



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

Dear Mr McKee

Ku-ring-gai Local Environmental Plan 2015 (Amendment No. 14)

I refer to the proposal to amend Ku-ring-gai Local Environmental Plan 2015 to incorporate 13 deferred areas from the Ku-ring-gai Planning Scheme Ordinance and apply suitable land zonings and development standards, taking into consideration bushfire evacuation risk.

I, the Acting Deputy Secretary, Planning Services, as delegate of the Secretary of the Department of Planning and Environment, have agreed that the planning proposal's inconsistency with section 117 Direction 6.2 Reserving Land for Public Purposes and Direction 4.4. Planning for Bushfire Protection is justified in accordance with the terms of these Directions.

I have decided to amend the proposal post-exhibition to change proposed additional permitted use at 20 Kanowar Avenue, East Killara from eco-tourist facility to dwelling house, and introduce a minimum lot size of 30,000m² and maximum height of building to 9.5m. This is to limit any increases in residential density on the site, being consistent with advice from the NSW Rural Fire Service.

I am also pleased to advise that as delegate of the Greater Sydney Commission, I have made the plan under section 59(2) of the *Environmental Planning and Assessment Act 1979*, and under section 34(5) it will take effect when published on the NSW Legislation website.

Should you have any further enquiries about this matter, I have arranged for Ms Catherine Van Laeren of the Department to assist you. Ms Van Laeren can be contacted on 9860 1520.

Yours sincerely

David Gainsford
Acting Deputy Secretary
Planning Services

10/1/18.