



PP_2018_KURIN_003_00 (IRF18/5512)

Mr John McKee
General Manager
Ku-ring-gai Council
Locked Bag 1056
PYMBLE NSW 2073

Dear Mr McKee

Planning proposal PP_2018_KURIN_003_00 to amend Ku-ring-gai Local Environmental Plan 2015

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone 47 Warrane Road, Roseville Chase, from RE1 Public Recreation to R2 Low Density Residential, apply a floor space ratio control of 0.3:1, apply a maximum building height control of 9.5 metres, and apply a minimum lot size control of 790m².

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. The conditions include updating the planning proposal to address the relevant Planning Priorities in the North District Plan and demonstrate how the proposed new development controls will affect the surrounding existing development in regard to setback, bulk and heights.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 6.2 Reserving Land for Public Purposes is justified in accordance with the terms of the Direction. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes on the basis that the area is appropriately serviced by public recreation space. No further approval is required in relation to this Direction.


It is noted that Council has requested to be authorised as the local plan-making authority. However, considering the nature of Council's planning proposal I have conditioned that the Department of Planning, Industry and Environment be authorised as the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Brett Whitworth', with a large circular flourish at the end.

Brett Whitworth
Deputy Secretary
Greater Sydney Place and Infrastructure
Department of Planning Industry and Environment

Encl: Gateway determination