



Mr John Mckee
General Manager
Ku-ring-gai Council
Locked Bag 1006
GORDON NSW 1595

Attention: Craige Wyse

Dear Mr Mckee

Endorsement of Planning Proposal to amend Ku-ring-gai Local Environmental Plan (Local Centres) 2012 (PP_2019_KURIN_004_00)

Thank you for your letter and supporting information dated 26 November 2020 concerning the endorsement of the above planning proposal. I note Council has amended the planning proposal and supporting documentation in accordance with conditions 1(a) – (d) of the Gateway determination issued on 1 June 2020.

The amended planning proposal and the supporting information has been reviewed by the Department and I have determined to endorse the amended proposal for exhibition. The Department is satisfied that conditions 1(a) – (d) from the Gateway determination have been met.

This has included that:

- the fifth point from the explanation of provisions concerning the amendment to Clause 1.8A of the LEP has been removed from the planning proposal;
- all references to a maximum height limit of 28.5m, rooftop facilities requiring a height limit above 26.5m and a maximum floor space ratio (FSR) of 3.2:1 have been removed from the planning proposal;
- updated shadow diagrams based on the building envelopes only have been provided; and
- a project timeline has been provided that is consistent with section 2.6 of part 6 of A guide to preparing local environmental plans (Department of Planning and Environment 2016).

The timeline should be further updated prior to exhibition based on the timing of the Department's endorsement.

I have therefore considered that the amended planning proposal provides sufficient information to allow it to proceed to public exhibition.

It is noted that this proposal seeks to amend Ku-ring-gai LEP (Local Centres) 2012, which is with the Department for finalisation to be consolidated with Ku-ring-gai LEP 2015 (PP-2020-533).

It is likely that the Consolidating Planning Proposal (PP-2020-553) will be gazetted prior to this planning proposal, with Ku-ring-gai LEP (Local Centres) 2012 being repealed. In that regard, it is expected that any request for finalisation of this planning proposal will consider the current status of Ku-ring-gai LEP (Local Centres) 2012 and PP-2020-553.

If you have any questions, I have arranged for Taylor Cole, Para Planner, North District to assist you. Taylor can be contacted on 9995 6628.

Yours sincerely

A handwritten signature in blue ink that reads "Brendan Metcalfe". The signature is written in a cursive style.

10 March 2021
Brendan Metcalfe
Director, North District
Eastern Harbour City