



7 December 2022

Mr James Farrington
Planning and Compliance Division Director
Hornsby Shire Council

via email: [REDACTED]

Dear Mr Farrington,

Request for Gateway determination review (GR-2022-26) –

Planning proposal to update and extend the Terrestrial Biodiversity Map and update the terminology in the corresponding Clause (6.4 Terrestrial Biodiversity) within the Hornsby Local Environmental Plan 2013

Request for Information

I refer to the above request for advice, currently before the Independent Planning Commission (**Commission**).

As you are aware, the Commission met with Hornsby Shire Council (**Council**) on 5 December 2022 to discuss the subject Planning Proposal. The Commission would be assisted by Council providing a response to the questions taken on notice during this meeting as set out in Attachment A.

The Commission will consider any written response provided before **14 December 2022** unless an extension to this timeframe is requested and agreed to by the Commission.

Should you require any clarification in relation to the above, or wish to discuss further, please contact me at [REDACTED].

Yours sincerely,

Stephen Barry
Planning Director



ATTACHMENT A

Questions taken on notice

1. How does the Planning Proposal align with the *State Environmental Planning Policy (Housing) 2021* with respect to the definition of environmentally sensitive land?
2. What (if any) vegetation condition assessment was undertaken as part of Council's 2017 vegetation mapping?
3. Has any additional validation of Council's 2017 vegetation mapping been undertaken?
4. Council has referenced "abuse of complying development" as one of their underlying reasons for developing this Planning Proposal. Can Council quantify the number of occurrences and impacts of this "abuse"?