



12 May 2025

Mr Ross Walker - Beecroft Cheltenham Civic Trust
presidentl@bcct2119.com.au

Dear Sir/Madam

Finalisation of the Byles Creek Planning Proposal

We are writing to you because you previously made a submission on the Byles Creek Planning Study and/or the Byles Creek Planning Proposal between 2021 and 2023.

As you would be aware, the Byles Creek Planning Study and corresponding Planning Proposal were prepared by Council in close consultation with the community to protect the environmental, social and aesthetic qualities of land within the Byles Creek Corridor and minimise the impacts of residential development on the natural environment.

Council submitted the Byles Creek Planning Proposal to the State Government Department of Planning, Housing and Infrastructure (DPHI) in November 2023. On Friday, 2 May 2025, DPHI finalised its assessment of the Planning Proposal.

A number of important amendments requested to the Hornsby Local Environmental Plan 2013 (Hornsby LEP) have been made. However, two elements of the Planning Proposal, being the rezoning of the land to C4 Environmental Living and increased minimum lot size requirements, have not been supported and will not be progressed. DPHI is of the view these amendments would reduce housing diversity and development potential of the land.

DPHI advice is that it is satisfied the new riparian land clause and mapping will provide an appropriate mechanism to call up environmental considerations in concert with existing provisions and legislation. The changes which have been made to the Hornsby LEP include:

- Strengthened objectives in Clause 4.1 'Minimum subdivision lot size' to protect and enhance existing bushland and significant native vegetation;
- A 'Riparian Land' clause under Part 6 'Additional local provisions' which must be considered when developing on riparian land and associated LEP mapping.

Further information on DPHI's assessment is expected to be included in a Finalisation Report which should shortly be published on the Planning Portal <https://www.planningportal.nsw.gov.au/ppr/finalisation/byles-creek-planning-proposal>

Thank you for your interest in this project. If you have any further questions, please contact Council's Strategic Land Use Planning Team on 9847 6726.

Yours faithfully

Katherine Vickery
Manager, Strategic Land Use Planning
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