



27 February 2015

Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Rachel Cumming, Director Metropolitan Delivery (Parramatta)

Dear Ms Cummings

Planning Proposal – Maximum Height of Buildings - Property Nos 2 - 4 Epping Road, Epping

The purpose of this letter is to present a Planning Proposal to increase the Maximum Height of Buildings for property Nos. 2 - 4 Epping Road, Epping, to the Minister to seek a Gateway Determination in accordance with Clause 56 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

At its meeting on 11 February 2015, Council considered Group Manager's Report No. PL6/15 (copy attached) concerning a planning anomaly that had arisen from the final Epping Town Centre Urban Activation Precinct Plan and subsequent *State Environmental Planning Policy (Epping Town Centre) 2013* (the SEPP Amendment) amendment of *Hornsby Local Environmental Plan 2013*.

The SEPP Amendment zoned properties No. 2 – 14 Epping Road R4 – High Density Residential. A maximum building height of 17.5m (5 storeys) was applied to property Nos. 2 – 4 Epping Road, however, a 26.5m (8 storeys) height was applied to property Nos. 6 – 14 Epping Road.

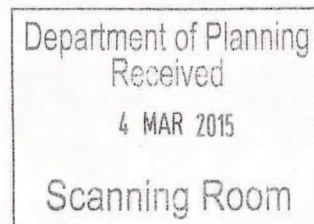
Council resolved to progress a Planning Proposal to amend the Height of Buildings Maps of *Hornsby Local Environmental Plan (2013)* to increase the Maximum Height of Building permitted for property Nos. 2 - 4 Epping Road Epping from 17.5m (5 storeys) to (26.5m) 8 storeys.

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 Lisa Newell, Principal Strategic Planner on 9847 6945.

Yours faithfully

Fletcher Rayner
Manager
Strategic Planning Branch



Attachments: Planning Proposal – Height of Buildings – 2-4 Epping Road, Epping
Group Managers Report No. PL6/15
Council resolution

TRIM Reference: F2015/00012
D04885596

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