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Contact: Rathna Rana

Reference: S12030 / 2019/231186
6 August 2019



Ann-Maree Carruthers
Director, Region - Sydney West
Planning Services
L 1 10 Valentine Ave
PARRAMATTA NSW 2150

Dear Ms Carruthers

Request for Gateway Determination – Planning Proposal to rezone land and amend development standards of land at 62 (part), 64, 66 Pacific Hwy, Roseville

At its meeting on 9 April 2019, Council considered a Planning Proposal submitted by the owners of Roseville Memorial Club at 62 (part), 64, 66 Pacific Highway, Roseville and resolved the following:

- A. That the Planning Proposal be amended in accordance with the recommendations in this Council Report and *Table of Assessment* at **Attachment A1**.
- B. That the Planning Proposal be forwarded to the Department of Planning and Environment for a Gateway Determination in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*.
- C. That delegation be given to the General Manager and Director of Strategy and Environment to verify all amendments are in accordance with the recommendations of this Council Report and *Table of Amendments* at **Attachment A1** prior to forwarding to the Department of Planning and Environment.
- D. That Council requests to 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 for this Planning Proposal.
- E. That should a Gateway Determination be issued for public exhibition of the Planning Proposal, site specific amendments to Council's Comprehensive Development Control Plan be prepared in accordance with Council's fees and charges, the details in this Council Report and the *Table of Amendments* at **Attachment A1** and be placed on public exhibition concurrently with the Planning Proposal.
- F. That a Report be brought back to Council, as per any Gateway requirements, following the exhibition of the Planning Proposal and site specific *draft Development Control Plan*.
- G. That the applicant be notified of Council's Resolution.

Please find enclosed the Planning Proposal which the applicant has amended in accordance with the above Council Resolutions.

The 9 April 2019 Council Report and its attachment '*Table of Assessment*' are also enclosed for your information. The Report and Table clarify the changes to the original proposal from the applicant, and the reasoning for the amendments sought by Council.

The Planning Proposal has been drafted in accordance with Section 3.4 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's *A Guide to Preparing Planning Proposals*.

It is requested that the Planning Proposal be considered for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

It is also requested that Council be issued plan-making delegation under Section 2.4 of the *Environmental Planning and Assessment Act 1979*.

If you have any enquiries on this matter, please contact Rathna Rana, Senior Urban Planner on 9424 0991.

Yours sincerely



Antony Fabbro
Manager Urban & Heritage Planning

Encs