



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_KURIN_002_00 (10/05183)
Your ref: S02846 2010/027090

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

Dear Mr McKee,

Re: Planning Proposal to rezone and reclassify land at South Turramurra

I am writing in response to your Council's letter dated 17 February 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Ku-ring-gai Planning Scheme Ordinance to rezone and reclassify land at Hall Street and Warner Avenue, South Turramurra.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The Gateway Determination requires that the planning proposal be made publicly available for a period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal, when amended as required by the Gateway Determination, is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination.

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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Felicity Moylan of the Regional Office of the Department on 02 9873 8500.

Yours sincerely,

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_KURIN_002_00): to zone the currently unzoned and unformed portions of Hall Street and Warner Avenue, South Turramurra to Residential 2C, and to reclassify six parcels of council land (Lot 1 DP 746618, Lot 3 DP 746618, Lot 1 DP 847214, Lot 74 DP 216500, Lot 1 DP 840228, Lot 2 DP 840228) from community to operational.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Ku-ring-gai Planning Scheme Ordinance to zone the currently unzoned and unformed portions of Hall Street and Warner Avenue to Residential 2C, and to reclassify six parcels of council land (Lot 1 DP 746618, Lot 3 DP 746618, Lot 1 DP 847214, Lot 74 DP 216500, Lot 1 DP 840228, Lot 2 DP 840228) from community to operational should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Environment, Climate Change and Water
 - Department of Local Government
 - Department of Lands
 - Department of Water and Energy
 - Roads and Traffic Authority
 - NSW Rural Fire Service
 - Energy Australia
 - Sydney Water

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. A public hearing is to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.
4. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated

16th

day of

March

2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning