



**PLANNING PROPOSAL AUTHORITY  
RECORD OF DECISION  
SUBMIT REVISED PLANNING PROPOSAL TO  
GATEWAY DETERMINATION**  
STRATEGIC PLANNING PANEL of the  
SYDNEY NORTH PLANNING PANEL

<b>DATE OF DETERMINATION</b>	26 October 2023
<b>DATE OF DECISION</b>	25 October 2023
<b>DATE OF BRIEFING</b>	25 October 2023 10am – 10.25am
<b>PANEL MEMBERS</b>	Sue Francis (Acting Chair), Greg Woodhams, Blake Cansdale and Suzanne Jolly
<b>APOLOGIES</b>	Barbara Newman
<b>DECLARATIONS OF INTEREST</b>	Ku-ring-gai Council's two local members - Cr Martin Smith and Cr Kim Wheatley have a conflict of interest as they considered the planning proposal (PP-2022-1137) at the council meeting of 16 May 2023 and supported the resolution to not support the proposal.
<b>DEPARTMENT OF PLANNING AND ENVIRONMENT</b>	Andy Ng – North District Team Amy van den Nieuwenhof – Agile Team Lisa Kennedy, Adam Williams and Taylah Fenning – Panel Secretariat

**PLANNING PROPOSAL**

PP-2022-1137– Ku-ring-gai LGA – at 130 Killeaton Street, St Ives

The planning proposal is seeking to facilitate a five-storey residential flat building with a yield of approximately 40 dwellings. It is proposed to amend the Ku-ring-gai Local Environmental Plan 2015 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 (FSR) of 1.3:1.

**PANEL DECISION**

The Panel determined as the Planning Proposal Authority (PPA) that the Planning Proposal should be submitted to the Department of Planning and Environment for Gateway Assessment.

The Panel's decision was unanimous.

The Panel met with the Department for a Pre-Gateway briefing to consider whether the additional information provided by Mackenzie Architects International (the Proponent) had addressed the Panel's four recommendations from the Rezoning Review of 25 August 2023. The conditions to be complied with prior to the planning proposal proceeding to a Gateway determination are:





- Update Arborist Report to confirm the location, species identification, and level of significance of the trees (all included on the one map);
- Update Biodiversity Impact Assessment, including recommendations on the impact on significant tree species and potential Biodiversity offsets;
- Following the outcomes of the updated Arborist Report and Biodiversity Impact Assessment, confirm updates required to Council's Terrestrial Biodiversity Map and Greenweb Mapping; and
- Prepare an affordable housing viability report and clarify housing affordability rates, including floor space and number of units and method of management to respond to the offer made by the proponent to consider the delivery of affordable housing in the development consistent with the

governments strategic housing policy. The Greater Sydney Region Plan and North District Plan have affordable housing targets in the range of 5-10% of new residential floor space subject to viability.

The Panel was briefed on the updated Arborist Report and Biodiversity Impact Assessment and the requirements for revisions to Ku-ring-gai Council's biodiversity mapping. The Panel was satisfied that conditions 1 to 3 had been adequately met and consultation with Ku-ring-gai Council and the NSW Environment and Heritage Group (EHG) during public exhibition would identify any further issues or concerns.

The Panel was briefed on the Proponent's affordable housing viability assessment (prepared by HillPDA, dated September 2023), noting the assessment had found that a contribution rate of 5% is marginally affordable. The Panel encourages the proponent to discuss with Council the available mechanisms to deliver affordable housing as part of the proposal.

The Panel concurred with the Department's Pre-Gateway Briefing Report's, 17 October 2023 recommendation that the four conditions had been adequately meet by the proponent.

PANEL MEMBERS	
 Sue Francis (Acting Chair)	 Greg Woodhams
 Blake Cansdale	 Suzanne Jolly