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Reference: S10968 /
9 February 2016



Catherine Van Laeren
Director, Region – Sydney West
Planning Services
Level 5, 10 Valentine Ave
PARRAMATTA NSW 2150

Dear Ms Van Laeren

Planning Proposal to heritage list 25 Bushlands Avenue, Gordon

At its meeting of 15 December 2015 Council considered a report for the inclusion of 25 Bushlands Avenue, Gordon as a local heritage item under the Ku-ring-gai Local Environmental Plan 2015.

As a result of the report, Council resolved the following:

- A. *That Council proceeds to prepare a planning proposal to amend KLEP 2015 to include: 25 Bushlands Avenue, Gordon (Lot 3, DP 578395) as a potential heritage item in Schedule 5 and on the Heritage Map.*
- B. *That the Planning Proposal be forwarded to the Department of Planning and Environment for a Gateway Determination in accordance with the provisions of the EP&A Act and Regulations.*
- C. *That in order to facilitate an expedient Gateway Determination, the NSW Heritage Office be consulted prior to submitting the Planning Proposal to the Department of Planning and Environment. Should comments not be received within 21 days, the Planning Proposal is to be submitted regardless.*
- D. *That Council requests the plan making delegation under Section 23 of the EP&A Act for this Planning Proposal.*
- E. *That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and with the Gateway Determination requirements.*

Please find enclosed a Planning Proposal that reflects Council's resolution.

The Planning Proposal has been drafted in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's A

Guide to Preparing Planning Proposals. Also included in the Planning Proposal is a draft project timeline for the completion of the Planning Proposal.

The Heritage Division of the Office of Environment & Heritage (OEH) has been consulted prior to the submission of this Planning Proposal for Gateway Consideration. The submission from OEH is included as Appendix E to the planning proposal.

It is requested that the Planning Proposal be considered for a gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979*.

It is also requested that Council be issued plan-making delegation under Section 23 of the *Environmental Planning and Assessment Act 1979*.

If you have any enquiries on this matter, please contact Alexandra Plumb, Urban Planner on 9924 0795.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Antony Fabbro', with a stylized flourish at the end.

Antony Fabbro
Manager Urban Planning