

FOR ACTION

KU-RING-GAI LOCAL PLANNING PANEL – 23/07/2018

TO: Urban Planner (Alexandra Plumb)

Subject: KLPP23 - Planning Proposal for □□169-177 Mona Vale Road, St Ives

Minute Number: KLPP23

Notes:

File Reference: S11745 2018/160798

The Panel Advised:

A. Decision: That the Ku-ring-gai Local Planning Panel supports the planning proposal to Council and that the Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination, subject to the following amendments:

Part 1.

- a. to address s 9.1 Direction 6.3 Site Specific Provisions and Part D, Q.10 *Is there adequate public infrastructure for the planning proposal* as detailed in this report.
- b. The proposed *recreation facility (indoor)* use be limited to the ground floor level.
- c. The combined floor space ratio of commercial premises and *recreation facilities (indoor)* shall not exceed FSR 0.5:1 as in clauses 21 and 22 of Schedule 1 of the KLEP Local Centres 2012.

Part 2. The Council rationalise clauses 21 and 22 of Schedule 1 of the KLEP Local Centres 2012 in progressing the planning proposal.

B. The date of the decision: 23 July 2018

C. The reasons for the decision: The panel considers the proposed use is appropriate for the site, and the site has unique circumstances compared to other R4 zoned land, in terms of current permitted uses and its proximity to the St Ives local centre.

D. How community views were taken into account in making the decision: No submissions were received however, the panel considers the public interest would be served by consideration at Gateway level.

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