

818 Pacific Highway, Gordon NSW 2072

Locked Bag 1006 Gordon NSW 2072

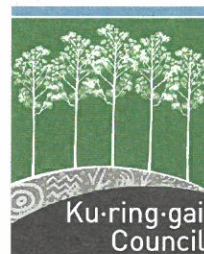
T 02 9424 0000 F 02 9424 0001

DX 8703 Gordon TTY 133 677

E kmc@kmc.nsw.gov.au

W www.kmc.nsw.gov.au

ABN 86 408 856 411



Contact: Alexandra Plumb

Reference: S11890 / 2018/293896

2 October 2018



Ann-Maree Carruthers
Director, Region – Sydney West
Planning Services
GPO Box 39, Sydney NSW 2001

Dear Ms Carruthers

Request for Gateway Determination – Planning Proposal for rezoning of 47 Warrane Road, Roseville Chase

At its meeting of 8 May 2018 Ku-ring-gai Council resolved to prepare a Planning Proposal for 47 Warrane Road, Roseville Chase as follows:

- A. *That a Planning Proposal be prepared in accordance the Environmental Planning and Assessment Act 1979 to amend the Ku-ring-gai Local Environmental Plan 2015 to rezone 47 Warrane Road, Roseville Chase from RE1 Public Recreation to R3 Medium Density Residential and apply floor space ratio development standard of 0.8:1, height of buildings of 11.5m and minimum lot size of 1200sqm.*
- B. *That the Planning Proposal be submitted to the Department of Planning and Environment for Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979.*
- C. *That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Gateway Determination.*
- D. *That a report be brought back to Council at the end of the exhibition process.*

The Planning Proposal was prepared in accordance with Resolution A, and referred to the Ku-ring-gai Local Planning Panel Meeting of 17 September 2018 for advice as required by the Local Planning Panels Direction – Planning Proposals issued by the Minister for Planning under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

The Ku-ring-gai Local Planning Panel provided the following advice:

The Panel supports the planning proposal for submission for a Gateway Determination subject to the following;

1. *That the minimum lot size be the whole of the site*
2. *That site specific DCP provisions be prepared and exhibited with the Planning Proposal.*
3. *Part 3, Question 1 in the Planning Proposal be reviewed to confirm its accuracy.*

Please find enclosed the Planning Proposal and Appendices, the Ku-ring-gai Local Planning Panel Meeting Report and Advice from 17 September 2018 and the Council Report and Resolution from 8 May 2018.


Please note, the Planning Proposal has not been amended following the advice from the Ku-ring-gai Local Planning Panel.

It is requested that the Planning Proposal be considered for a Gateway Determination under Section 3.33 of the *Environmental Planning and Assessment Act 1979*.

It is also requested that Council be authorised as the local plan-making authority to exercise the functions under Section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.

If you have any enquiries on this matter, please contact Alexandra Plumb, Urban Planner on 9424 0795.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'AF', is positioned above the printed name.

Antony Fabbro
Manager Urban Planning