

Department of Planning, Housing and Infrastructure

Our ref: IRF25/804

Mr David Marshall

General Manager

Ku-ring-gai Council

818 Pacific Highway

GORDON NSW 2072

9 May 2025

Subject: Planning proposal (PP-2024-321) to amend Ku-ring-gai Local Environmental Plan 2015

Dear Mr Marshall

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) and additional information received on 20 February 2025 in respect of the planning proposal 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 including commercial premises, retail premises and shop-top housing.

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.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act Direction 1.4 Site Specific Provisions, 3.1 Conservation Zones and 4.5 Acid Sulfate Soils are considered minor and justified in accordance with the terms of the Direction.

I have determined not to authorise Council to be the local plan-making authority as Council owns part of the site, which is to be reclassified.

The amending local environmental plan (LEP) is to be finalised on or before 28 January 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure 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. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

Department of Planning, Housing and Infrastructure

The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning, Housing and Infrastructure, August 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 Jordan Clarkson to assist you. Ms Clarkson can be contacted on 02 9407 2131.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jazmin van Veen".

Jazmin van Veen

Director, Local Planning (North, east and Central Coast)
Local Planning and Council Support
Department of Planning Housing and Infrastructure