



New South Wales

State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP
Minister for Planning and Public Spaces

State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025

under the

Environmental Planning and Assessment Act 1979

1 Name of policy

This policy is *State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025*.

2 Commencement

This policy commences on the day on which it is published on the NSW legislation website.

3 Repeal of policy

This policy is repealed at the beginning of the day following the day on which this policy commences.

4 Maps

The maps adopted by the following environmental planning instruments are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this policy—

- (a) *Ku-ring-gai Local Environmental Plan 2015*,
- (b) *State Environmental Planning Policy (Housing) 2021*.

Schedule 1 Amendment of Ku-ring-gai Local Environmental Plan 2015

[1] Clause 1.8A Savings provision relating to development applications

Insert at the end of the clause—

- (2) A development application made, but not finally determined, before the commencement of *State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025* must be determined as if the policy had not commenced.

[2] Clause 4.3 Height of buildings

Insert after subclause (2B)—

- (2C) Subclause (2A) does not apply to land identified as “Area 2” on the Height of Buildings Map.

[3] Clause 4.4 Floor space ratio

Insert after subclause (2F)—

- (2G) Subclause (2C) does not apply to land identified as “Area 6” on the Floor Space Ratio Map.

[4] Clause 6.6 Requirements for multi dwelling housing and residential flat buildings

Insert after subclause (2)—

- (2A) Subclause (2) does not apply to land identified as “Area 3” on the Lot Size Map.

[5] Clause 6.6(5)

Insert after clause 6.6(4)—

- (5) Development consent must not be granted for the erection of residential flat buildings on land identified as “Area 3” on the Lot Size Map unless—
- (a) the lot is at least 1,500m², and
 - (b) the lot is at least 24m long and 24m wide.

[6] Clause 6.7, heading

Omit “in Zones E1 and MU1”.

[7] Clause 6.7(1)

Omit “in Zone E1 Local Centre or Zone MU1 Mixed Use”.

Insert instead “on certain land in Ku-ring-gai”.

[8] Clause 6.7(2)

Omit “Zone MU1 Mixed Use”.

Insert instead “on land identified as “Active Street Frontages” on the Active Street Frontages Map”.

[9] Clause 6.13 Lindfield Village Hub

Omit the clause.

[10] Part 6 Additional local provisions

Insert at the end of the part, with appropriate clause numbering—

Development in Gordon Town Centre

- (1) This clause applies to land identified as “Area 3” on the Key Sites Map.
- (2) A building on land to which this clause applies may have a height of up to 109m.
- (3) The floor space ratio of buildings on a site on land to which this clause applies may be up to 7.5:1.
- (4) Subclauses (2) and (3) do not apply unless the consent authority is satisfied that—
 - (a) the site area of the development will be at least 7,700m², and
 - (b) the buildings resulting from the development will have a minimum amount of gross floor area used for the purposes of non-residential development that is calculated using a floor space ratio of 1:1, and
 - (c) the development will include—
 - (i) at least 3,000m² of floor area used for the purposes of community facilities or public administration buildings, or
 - (ii) floor area, equal to at least 2% of the gross floor area used for the purposes of residential accommodation, used for the purposes of affordable housing.
- (5) In this clause—

non-residential development means development other than—

 - (a) development for the purposes of residential accommodation, other than residential care facilities, and
 - (b) development for the purposes of car parks.

Development at 924 Pacific Highway, Gordon

- (1) This clause applies to land identified as “non-residential floor space” on the Non-Residential Floor Space Ratio Map.
- (2) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development includes a minimum amount of gross floor area used for the purposes of non-residential development that is calculated using a floor space ratio of 1:1.
- (3) In this clause—

non-residential development means development other than—

 - (a) development for the purposes of residential accommodation, other than residential care facilities, and
 - (b) development for the purposes of car parks.

[11] Schedule 1 Additional permitted uses

Omit clauses 10, 57, 65 and 72.

[12] Dictionary

Insert in alphabetical order—

Active Street Frontages Map means the Ku-ring-gai Local Environmental Plan 2015 Active Street Frontages Map.

Non-Residential Floor Space Ratio Map means the Ku-ring-gai Local Environmental Plan 2015 Non-Residential Floor Space Ratio Map.

Schedule 2 Amendment of State Environmental Planning Policy (Housing) 2021

[1] Section 163 Definitions

Insert in alphabetical order—

Low and Mid Rise Housing Exclusion Map means the State Environmental Planning Policy (Housing) 2021 Low and Mid Rise Housing Exclusion Map.

[2] Section 164 Land to which chapter applies

Omit “Schedule 12.” from section 164(1)(k). Insert instead—

Schedule 12,

- (l) land identified as “Accelerated TOD Precinct” on the Accelerated Transport Oriented Development Precincts Rezoning Areas Map,
- (m) land identified as “exclusion area” on the Low and Mid Rise Housing Exclusion Map.

[3] Section 164(2)

Omit the subsection.