

# **MINUTES OF THE LOCAL PLANNING PANEL – 18 JUNE 2025**

## **THE HILLS SHIRE COUNCIL**

### **DETERMINATION OF THE LOCAL PLANNING PANEL**

#### **PRESENT:**

Graham Brown	Chair
Peter Brennan	Expert
Vincent Hardy	Expert
Lashta Haidari	Community Representative

#### **COUNCIL STAFF:**

The Panel were briefed by Council staff on 18 June 2025

Nicholas Carlton - Manager - Forward Planning  
Brent Woodhams - Principal Coordinator, Forward Planning  
Dragana Strbac - Senior Town Planner, Forward Planning  
Jack Fulton - Town Planner, Forward Planning

**DECLARATIONS OF INTEREST:** No conflicts were declared by the Panel for the listed items.

**ITEM 1:                               LOCAL PLANNING PANEL – PLANNING PROPOSAL – 40 SOLENT  
CIRCUIT, NORWEST (7/2025/PLP)**

**COUNCIL OFFICER'S RECOMMENDATION:**

The planning proposal is capable of demonstrating adequate strategic and site-specific merit and is recommended to be submitted to the Department of Planning, Housing and Infrastructure, subject to the following matters being resolved to Council's satisfaction:

1. Amendment of the planning proposal to retain the existing total Gross Floor Area restriction of 1,000m<sup>2</sup> for shops on the site, rather than limiting the size of individual shops or tenancies to 1,000m<sup>2</sup>;
2. Submission of a Traffic and Parking Assessment to assess the potential traffic impacts of the proposed LEP amendments.

**PANEL'S ADVICE:**

The planning proposal is capable of demonstrating adequate strategic and site-specific merit and is recommended to be submitted to the Department of Planning, Housing and Infrastructure, subject to the following matters being resolved to Council's satisfaction:

1. Amendment of the planning proposal to retain the existing total Gross Floor Area restriction of 1,000m<sup>2</sup> for shops on the site, rather than limiting the size of individual shops or tenancies to 1,000m<sup>2</sup>;
2. Submission of a Traffic and Parking Assessment to assess the potential traffic impacts of the proposed LEP amendments.

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**VOTING:**

Unanimous

**ITEM 2: LOCAL PLANNING PANEL – ACTIVATION OF HIGH-DENSITY RESIDENTIAL AREAS (FP244)**

**COUNCIL OFFICER'S RECOMMENDATION:**

The council-initiated planning proposal for activation of high-density residential areas be submitted to the Department of Planning, Housing and Infrastructure for Gateway Determination.

**PANEL'S ADVICE:**

1. The Panel was of the view that reference to "commercial premises" within the definition of Shop Top Housing has the impact of permitting all uses that fall within the definition of "commercial premises" (including shops, restaurants or cafes, and business premises), even where those uses are specifically prohibited within the applicable land use zone. Advice should be sought by Council on this matter. If the advice confirms this position, there would be no need for Council's planning proposal to progress.
2. If the advice confirms that a "commercial premises" within a proposed shop top housing development must be limited to types of "commercial premises" that are otherwise permitted within the applicable land use zone, as submitted by Council officers, the council-initiated planning proposal for activation of high-density residential areas be submitted to the Department of Planning, Housing and Infrastructure for Gateway Determination.
3. If the planning proposal proceeds, Council consider the following matters:
  - a. Provision of clarity with respect to the interpretation and description of "ground floor" to ensure that the additional permitted uses do not occur on multiple levels;
  - b. Inclusion of a new zone objective for the R4 High Density Residential zone to protect the residential amenity of the zone;
  - c. Ensure that the inclusion of the additional uses within ground floors (with higher floor to ceiling heights) do not result in widespread breaches of the Height of Buildings standard within The Hills LEP 2019.

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**VOTING:**

Unanimous

**ITEM 3:                   LOCAL PLANNING PANEL – PLANNING PROPOSAL, DRAFT DCP  
AMENDMENTS & DRAFT PUBLIC DOMAIN PLAN AMENDMENTS  
– NORWEST SERVICE AND HILLS SHOWGROUND PRECINCT  
(FP224 & FP223)**

**COUNCIL OFFICER’S RECOMMENDATION:**

1. The council-initiated planning proposal be forwarded to the Department of Planning, Housing and Infrastructure to amend The Hills Local Environmental Plan (LEP) 2019 to increase the maximum building height for certain land in the Norwest Service Precinct from between 21m – 40m to between 26.3m - 42m (depending on the FSR applicable to the land).

**PANEL’S ADVICE:**

1. The council-initiated planning proposal be forwarded to the Department of Planning, Housing and Infrastructure to amend The Hills Local Environmental Plan (LEP) 2019 to increase the maximum building height for certain land in the Norwest Service Precinct from between 21m – 40m to between 26.3m - 42m (depending on the FSR applicable to the land).

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**VOTING:**

Unanimous

**END MINUTES**