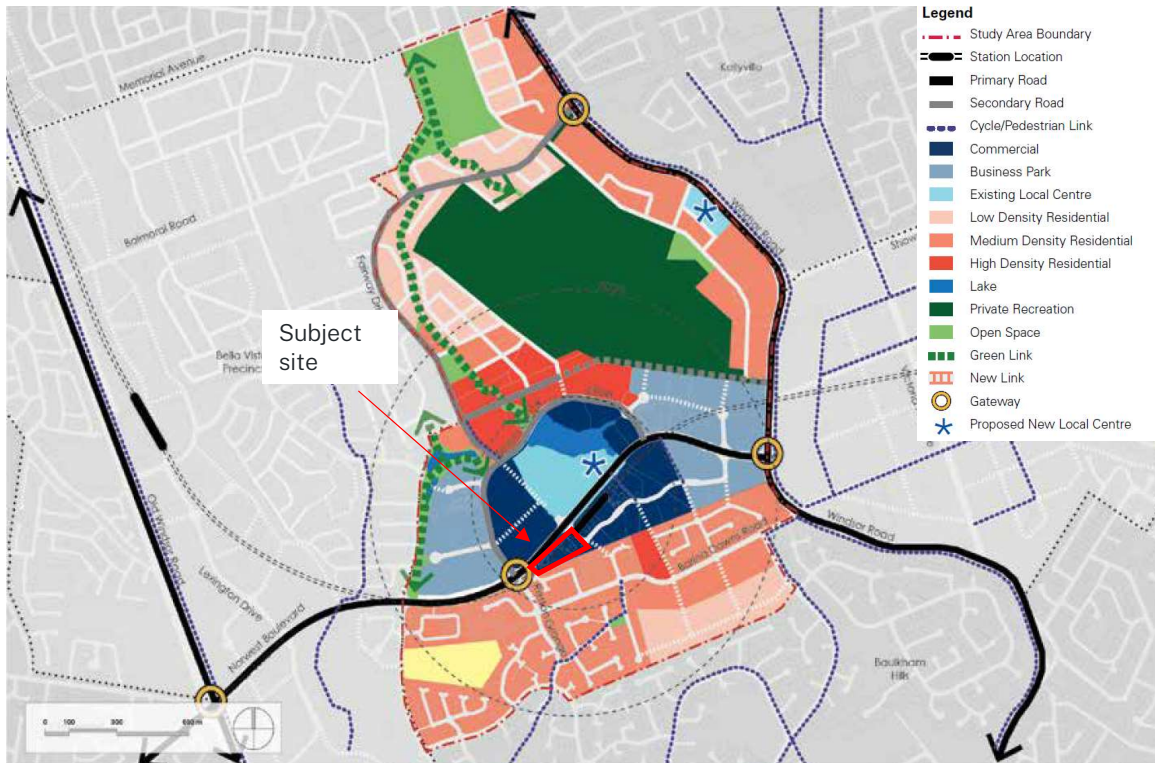
Central City District Plan (Greater Sydney Commission, March 2018).

- Inconsistent with several planning priorities as the proposed housing is not provided in the right locations – the residential use would limit the commercial development opportunities.
- Norwest is identified as a strategic centre in the District Plan with a 2036 jobs target of 49,000-53,000 jobs. It includes actions for Council and other planning authorities to strengthen Norwest through approaches that:

Retain and grow commercial capacity to achieve the centre's job targets.

Encourage complementary retail services around Norwest Lake and the station precinct.

The residential component of the proposal is inconsistent with the State planning framework: North-West Rail Link Corridor Strategy.

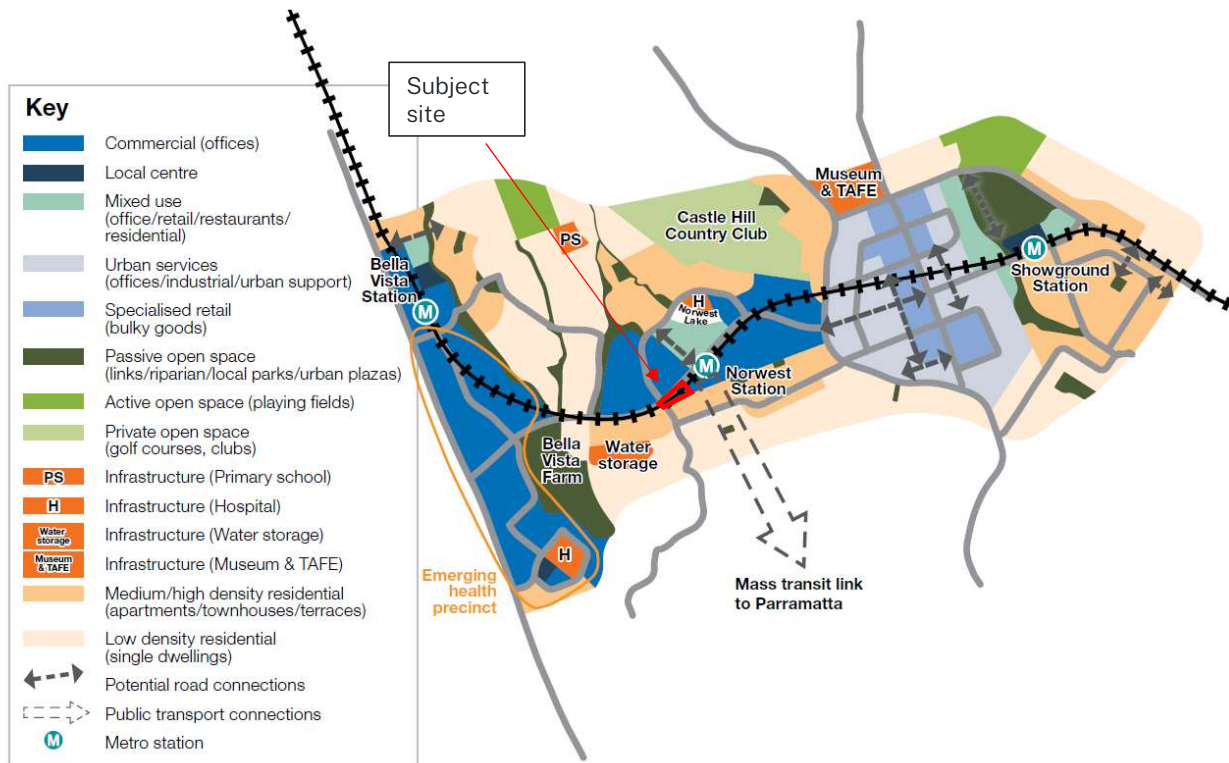


- The Structure Plan envisioned Norwest as a 'Specialised Precinct' and the 'largest employment centre for Sydney's North West.'
- The plan proposed a commercial core (including the subject site) to achieve the total target of **26,200 jobs to 2036**.

North-West Rail Link Corridor Strategy (NSW Government September 2013).

The residential component of the proposal is inconsistent with Local Strategies endorsed by the Department.

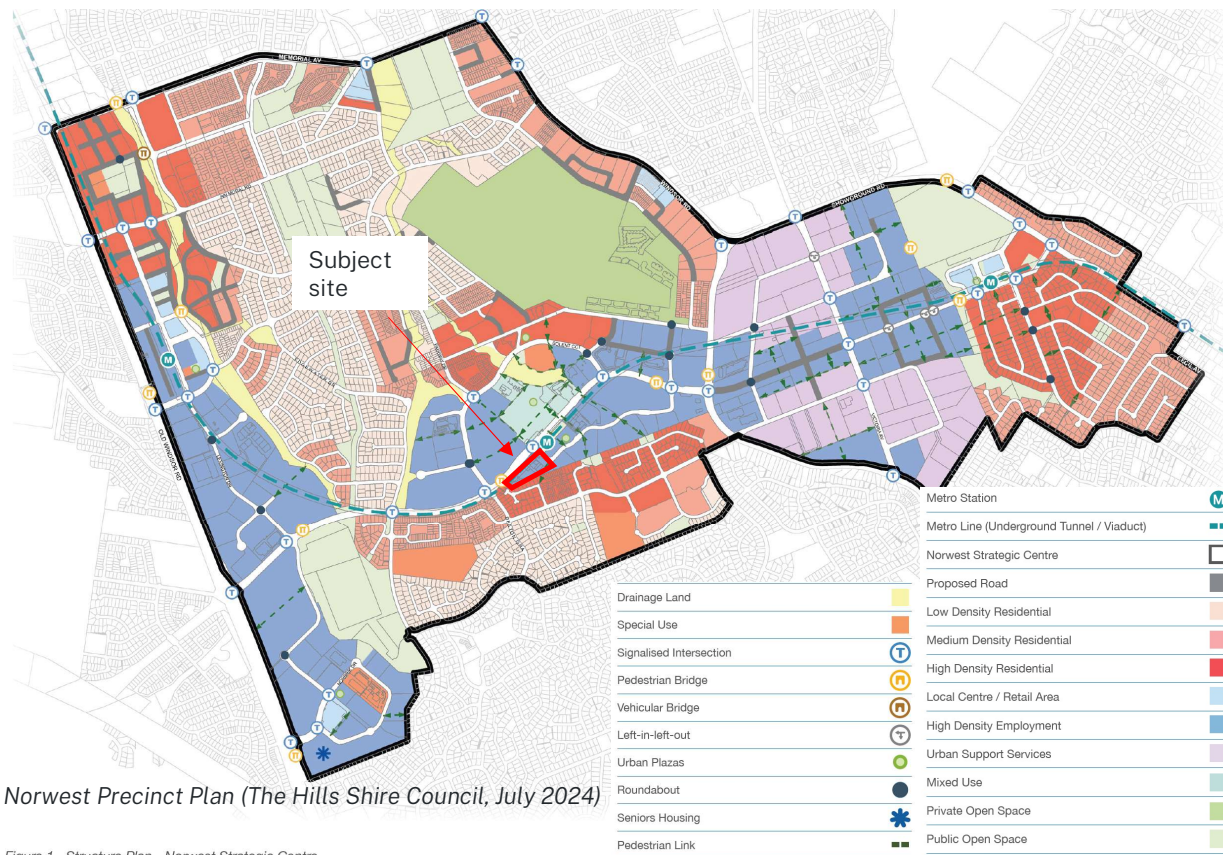
Figure 8: Norwest strategic centre – structure plan



- Council's Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) are endorsed by the Department.
- LSPS seeks to retain the Norwest strategic centre for employment uses.

Hills Future 2036: Local Strategic Planning Statement (The Hills Shire Council, October 2019)

Latest strategic planning completed by Council



- Precinct Plan not endorsed by the Department however it is the final piece of local strategic planning work. Council will be preparing a Council-initiated proposal for select sites to send to the Department for assessment.
- The plan identified the site consistent with its existing zoning for 'high density employment,' and is subject to a planning proposal.