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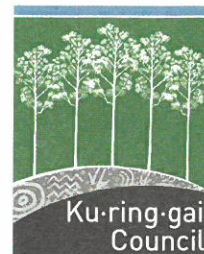
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Contact: Alexandra Plumb

Reference: S11890 / 2018/293913

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 reclassification and rezoning of Lot Y DP387680 – Part of 4 Pennant Avenue, Gordon

At its meeting of 8 May 2018 Ku-ring-gai Council resolved to prepare a Planning Proposal for Lot Y DP387680 Part of 4 Pennant Avenue, Gordon, as follows:

A. That a Planning Proposal be prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 to amend the Ku-ring-gai Local Environmental Plan 2015 for part of 4 Pennant Avenue, Gordon being Lot Y DP387680 to:

- 1. rezone Lot Y DP387680 from RE1 Public Recreation to R3 Medium Density Residential;*
- 2. apply floor space ratio development standard of 0.8:1, height of buildings of 11.5m and minimum lot size of 1200sqm;*
- 3. reclassify Lot Y DP387680 from 'community land' to 'operational land' and formally seek to extinguish all necessary interests that apply to the land.*

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. Public access being maintained through to Bushlands Avenue.

E. 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.*
4. *That the pedestrian access in the north-east corner be maintained.*

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*.

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

Yours Sincerely



Antony Fabbro
Manager Urban Planning