

Gateway Determination

Planning proposal (Department Ref: PP-2023-2739): to include 17A Edward Street, Gordon and interiors as a heritage item in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

I, the Director, Metro North at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, 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 (LEP) 2015 to include 17A Edward Street, Gordon and interiors as a heritage item in Schedule 5 and associated heritage map of the Ku-ring-gai Local Environmental Plan 2015, should proceed subject to the following conditions:

The Council as Planning Proposal Authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:

- (a) the Planning Proposal authority has satisfied all the conditions of the gateway determination;
- (b) the Planning Proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be amended to:
 - (a) Update the project timeline to reflect the timelines detailed in this determination.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (b) the Planning Proposal is categorised as basic, 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 10 working days; and
 - (c) 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, Housing and Infrastructure, August 2023).

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).

8 March 2024



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