

Mr Peter Duncan AM
Acting Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Dear Mr Duncan

Request for Gateway determination review – PP_2019_KURIN_001_00

I am writing to advise the Independent Planning Commission that a Gateway determination review request has been submitted to the Department of Planning, Industry and Environment for the above planning proposal. Details of the planning proposal are summarised below:

Dept. Ref. No:	PP_2019_KURIN_001_00
LGA:	Ku-ring-gai
LEP to be Amended:	Ku-ring-gai Local Environmental Plan 2015
Address/ location:	149 Livingstone Avenue, Pymble
Proposal:	To include the property on the site as a local heritage item under schedule 5 of Ku-ring-gai Local Environmental Plan 2015.

Ku-ring-gai Council has requested a review of the determination as it believes new information has been submitted which may cause the Gateway decision to be reconsidered.

The Commission is requested to review the Planning Proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Department confirming whether, in the Commission's opinion, the Planning Proposal should proceed past Gateway in accordance with the original submission.

The advice and recommendation should be provided within 28 days of the date of this letter and sent to the Department of Planning, Industry and Environment at Locked Bag 5022, Parramatta NSW 2150.

The following information and documents are enclosed to assist the Commission in its review:

- Planning Proposal
- Gateway Determination
- Department's Gateway Determination Assessment Report, dated 30.06.19
- Department's Gateway Determination, dated 30.06.19
- Department's Justification Assessment Report
- Heritage assessment - Ann Warr
- Heritage assessment - Chris Betteridge
- Council's heritage assessment - Andreeana Kennedy
- Review Request heritage assessment, considering new information - DFP Planning Consultants
- Heritage assessment, Peer review of DFP Report - Paul Davies
- Heritage assessment, Peer review of DFP Report - Stephen Davies
- Interim Heritage Order, dated 08.05.18
- Land and Environment Court Determination - Goldfields PL v Ku-ring-gai Council, dated 13.09.2019
- Land and Environment Court Determination, Annexure A Conditions of Consent, dated 13.09.2019
- Council's Gateway Review Request
- Email - Ku-ring-gai Council Review Request with supporting information
- Ordinary Meeting of Council 17.09.19 Actions and Minutes

The Department's *A guide to preparing local environmental plans* provides advice on procedures for the various stages in the independent review process. The guide is available on the Department's website at planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources.

Should you have any further enquiries about this matter, I have arranged for Ms Ashley Richards, Specialist Planning Officer, North District, Eastern Harbour City, from the Department of Planning, Industry and Environment to assist you. Ms Richards can be contacted on (02) 8289 6776.

Yours sincerely



16 April 2020

Malcolm McDonald

Executive Director, Eastern Harbour City

Greater Sydney, Place and Infrastructure Division