

17/13811

Mr John McKee
General Manager
Ku-ring-gai Council
Locked Bag 1006
GORDON NSW 2072

Dear Mr McKee

Planning Proposal PP_2017_KURIN_005_00 to amend Ku-ring-gai Local Environmental Plan 2015

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 16 October 2017 in respect of the planning proposal to rezone Deferred Area 15 under Ku-ring-gai Local Environmental Plan 2015 at Killara Golf Club to part R2 Low Density Residential and part R4 High Density Residential. The proposal also seeks to propose development standards and mapping for the deferred area including minimum lot sizes, height of buildings, floor space ratios, heritage, acid sulfate soils, riparian lands, and terrestrial biodiversity.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Plan-making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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. To meet these commitments, the Greater Sydney Commission may take action under Section 54(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 Ms Angela Hynes, Senior Planning Officer at the Department, to assist you. Ms Hynes can be contacted on 9860 1558.

Yours sincerely

 5 December 2017
Stephen Murray
Executive Director, Regions
Planning Services

Delegate of the Greater Sydney Commission

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template