

Gateway Determination

Planning proposal (Department Ref: PP_2017_KURIN_002_00): to amend *Ku-ring-gai Local Environmental Plan (2015)* and *Ku-ring-gai Local Environmental Plan (Local Centres) (2012)* to include additional heritage conservation areas in Pymble, Turramurra, and Wahroonga.

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 2015* (LEP) and *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* (LEP) to include additional heritage conservation areas in Pymble, Turramurra and Wahroonga, should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2016)* and 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 LEPs (Department of Planning and Environment 2016)*.
2. During the community consultation period, Council is to notify all affected land owners within the boundary of the proposed heritage conservation areas. The written notification is to include:
 - a) an overview of the proposal; and,
 - b) a copy of a diagram that identifies the proposed heritage conservation areas.
3. Prior to exhibition consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the Act to comply with the requirement of the relevant S117 Direction. The NSW Rural Fire Service 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.
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).



5. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 2nd day of May 2017

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

Delegate of the Greater Sydney
Commission