

Gateway Determination

Planning proposal (Department Ref: PP_2016_KURIN_003_00): to rezone and reclassify land at 5 Ray Street, 12 William Street, and 1275 Pacific Highway, Turrumurra

I, the Director, Sydney Region West 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 (LEP) (Local Centres) 2012 to rezone and reclassify land at 5 Ray Street, 12 William Street, and part of 1275 Pacific Highway, Turrumurra, should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal as follows;
 - 1.1 to fully clarify the interests that apply at 12 William Street, Turrumurra (page 9 of the planning proposal refers);
 - 1.2 in Part 2, the explanation is to be amended to clearly state that the proposal will not rezone or apply development standards on the road reservation of 1275 Pacific Highway and it will only rezone part of 1275 Pacific Highway;
 - 1.3 indicate the reason(s) for reclassifying the road reservation within 1275 Pacific Highway (Lot 1 DP81994); and
 - 1.4 In Part 4:
 - 1.4.1 all maps (where appropriate) are to be amended to show the name of 'Ray Street';
 - 1.4.2 all maps are to clearly label the subject sites i.e. their precinct name, current and proposed zonings, and current and proposed classification, and
 - 1.4.3 remove the 'RE1' land zone label from the proposed zoning map in respect of 1275 Pacific Highway and re-label 'B2'.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal 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 Infrastructure 2013)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Transport for NSW
 - Transport for NSW – Roads and Maritime Services
 - Transport for NSW – Sydney Trains
 - Energy Australia
 - Sydney Water

Each public authority 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 or if reclassifying land).

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

Dated 5 day of April 2016



Catherine Van Laeren
Director, Sydney Region West
Planning Services
Delegate of the Greater Sydney Commission