



Mr John McKee
General Manager
Ku-ring-gai Council
Locked Bag 1006
GORDON NSW 2073

Attention: Craige Wyse

Dear Mr McKee

Planning proposal PP-2020-866 to amend Ku-ring-gai Local Environmental Plan (Local Centres) 2012.

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 18 September 2020 and 7 December 2020, in respect of the planning proposal for the site known as the Lindfield Village Hub in Lindfield including: to increase the maximum height of building and floor space ratio controls, add a provision regarding affordable housing, add a local provision to allow for the exceedance of the maximum height of building for certain forms of development, and add an additional permitted use to allow residential flat buildings across the site.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions – Direction 6.3 – Site Specific Provisions regarding the proposed additional permitted use to allow residential flat buildings across the site. Council should ensure this occurs prior to public exhibition.

I have determined not to condition the Gateway for Council to be the local plan-making authority as the site is in Council ownership.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination, and Council should update the associated planning timeline within the proposal document.

Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment

to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Michael Cividin to assist you. Mr Cividin can be contacted on 9860 1554.

Yours sincerely



22 Jan 2021

**Luke Downend
Acting Director North District
Eastern Harbour City**

Encl: Gateway determination