



Mr Brett Newman
Chief Executive Officer
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2124

Dear Mr Newman

Planning proposal PP_2019_COPAR_014_00 to amend Hornsby Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 12 November 2019 in respect of the planning proposal to amend the zoning, maximum height of buildings and floor space ratio for 2-8 and 1-7 Rosebank Avenue Epping in response to heritage interface issues.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. One condition includes a step down in heights to the northern section of the site (8.5m for 5, 7 and 6-8 Rosebank Avenue) to better preserve the context of the two listed heritage items and the surrounding streetscape.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 2.3 Heritage Conservation and 4.3 Flood Prone Land are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Edmund McGrath to assist you. Mr McGrath can be contacted on 8275 1735.

Yours sincerely



David McNamara
Acting Executive Director
Central River City and Western Parkland City

Encl: Gateway determination
Authorised plan-making reporting template