



CITY OF PARRAMATTA

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	F2019/02038
Contact	Bianca Lewis
Telephone	9806 5531
Email	blewis@cityofparramatta.nsw.gov.au

15 October 2019

Dear Christine

Planning Proposal – Various properties Rockleigh Park Precinct and Pembroke and Essex Streets, 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 Attachment 1 which seeks the following amendments to Hornsby Local Environmental Plan (LEP) 2013:*
- *Land at 5A Essex Street, 2-24 Rockleigh Park, 3-7 and 4-8 Brenda Way:*
 - *Rezone the land from R4 High Density Residential to R3 Medium Density Residential;*
 - *Amend the maximum height of buildings control from 17.5 metres to 9 metres; and*
 - *Apply a floor space ratio control of 0.6:1, noting there is no existing FSR control for the sites.*
 - *Land at 21-29 Essex Street*
 - *Amend the maximum height of buildings control from 17.5 metres to 11 metres (to allow for residential flat buildings no greater than three storeys); and*
 - *Apply a floor space ratio control of 0.8:1, noting there is no existing FSR control for the sites.*
 - *Land at 23 and 23A Pembroke Street, Epping*
 - *Rezone the sites from R3 Medium Density Residential to R4 High Density Residential;*
 - *Amend the maximum height of buildings control from 12 metres to 11 metres; and*
 - *Apply a floor space ratio control of 0.8:1, noting there is no existing FSR control for the sites.*

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



- (b) *That Council not prepare a masterplan for the Rockleigh Park Precinct sites that any redevelopment under the proposed R3 Medium Density Residential instead be assessed against the relevant Hornsby Development Control Plan (DCP) 2013.*
- (c) *That the Planning Proposal be forwarded to the Department of Planning, Industry and Environment to request the issuing of a Gateway Determination.*
- (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.*

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