



Mr Stephen Head
General Manager
Hornsby Shire Council
hsc@hornsby.nsw.gov.au

Attention: Bethany Fryar

Dear Mr Head

Planning proposal PP_2019_HORNS_002_00 to amend Hornsby Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the above mentioned planning proposal that seeks to: correct minor anomalies under Schedule 5 – Environmental Conservation, prescribe an additional permitted use to land at 344 Galston Road, Galston, expand the application of Clause 6.8 – Design Excellence, reduce land subject to a maximum building height of 17.5m to 16.5m, and amend land zoning and building controls to various sites throughout the Hornsby Local Government Area.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.1 – Business and Industrial Zones and Direction 3.1 – Residential Zone are justified in accordance with the terms of the Direction.

No further approval is required in relation to these Direction/s.

I have determined not to condition the Gateway for Council to be the local plan-making authority for the following reason(s):

- As part of the Accelerated LEP Review Program, Council is to submit the proposal to the Department for finalisation.

The amending local environmental plan (LEP) is to be finalised within six months of the date of the Gateway determination, or as required by the agreements between Council and the Greater Sydney Commission. Council should aim to commence the

exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries regarding this matter, please contact Mr Michael Cividin at the Department of Planning, Environment and Industry on (02) 9860 1554.

Yours sincerely



Luke Downend
Acting Director, North District
Eastern Harbour City

Encl: Gateway determination