



Gateway Determination

Planning Proposal (Department Ref: PP_2017_KURIN_005_00): for rezoning of deferred land at Killara Golf Club (179 dwellings).

I, the Executive Director, Regions, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Ku-ring-gai Local Environmental Plan (LEP) 2015 to rezone Deferred Area 15 and to amend associated development standards, should proceed subject to the following conditions:

1. Prior to undertaking community consultation, Council is required to:
 - (a) provide an assessment of the planning proposal under the Revised Draft North District Plan; and
 - (b) include a statement in the planning proposal indicating the potential to deliver 179 dwellings.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities and / organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Sydney Water;
 - Office of Environment and Heritage; and
 - Transport for NSW – Roads and Maritime Services

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.



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4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council 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 timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated *5th* day of *December* 2017.



Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission