

## Gateway Determination

**Planning proposal (Department Ref: PP-2024-321):** To amend the Ku-ring-gai Local Environmental Plan 2015 to amend planning controls to facilitate the redevelopment of the 'Turramurra Village' site at 1364-1396 Pacific Highway and 1, 1A, 3 and 3A Kissing Point Road, Turramurra for a mixed-use development.

I, the Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, 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 should proceed subject to the following conditions.

The LEP should be completed on or before 28 January 2026.

### Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended with the following changes:
  - (a) Clarify if the amendment seeks to include a minimum commercial FSR or non-residential FSR provision;
  - (b) Clarify if the proposed FSR map amendment only relates to the subject site and does not seek to amend the maximum FSR for all sites identified in 'Area 4'.
  - (c) Clarify that draft wording for new subclause within Clause 4.4 is one example of how the proposed amendment could be worded, with final working subject to drafting and agreement by Parliamentary Counsel's Office.
  - (d) Update land zoning maps within the planning proposal and associated documents to reflect new zoning labels within the Ku-ring-gai LEP 2015.
  - (e) Provide assessment against consistency with Direction 3.1 Conservation zones.
  - (f) Remove assessment against Chapter 6 Bushland in urban areas of the Biodiversity and Conservation SEPP 2021.
  - (g) Provide assessment against Division 17 Road and Traffic, Subdivision 2 of the Transport and Infrastructure SEPP 2021.
  - (h) Remove assessment against SEPP No 65 – Design Quality and Residential Flat Development and replace with assessment against Chapter 4 of the SEPP (Housing) 2021.
2. 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 Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 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 Guideline* (Department of Planning and Environment, August 2023).

3. 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 Act:

- Transport for NSW (TfNSW)
- Relevant utility providers

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 working days to comment on the proposal.

4. Council must arrange a public hearing in respect of the planning proposal to reclassify community land as operational land in accordance with the requirements of section 3.34(2)(e) of the Local Government Act 1993.
5. Council must ensure that all relevant obligations in relation to the reclassification of public land through a local environmental plan are undertaken in accordance with the Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2023) and Practice Note PN16-001 Classification and reclassification of public land through a local environmental plan.
6. Prior to finalisation, a suitable mechanism must be in place to secure 5% affordable housing on the site.

Dated 9 May 2025



**Jazmin van Veen**  
**Director, Local Planning (North, East**  
**and Central Coast)**  
**Local Planning and Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**