

Ms Katherine Vickery
Manager Strategic Land Use Planning
Hornsby Shire Council
PO Box 37
HORNSBY NSW 1630

Dear Ms Vickery

Response to Gateway Determination, Byles Creek planning proposal PP-2022-4306

I am writing in response to Council's letter dated 23 June 2023, issued in response to the Department's Gateway determination dated 18 May 2023. Thank you for your considered response to the Gateway conditions, and for providing the contextual information requested.

I note that Council has updated the proposal to consider alternative methods of achieving the planning proposal's objective to manage development in the Study Area without rezoning the land. Council has also provided further justification for the proposed minimum subdivision lot size and contextual information regarding subdivision applications lodged in the Byles Creek Study Area.

Direction 6.1 Residential Zones requires Council to satisfy the Planning Secretary's delegate that the proposal's inconsistency is justified by a study that considers the objectives of this Direction. Council has provided further justification for the proposal's inconsistency with the Direction, meeting this Gateway condition. This Direction will remain unresolved to allow consideration of submissions received at exhibition and will be dealt with as part of the Department's finalisation report.

As delegate of the Minister for Planning and Public Spaces, I have determined that Council has met the pre-exhibition Gateway requirements and may now proceed to public exhibit the proposal.

Should you have any enquiries about this matter, I have arranged for Ms Ashley Richards to assist you. Ms Richards can be contacted on 02 8289 6776.

Yours sincerely



25 July 2023
Brendan Metcalfe
Director North District
Metro Central North