



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

Dear Mr McKee

Planning proposal PP_2019_KURIN_004_00 to amend Ku-ring-gai Local Environmental Plan (Local Centres) 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend Schedule 1 Additional Permitted Uses to allow "residential flat building" on the site, providing that the ground floor of any such development be used solely as a registered club, rezone a portion of the site from RE1 Public Recreation to B2 Local Centre, and amend the Height of Buildings and Floor Space Ratio standards.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed, subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 6.3 *Site Specific Provisions* is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Considering that Council have an interest on the site in question, I have conditioned the Gateway for the Department of Planning, Industry and Environment to remain the local plan-making authority. The amending local environmental plan (LEP) is to be finalised within twelve months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Ashley Richards to assist you. Ms Richards can be contacted on 8289 6776.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', with a stylized flourish at the end.

1 June 2020

Malcolm McDonald
Executive Director, Eastern Harbour City
Greater Sydney Place and Infrastructure

Encl: Gateway determination
Authorised plan-making reporting template