

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-2519):** to facilitate rezoning and amendment of planning controls at 4,12 & 14 Cowan Road St Ives (Pymble Golf Club) and the heritage listing of 12 & 14 Cowan Road St Ives.

I, the Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ku-ring-gai Local Environmental Plan 2015 to facilitate rezoning and amendment of planning controls at 4,12 & 14 Cowan Road St Ives (Pymble Golf Club) and the heritage listing of 12 & 14 Cowan Road St Ives should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to include a revised project timeline in accordance with the Gateway determination timeframes.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning, Housing and Infrastructure, 2023) and must be made publicly available for a minimum of 20 working days; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning, Housing and Infrastructure 2023).
3. Consultation is required with the following public authorities:
  - Ku-ring-gai Council;
  - Transport for NSW;
  - Heritage NSW;
  - NSW Rural Fire Service;
  - Sydney Water;
  - Department of Climate Change, Energy, the Environment and Water (Biodiversity Conservation and Science); and
  - Other relevant utility providers, such as Ausgrid.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge the local plan-making authority from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The LEP should be completed on or before 9 May 2025.

Dated 12<sup>th</sup> day of July 2024.



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**Jazmin van Veen**  
**Director, Local Planning (North, East**  
**& Central Coast)**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning**  
**and Public Spaces**