

Gateway Determination

Planning proposal (Department Ref: PP-2022-1137): to amend the Ku-ring-gai LEP 2015 as it applies to 130 Killeaton Street, St Ives by rezoning 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

I, the Director, North District at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ku-ring-gai Local Environmental Plan 2015 to rezone the site, introduce a maximum building height, and introduce a maximum floor-space-ratio, should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as **standard** as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 28 working days; and
 - (b) the planning proposal 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, September 2022).

Exhibition must commence within **3 months** following the date of the gateway determination.

2. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
 - NSW Environment and Heritage Group
 - Transport for NSW; and
 - Ausgrid

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least **30 days** to comment on the proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A 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).

4. The timeframe for completing the LEP is to be **9 months** from the date of the Gateway determination.

Dated 22nd day of December 2023.



Brendan Metcalfe
Director, Metro North
Metro Central and North
Department of Planning and Environment
Delegate of the Minister for Planning and Public Spaces