



3 December 2009

Department of Planning
Sydney West Regional Team
Locked Bag 5020
PARRAMATTA NSW 2124

Attention: Peter Goth, Regional Director

Dear Mr Goth



Planning Proposal – Hornsby Shire Housing Strategy

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

At its meeting on 2 December 2009, Council considered Executive Manager's Report No. PLN98/09 presenting a Planning Proposal intended to assist meet Council's dwelling obligations under the *Metropolitan Strategy*. Specifically, the Planning Proposal aims to:

- Amend the *Hornsby Shire Local Environmental Plan (HSLEP) 1994* map to rezone certain precincts (once finalised) to permit multi-unit housing;
- Amend the *HSLEP* to insert a new zone to facilitate five storey multi-unit housing into the zoning control table; and
- Amend the *HSLEP* to insert any relevant density provisions required under Clause 15.

Council resolved to forward the Planning Proposal to the Minister for a Gateway Determination. In accordance with Council's resolution, please find attached a Planning Proposal prepared in accordance with Section 55 of the *EP&A Act*, including an explanation and justification for the proposed instrument and outlining a community consultation strategy for exhibition of the Proposal. An electronic copy of the Planning Proposal is also enclosed on CD.

I would be pleased if you would refer the enclosed Planning Proposal to the LEP Review Panel for a Gateway Determination. Should you have any further enquiries concerning this matter, please contact Mrs Katherine Vickery, Principal Strategic Planner, Town Planning Services on 9847 6728.

I look forward to your response.

Yours faithfully

JAMES FARRINGTON
Manager
Town Planning Services



Attachment: Planning Proposal (hard copy and CD)

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