



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

Dear Mr McKee

Planning proposal PP-2021-4662 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.

In addition to the conditions, page 17 of The Urban Design Study (Appendix 6) is required to be updated prior to exhibition to reflect the proposed land use zone as R2 Low Density Residential.

I have 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 and does not align with Council's Open Space Acquisition Strategy. No further approval is required in relation to this Direction.

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 6 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible and forward a recommendation on whether the plan should proceed to a LEP amendment after considering a post-exhibition report.

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 Mr Michael Cividin to assist you. Mr Cividin can be contacted on 9860 1554.

Yours sincerely

A handwritten signature in blue ink, reading "Brendan Metcalfe".

31 August 2021

Brendan Metcalfe

Director North District

Greater Sydney Place and Infrastructure

Department of Planning Industry and Environment

Encl: Gateway determination