

27 August 2018

Amanda Harvey

Acting Executive Director, Eastern Harbour City

Department of Planning, Industry and Environment

Dear Ms Harvey

**Accelerated LEP Review - Planning Proposal – Housekeeping Amendment 2019**

The purpose of the letter is to seek a Gateway Determination for the subject Planning Proposal pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

This Planning Proposal is submitted in accordance with the Accelerated LEP Review funding agreement. It incorporates some of the key matters identified through the Accelerated LEP Review Studies which are still progressing. The Planning Proposal is consistent with one of the highest strategic priorities outlined in Council’s draft Local Strategic Planning Statement to promote design excellence for new housing. It seeks housekeeping amendments to the *Hornsby Local Environmental Plan 2013* to:

* Deliver the highest standard of architectural and urban design for all residential flat buildings and townhouses;
* Improve the design outcomes for 5-storey residential flat buildings by removing the ability to include mezzanine levels;
* Correct three zoning anomalies and allow an additional permitted use on one site to reflect longstanding uses;
* Reflect the expansion of Marramarra National Park; and
* Correct minor heritage anomalies in Schedule 5.

The Planning Proposal was referred to the Local Planning Panel for advice in September 2019, in accordance with the *Local Planning Panels Direction – Planning Proposals*. Their advice is attached.

At its meeting on 13 November 2019, Council considered Directors Report No. PL26/19 *Planning Proposal – Housekeeping Amendment 2019* presenting the Planning Proposal and the advice of the Local Planning Panel, and resolved that Council:

1. *Council endorse the progression of the Planning Proposal attached to Director’s Report No. PL26/19 for submission to the Department and Planning, Industry and Environment for a Gateway Determination to amend the Hornsby Local Environmental Plan 2013.*
2. *Preliminary, non-statutory consultation be conducted with affected land owners immediately, given the tight timeframes of the Accelerated LEP Review.*
3. *The Planning Proposal be publicly exhibited in accordance with the Gateway Determination and consultation strategy identified in Director’s Report No. PL26/19.*
4. *Following exhibition, a report on submissions be presented to Council for its consideration*

In accordance with Council’s resolution, please find attached a Planning Proposal setting out Council’s objectives and intended outcomes, justification of 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 as soon as possible to assist meet the remaining milestones of the Accelerated LEP Review funding agreement. The design excellence provisions of the Planning Proposal fall outside the types of draft LEPs routinely delegated by the DPIE. It is expected that the DPIE will retain the plan making delegations in this instance.

A copy of Director’s Report No. PL26/19 *Planning Proposal – Housekeeping Amendment 2019* is also attached for your information.

Should you have further enquiries concerning this matter, please contact Council’s Strategic Planner, Bethany Fryar on 9847 6733.

Yours faithfully,



Katherine Vickery

Manager

Strategic Landuse Planning

TRIM Reference: F2018/00162

Encl.

* Director’s Report PL26/19
* Minutes from General Meeting - 13 November 2019
* Local Planning Panel Advice – 24 September 2019
* Planning Proposal