



Mr Scott Phillips
General Manager
Hornsby Shire Council
PO Box 37
HORNSBY NSW 1630

Our ref: 14/18876

14 November 2014

Dear Mr Phillips

Planning Proposal PP_2011_HORNS_001_00 – Alteration of Gateway Determination

I refer to Planning Proposal PP_2011_HORNS_001_00 to amend height floor space ratio controls at Hornsby West Side Precinct.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act 1979, to alter the Gateway determination dated 9 August 2011 for PP_2011_HORNS_001_00 (as altered). The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Shane Nugent to assist you. Mr Nugent can be contacted on 02 9860 1173.

Yours sincerely

**Terry Doran
Acting Director, Metropolitan (Parramatta)
Planning Services**

Encl:
Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2011_HORNS_001_00)

I, the Acting Director, Metropolitan (Parramatta), at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 9 August 2011 (as since altered) for the proposed amendment to the Hornsby Local Environmental Plan 2013 as follows:

1. Insert:

new condition (10) "The timeframe for completing the LEP is by 16 March 2015.

Dated 14th day of November 2014.



**Terry Doran
Acting Director
Metropolitan (Parramatta)
Planning Services
Department of Planning and Environment**

Delegate of the Minister for Planning