

Mr Peter Debnam
Chair
Sydney North Planning Panel
Locked Bag 5022
PARRAMATTA NSW 2124

Our ref: IRF23/3213

Dear Mr Debnam

Planning proposal PP-2022-1137 to amend Ku-ring-gai Local Environmental Plan 2015

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone the site from SP2 Infrastructure (Educational Establishment) to R4 High Density Residential; introduce a maximum building height of 17.5m; and introduce a maximum floor space ratio of 1.3:1 at 130 Killeaton St, St Ives.

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

It is noted that the Sydney North Planning Panel have been appointed as the Planning Proposal Authority (PPA). The Minister for Planning or an appointed delegate will be the Local Plan-Making Authority for this planning proposal.

The amending LEP is to be finalised within 9 months of the issue of the Gateway determination. The Panel should aim to commence the exhibition of the planning proposal as soon as possible. The Panel's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. The department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Andy Ng to assist you. Mr Ng can be contacted on 9585 6438.

Yours sincerely



22 December 2022
Brendan Metcalfe
Director, North District
Metro Central and North

Encl: Gateway determination