



Mr John McKee
General Manager
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

Our ref: 15/06322
Your ref: S10083-2014/226563

Attention: Antony Fabbro

Dear Mr McKee

Ku-ring-gai Local Environmental Plan 2015 (Amendment No 4)

I refer to Council's submission under the *Environmental Planning and Assessment Act 1979* (EP&A Act), requesting that *Ku-ring-gai Local Environmental Plan 2015 (Amendment No 4)* be made.

As delegate of the Greater Sydney Commission, I have determined the planning proposal should not proceed for the reason outlined in the attached Gateway determination.

In taking this decision I have carefully considered Council's intention to implement a range of alternative parking measures, such as street parking, to compensate for the proposed loss of car parking spaces following reclassification and divestment of the land by Council.

While I appreciate Council's intentions in this regard, the provision of a dedicated parking facility would better serve the needs of the community. Given the uncertainty surrounding the provision and timing of a multi-level facility on the site, as well as the needs of the community, I am of the view it is premature for the proposal to proceed at this time.

Should you have any questions regarding this matter, I have arranged for Catherine Van Laeren, of the Department's Sydney Region West team to assist you. Mrs Van Laeren may be contacted on telephone number (02) 9860 1520.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

20/10/2016