

Summary of amendments by City of Parramatta Council to the Hornsby Local Environmental Plan 2013 (HLEP) and the Hornsby Development Control Plan 2013 (HDCP) – August 2021

HLEP Amendments:

East Epping

HLEP amendments for various sites in East Epping adjoining East Epping Heritage Conservation Area as follows:

- For sites 2 to 24 Rockleigh Way, 3 to 7 and 4 to 8 Brenda Way, and 5A Essex Street:
 - Rezoned from R4 High Density Residential to R3 Medium Density Residential.
 - Maximum building height decreased from 17.5 metres to 11 metres.
 - Maximum Floor Space Ratio (FSR) of 0.6:1 applied, noting there is no existing FSR control for the sites.
- For sites at 1 to 31 Rockleigh Way:
 - Maximum building height changed from 12 metres to 11 metres.
 - Maximum FSR of 0.6:1 applied, noting there is no existing FSR control for the sites.
- For sites at 21-29 Essex Street:
 - Maximum building height changed from 17.5 metres to 11 metres.
 - FSR of 0.8:1 applied, noting there is no existing FSR control for the sites.
- For sites at 23 to 23A Pembroke Street:
 - Rezoned from R3 Medium Density Residential to R4 High Density Residential.
 - Maximum building height changed from 12 metres to 11 metres.
 - FSR of 0.8:1 applied, noting there is no existing FSR control for the sites.

Rosebank Avenue

HLEP amendments applying to land at 2-8 and 1-7 Rosebank Avenue, Epping to:

- Rezoned from R2 Low Density Residential to R4 High Density Residential,
- Maximum building height increased from 8.5m to 11m,
- FSR of 0.8:1 applied, where no maximum was previously mapped, and
- Extent of the Rosebank Heritage Conservation Area reduced.

HDCP Amendments:

- Minor changes to the Epping Town Centre car parking provisions.
- New design controls to support the Rosebank Avenue Planning Proposal to encourage an improved heritage interface with associated setbacks and planting.
 - Introducing an additional control relating to location of balconies on, and requiring screening of, upper level balconies for new development on 5 and 7 Rosebank Avenue;
 - Introducing an additional control limiting balcony intrusions into setbacks Rosebank Avenue; and
 - Introducing an additional control that require the protection of existing street trees in Rosebank Avenue;
- Amendment to the Forest Grove/Essex Street key principal diagrams to introduce to facilitate widening of the pedestrian link.