



PCU071059

31 May 2017

Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Terry Doran – Team Leader – Sydney West Region



Dear Mr Doran

Planning Proposal – Hornsby Town Centre East Precinct Review

The purpose of this letter is to present the Hornsby Town Centre East Precinct Review Planning Proposal in accordance with Clause 56 of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

At its meeting on 10 May 2017, Council considered Group Manager's Report No. PL21/17 (copy attached) concerning a comprehensive review of the planning strategy for the East Side of Hornsby. Council resolved to progress a Planning Proposal that seeks to permit residential uses within the existing B3 Commercial Core zone, extension of the B4 Mixed Use zone over railway land to support airspace development above the George Street commuter car park and to review the floor space and building height controls for all land within the East Side precinct.

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. Council is not seeking Authorisation to Exercise Delegation for this Planning Proposal, as it relates to a change of the current strategy for the Hornsby Town Centre East Side and the study area includes Council owned land.

Should you have any further enquiries concerning this matter, please contact Katherine Vickery, Principal Strategic Planner on 9847 6945.

Yours faithfully

Fletcher Rayner
Manager
Strategic Planning Branch

Attachments: HTC East Precinct Review Planning Proposal
Group Managers Report No. PL21/17 and Council resolution

TRIM Reference: D07226290

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