



25 August 2014

Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Rachel Cumming, Director Metropolitan Delivery (Parramatta)

Dear Ms Cummings

Planning Proposal – Design Excellence

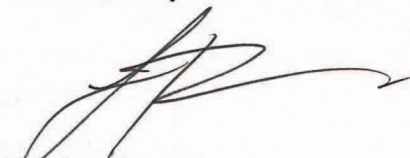
The purpose of this letter is to present a Design Excellence Planning Proposal to the Minister seeking a Gateway Determination in accordance with Clause 56 of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

At its meeting on 13 August 2014, Council considered Group Manager's Report No. PL53/14 (copy attached) concerning options for ensuring that tall buildings are designed to the highest standard of architecture and urban design. Council resolved to progress a Planning Proposal to insert a clause into the Hornsby Local Environmental Plan (2013) requiring development over 10 storeys in height to demonstrate design excellence and setting out the matters for consideration in determining design excellence.

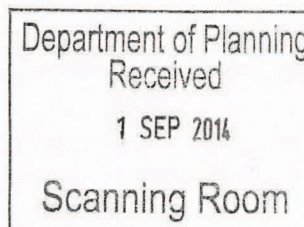
In accordance with Council's resolution, please find attached a Planning Proposal setting out Council's objectives and intended outcomes, justification for the proposal and the intended community consultation to be carried out. I would be pleased if you would refer it to the LEP Review Panel for a Gateway Determination. Council is also seeking Authorisation to Exercise Delegation for this Planning Proposal.

Should you have any further enquiries concerning this matter, please contact Katherine Vickery, Principal Strategic Planner on 9847 6728.

Yours faithfully



Fletcher Rayner
Manager
Strategic Planning Branch



Attachments: Design Excellence Planning Proposal
Group Managers Report No. PL53/14
Council resolution

TRIM Reference: D03211049