

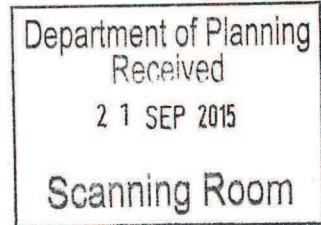


17 September 2015

Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Rachel Cumming, Director Metropolitan Delivery (Parramatta)

Dear Ms Cummings



Rural Lands Planning Proposal – Gateway Determination

The purpose of this letter is to seek a Gateway Determination for the Rural Lands Planning Proposal in accordance with Clause 56 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

At its meeting on 9 September 2015, Council considered Group Manager's Report No. PL71/15 (copy attached) presenting a Planning Proposal that seeks to introduce new development opportunities in the rural lands consistent with the findings of the Rural Lands Planning Issues Survey. Council resolved to endorse progression of the Rural Lands Planning Proposal and forward it to the Department seeking Gateway approval for its public exhibition and to concurrently exhibit draft amendments to Council's *Hornsby Development Control Plan 2013*.

The Planning Proposal seeks to provide the opportunity for:

- Secondary dwellings up to 33% of the size of the principal dwelling;
- Attached dual occupancy up to 200sqm;
- Roadside stalls up to 40sqm; and
- Split zone lots with a total area that complies with the rural zone lot size and have a component of rural zoned land equal to or greater than 20% of the lot size for that land.

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 it to the LEP Review Panel for a Gateway Determination. Council is also seeking Authorisation to Exercise Delegation for this Planning Proposal.

Should you have any further enquiries concerning this matter, please contact Jason Rawlin, Principal Strategic Planner on 9847 6737 during business hours.

Yours faithfully

Fletcher Rayner
Manager
Strategic Planning Branch

Attachments: Rural Lands Planning Proposal
Group Managers Report No. PL71/15
Council Resolution

TRIM Reference: F2015/00359

Hornsby Shire Council

ABN 20 706 996 972
296 Peats Ferry Rd, Hornsby 2077

PO Box 37, Hornsby NSW 1630

Phone 02 9847 6666
Fax 02 9847 6999

Email hsc@hornsby.nsw.gov.au
Web hornsby.nsw.gov.au