

Department of Planning, Housing and Infrastructure

Our ref: IRF24/426

Mr David Marshall

General Manager

Ku-ring-gai Council

818 Pacific Highway

GORDON NSW 2072

18 March 2025

Subject: Planning Proposal (PP-2024-917) - 51-53 Rohini Street, Turramurra (Anglicare)

Dear Mr Marshall

I am writing in response to the planning proposal forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) for 51-53 Rohini Street, Turramurra. The proposal seeks to amend the Ku-ring-gai Local Environmental Plan 2015 to modify the maximum building height from 11.5m to 17.5m and the floor space ratio from 0.85:1 to 1.5:1, amend and include additional local heritage items, and apply additional permitted uses to enable redevelopment of senior's housing.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with direction of the Minister under section 9.1 of the Act 1.4 Site Specific Provision and 4.5 Acid Sulfate Soils is justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

I have determined to authorise Council to be the local plan-making authority due to the nature of the proposal.

The amending local environmental plan (LEP) is to be finalised on or before 11 December 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to

Department of Planning, Housing and Infrastructure

Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

Should you have any enquiries about this matter, I have arranged for Jordan Clarkson to assist you. Ms Clarkson can be contacted on 02 9407 2131.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jazmin van Veen".

Jazmin van Veen

Local Planning (North, East and Central Coast)

Planning, Land Use Strategy, Housing and Infrastructure