



New South Wales

Ku-ring-gai Local Environmental Plan No 202

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (SRE0000003/S69)

DIANE BEAMER, M.P.,
Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2005 No 291

Clause 1 Ku-ring-gai Local Environmental Plan No 202

Ku-ring-gai Local Environmental Plan No 202

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Ku-ring-gai Local Environmental Plan No 202*.

2 Aims of plan

This plan aims:

- (a) to rezone part of the land to which this plan applies from Zone No 2 (d) Residential “D” to Zone No 2 (d3) Residential “D3” under the *Ku-ring-gai Planning Scheme Ordinance*, and
- (b) to facilitate basement car parking for the exclusive use of the Greengate Hotel (No 655A Pacific Highway, Killara), where such parking is provided in conjunction with multi-unit housing and associated basement car parking.

3 Land to which plan applies

- (1) In respect of the aim referred to in clause 2 (a), this plan applies to Lot 1, DP 1030172, and known as No 657 Pacific Highway, Killara, as shown coloured light scarlet with dark red edging and lettered “2 (d3)” on the map marked “Ku-ring-gai Local Environmental Plan No 202” deposited in the office of Ku-ring-gai Council.
- (2) In respect of the aim referred to in clause 2 (b), this plan applies to Lot 1, DP 1030172, Part Lot D, DP 330222 and Lot C, DP 330222, and known, respectively, as Nos 657, 659 and 661 Pacific Highway, Killara.

4 Amendment of Ku-ring-gai Planning Scheme Ordinance

The *Ku-ring-gai Planning Scheme Ordinance* is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 4 Interpretation

Insert in appropriate order in the definition of *Scheme map* in clause 4 (1):

Ku-ring-gai Local Environmental Plan No 202

[2] Schedule 8 Development for certain additional purposes

Insert at the end of the Schedule:

Lot 1, DP 1030172 and Part Lot D, DP 330222 and Lot C, DP 330222 (Nos 657–661 Pacific Highway, Killara)—basement car parking of at least 60 car spaces for the exclusive use of the Greengate Hotel (No 655A Pacific Highway, Killara), but only if:

- (a) the basement car parking will be provided in conjunction with multi-unit housing and associated residential car parking development, and
- (b) deep soil landscaping will be provided:
 - (i) to at least 35% of the site area, and
 - (ii) to a width of at least 8 metres along the Pacific Highway and Bruce Avenue, Killara frontages, and
- (c) in addition to deep soil landscaping as required by paragraph (b) of this item, a further 25% of the site area will be provided with soil to a depth of at least 2 metres (not being deep soil landscaping).