

30 March 2022

Debra Clydsdale
Team Leader - Strategic Landuse Planning
Hornsby Shire Council
296 Peats Ferry Road, HORNSBY NSW 2077

dclydsdale@hornsby.nsw.gov.au

Dear Debra,

Planning Proposal - 7 City View Road, Pennant Hills

Proposed Outcomes

This cover letter accompanies a Planning Proposal (PP) for 7 City View Road, Pennant Hills. The PP seeks to facilitate the renewal of the site for a genuine mixed-use outcome including residential as well as commercial (office) and community uses. It also proposes a number of public benefits including open space in the form of a 'pocket park', a pedestrian thoroughfare, publicly available communal space, affordable housing and other civic amenity improvements. It also seeks to implement a site-specific development control framework ensuring renewal of an exemplary standard and achievement of design excellence, particularly with regard to architectural and landscape design, in addition to environmental sustainability.

Applicant Information

The applicant information is provided in the table below. The applicant will be the main contact for the PP.

Name	David Workman
Contact No.	(02) 9220 7045
Email	dworkman@eg.com.au
Address	Level 21, 1 Farrer Place, Sydney NSW 2000

Owner Information

The site is owned by *Yield Plus Infrastructure Property Fund No. 2 Trust 2A Ownership Trust No. 4 (YPI2A OT4)*.

Supporting Documentation

The documents lodged to support the PP are listed below:

Document	Prepared by
Architectural Statement and Plans	Fender Katsilidis
Arboricultural Impact Assessment	Travers Bushfire and Ecology
Biodiversity Assessment Report	Travers Bushfire and Ecology
Economic Assessment	HillPDA Consulting
Pre-DA Report for ESD Services	EMF Griffiths
Heritage Impact Statement	City Plan Heritage
Services Infrastructure Report	Northrop
Landscape Concept	Arcadia
Traffic and Transport Impact Assessment	Stantec

Urban Design Report	Hatch Roberts Day
Draft Site Specific DCP	GYDE Consulting
Voluntary Planning Agreement Offer	EG / Mills Oakley
Social Infrastructure Report	Elton Consulting / WSP
Community Engagement Report	Elton Consulting / WSP
Proposed LEP Maps	Hatch Roberts Day

If you have any questions, please do not hesitate to contact the undersigned on (02) 9068 7500 or davidr@gyde.com.au.

Yours sincerely



David Ryan
Executive Director