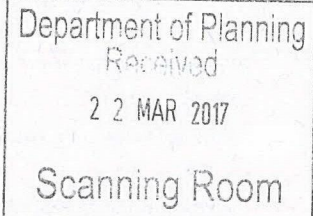


PCU070085

16 March 2017

Ms Catherine Van Laeren
Director – Sydney West Region, Planning Services
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001



Dear Ms Van Laeren

Planning Proposal – Hornsby RSL Club

The purpose of this letter is to seek a Gateway Determination for the subject planning proposal in accordance with Clause 56 of the *Environmental Planning and Assessment Act 1979*.

The Planning Proposal seeks various amendments to the *Hornsby Local Environmental Plan 2013* to increase the height of buildings and to permit residential flat buildings and over land owned by the Hornsby RSL Club.

At its meeting on 8 February 2017, Council considered Group Manager's Report No. PL7/17 presenting the Planning Proposal and resolved that:

1. Council forward the Hornsby RSL Planning Proposal attached to Group Manager's Report No. PL52/16 (Document No. D07100508) to the Department of Planning and Environment for a Gateway Determination with amendments to permit development up to five storeys on property Nos. 7-19 Ashley Street and 2-4 Webb Avenue, Hornsby, only if the development is for the purpose of a seniors housing development.
2. The General Manager be authorised to endorse the re-drafting of the Planning Proposal into the required format under Council's cover for Gateway Determination.
3. In accordance with the plan making powers delegated to Council, Council exercise Authorisation to prepare and make the Planning Proposal following the receipt of the Gateway Authorisation.
4. Council endorse the attached amendments to the Hornsby Development Control Plan (Document No. D07137316) to be exhibited concurrently with the Planning Proposal.
5. Following the exhibition, a report on submissions received be presented to Council.
6. The proponent and submitters be advised of Council's resolution.

In accordance with Council's resolution, please find attached a Planning Proposal setting out Council's objectives and intended outcomes, justification for the proposal and the intended community consultation to be carried out. I would be pleased if you would refer the proposal for a Gateway Determination.

In addition to the issues raised above, it is requested that the Gateway Determination require a Heritage Impact Assessment to be prepared prior to public exhibition as the proposed amendments would facilitate future development that would impact on the adjoining Hornsby War Memorial Hall which is a local heritage

Hornsby Shire Council

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PO Box 37, Hornsby NSW 1630

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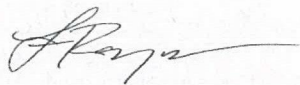
Email hsc@hornsby.nsw.gov.au

Web hornsby.nsw.gov.au

item (No.483). As detailed in Council's planning report, the future redevelopment of the site may impact on landscape values and visual background of the item.

Should you have any further enquiries concerning this matter, please contact Emily Salvisberg, Strategic Planner on 9847 6767.

Yours faithfully



Fletcher Rayner
Manager
Strategic Planning Branch

Attachments: Planning Proposal – Hornsby RSL Club

Doc Reference: D07172958

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