



Our ref: PP_2016_KURIN_003_00 (16/03832)
Your ref: S10128

Mr John McKee
General Manager
Ku-ring-gai Council
Locked Bag 1006
Gordon NSW 2072

Attention: Mr Antony Fabbro

Dear Mr McKee

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

I am writing in response to your Council's letter dated 19 February 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone and reclassify land at 5 Ray Street, 12 William Street, and 1275 Pacific Highway, Turramurra.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Council is reminded of its obligation for undertaking a public hearing in relation to the proposed reclassification of land in accordance with the Department's Practice Note PN 09-003, Classification and reclassification of public land through a local environmental plan.

As delegate of the Secretary I have also agreed to the proposed reduction of land zoned for public purposes on the basis that the masterplan for the area will facilitate appropriate public space. Accordingly, no further approval is required in relation to S117 Direction 6.2 Reserving Land for Public Purposes.

I have also noted that the conclusion to a phase one assessment report undertaken for the site indicated that there was a low to medium risk of contamination and further assessment should be undertaken. I would appreciate if Council would further consider this matter during the process to ensure it complies with clause 6 of *State Environmental Planning Policy No.55 – Remediation of Land*.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

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 Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Mark Dennett of the Department's regional office to assist you. Mr Dennett can be contacted on (02) 9860 1534.

Yours sincerely



Catherine Van Laeren
Director, Sydney Region West
Planning Services

5/4/16

Encl:
Gateway Determination