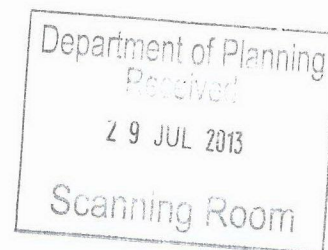




25 July 2013

Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001



Attention: Rachel Cumming, Acting Regional Director, Sydney West

Dear Ms Cumming

Hornsby West Side Precinct Planning Proposal

The purpose of this letter is to submit a revised Planning Proposal for the Hornsby West Side Precinct (PP_2011_HORNS_001_00) and to request endorsement for exhibition.

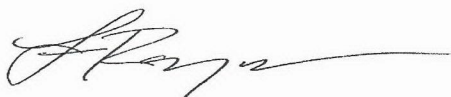
As you are aware, on 29 August 2011, the Department issued a Gateway Determination for the Hornsby West Side Precinct Planning Proposal which required a number of strategic studies to be completed and a revised Planning Proposal submitted prior to exhibition.

In accordance with the conditions of the Gateway Determination, urban design, traffic and economic feasibility studies have been prepared and the Planning Proposal has been revised accordingly (copy attached). The proposal aims to increase height and floor space ratio controls to permit high density mixed use residential and commercial development. However, the minimum requirement of 2:1 employment generating floor space originally proposed has been reduced to 1:1 in the revised proposal.

Floor space ratio and height of building maps have been prepared to illustrate the intent of the Planning Proposal. The Structure Plan (copy attached) summarises the proposed changes which would facilitate opportunities for approximately 1,000 new dwellings and approximately 30,000m² of employment floor space.

I would be pleased if you would confirm that the form and content of the revised Planning Proposal meets your satisfaction and can now be publicly exhibited. Should you have any further inquiries concerning this matter, please do not hesitate to contact Katherine Vickery, Principal Strategic Planner, on 9847 6728.

Yours faithfully



Fletcher Rayner
Manager
Strategic Planning

TRIM Reference: D02326404

Attachments: Planning Proposal and supporting information

2 x CD and 1 x hardcopy (D02214314, D02214338, D02214341, D02191382, D02320175)