



Jim Betts, Secretary
NSW Department of Planning, Industry and
Environment
GPO Box 39
Sydney NSW 2001

Attention: Christine Gough, A/Director, Central
(GPOP), Greater Sydney, Place and Infrastructure

Your Reference	N/A
Our Reference	F2019/01712
Contact	Bianca Lewis
Telephone	9806 5531
Email	blewis@cityofparramatta.nsw.gov.au

15 October 2019

Dear Christine

Planning Proposal - 1-7 & 2-8 Rosebank Avenue, Epping

Please be notified that the Planning Proposal seeking to amend the *Hornsby Local Environmental Plan 2013* as it relates to the abovementioned land has now been uploaded on the Planning Portal.

Council at its meeting of 8 October 2019 considered the Planning Proposal and resolved:

- (a) *That Council endorse the Planning Proposal at 2-8 and 1-7 Rosebank Avenue, Epping (included as Attachment 1), which seeks the following amendments to Hornsby Local Environmental Plan (LEP) 2013 for the purposes of public exhibition:*
- *Remove the Heritage Conservation Area notation from these sites;*
 - *Rezone the sites from R2 Low Density Residential to R4 High Density Residential;*
 - *Amend the maximum height of buildings control for these sites from 8.5 metres to 11 metres – to enable future apartment building development no greater than three storeys on the sites; and*
 - *Apply a maximum floor space ratio (FSR) control of 0.8:1, noting there is no existing maximum FSR control for the sites.*
- (b) *That the Planning Proposal be forwarded to the Department of Planning, Industry and Environment to request the issuing of a Gateway Determination.*
- (c) *That amendments to Hornsby Development Control Plan (DCP) 2013 relating to setbacks, landscaping and heritage be prepared and reported to Council for endorsement prior to their public exhibition with the Planning Proposal.*
- (d) *That Council advises the Department of Planning, Industry and Environment that the Chief Executive Officer will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.*
- (e) *That Council authorise the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.*

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

- (f) *Further, that Council note the Local Planning Panel's advice provided at Attachment 2 is consistent with the Council Officer's recommendation.*

Council requests that it exercise its plan-making delegations in this instance.

Should you require any further information or wish to discuss this matter, please contact Council's Senior Project Officer Land Use, Bianca Lewis, on 9806 5531 or blewis@cityofparramatta.nsw.gov.au.

Yours sincerely

Robert Cologna
Team Leader Land Use Planning

Documents uploaded to Planning Portal:

1. Council Meeting Report and Minutes 8 October 2019
2. Planning Proposal and Appendices