

Mr Glen Magus
Acting General Manager
Hornsby Shire Council
28-44 George Street
HORNSBY NSW 1630

Via: hsc@hornsby.nsw.gov.au

29 September 2026

Subject: Planning proposal PP-2026-1383 to amend Hornsby Local Environmental Plan 2013

Dear Mr Magus

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) seeking to establish the Hornsby Town Centre Special Entertainment Precinct.

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

Considering the nature of the planning proposal, I have determined Council may exercise local plan making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 25 June 2027. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the drafting of the instrument should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

The NSW Government is committed to reducing the time taken to complete LEPs. The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guidelines (August 2023)* is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Department of Planning, Housing and Infrastructure

Should you have any enquiries about this matter, I have arranged for Andy Ng to assist you. Mr Ng can be contacted on 02 9585 6438.

Your sincerely

A handwritten signature in black ink, appearing to be "KM", written over a horizontal line.

Kelly McKellar
Manager Local Planning and Council Support (North and East)
Planning, Land Use Strategy, Housing and Infrastructure

Encl: Gateway determination