



# PLANNING PROPOSAL

**To amend the  
Ku-ring-gai Local Environmental Plan 2015  
to rezone land at  
556 Pacific Hwy, Killara -  
Deferred Area 15**

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<b>Arborist</b>	Urban Forestry Australia
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ATTACHMENT A – Checklist of Consistency with Section 117 Directions and SEPPs

ATTACHMENT B – Detailed Site Survey updated 27 July 2017 prepared by YSCO Geomatics reflecting all proposed zoning and curtilage boundary data.

ATTACHMENT C – Urban Design Study prepared by PMDL, September 2017.

ATTACHMENT D – Traffic Assessment Report prepared by Varga Traffic Planning, September 2017.

ATTACHMENT E – Heritage Conservation Management and Heritage Assessment Report prepared by Graham Brooks and Associates, December 2016.

ATTACHMENT F – Flora and Fauna Report prepared by Footprint Green Pty Ltd, 7 November 2016.

ATTACHMENT G – Arborist Report prepared by Urban Forestry Australia, May 2016.

ATTACHMENT H – Contamination Report prepared by SESL Australia, initial report April 2016 and Extension of DSI Study Area September 2017.

ATTACHMENT I – Communication Outcomes Report by Elton Consulting, December 2016.

ATTACHMENT J – Information checklist.

ATTACHMENT K – Political donations disclosure statement.

## INTRODUCTION

This Planning Proposal has been prepared in respect of land owned by Killara Golf Club and that is situated on land known as 556 Pacific Highway, Killara and which is identified as Lot 2 in DP535219. The portion of the site affected by this Planning Proposal is known as Deferred Area 15 and is delineated by a line from corner 19-21 Fiddens Wharf Road to approximate centre of 22 Buckingham Road (touching corner of the Bowling Green). The Deferred Area 15 is located to the northeast of the greater lot ('the Site').

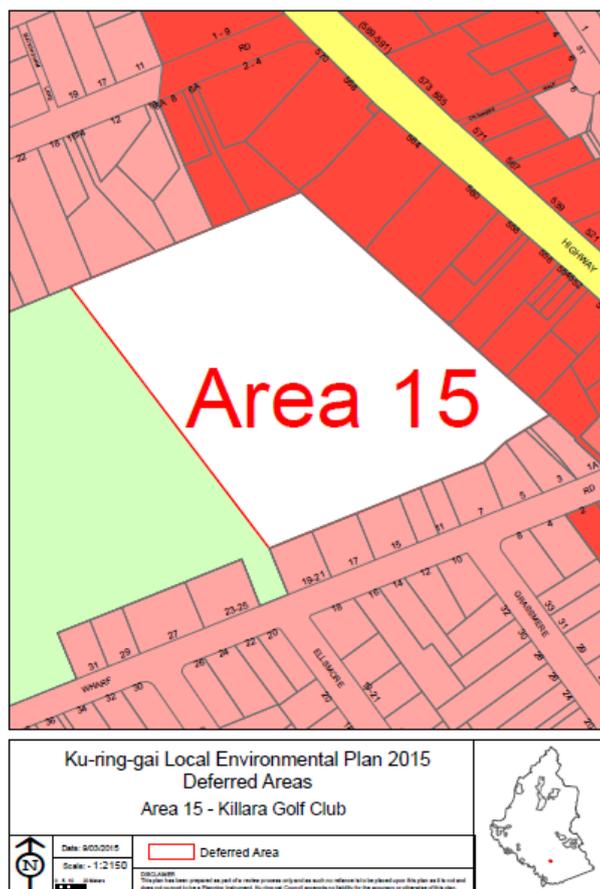
The Site is an irregular shaped allotment owned and occupied by Killara Golf Club. The site has a total area of 17.56ha and is located on the southwest side of the Pacific Highway with a main street frontage of 25.91m with a secondary access of 6.095m to Pacific Highway. The Site also has two frontages to Fiddens Wharf Road with a portion of the northern boundary having frontage to Buckingham Road and the southwest boundary fronting Golf Links Road. The main entry to the Killara Golf Club is from the Pacific Highway.



Location Map - Killara Golf Club



Aerial Photograph - Killara Golf Club



**Deferred Areas (Area 15) Map Identifying the Subject Site**

Currently the Site comprises the main Clubhouse and at grade parking located towards the northern portion of the site. Vehicular access is from The Pacific Highway over Lot 9 in DP 3725 with parking located over Lot 4 in DP 404775 and Lot B in DP 412102. There are two bowling greens and two tennis court located towards the northeast corner of the Site. The maintenance sheds are located towards the southwest corner of the Site and a separate vehicular access from Fiddens Wharf Road with at grade parking is provided to these maintenance sheds and for members hitting off the 9<sup>th</sup> tee. The proposal will not reduce the provision of golfing in this locality as all holes and playing facilities will be retained. Future planning for the Site will identify options for either the adaptive reuse and upgrade of the existing Clubhouse building and/or its adaptive reuse if a new Clubhouse is constructed elsewhere on the property.

## **BACKGROUND**

Killara Golf Club was established in 1899 and is one of four private golf clubs in the Ku-ring-gai Municipality. This Planning Proposal is seen by Killara Golf Club as the first step towards a long-term plan for the Club, aimed at positioning the Club to cater for the needs of a changing demographic in the Ku-ring-gai Municipality.

The sport of golf is slowly losing popularity, especially amongst younger people. This trend is being experienced worldwide. In Australia, many golf clubs are experiencing financial difficulty. Killara Golf Club is currently in a strong financial position but regards good forward planning as vital to maintaining this. The Planning Proposal is

reinstating a Residential Zoning on land that has had an R2 Zoning for at least 60 years. The land identified in the Proposal, with the increased zoning, will ensure future Boards and Members have options to secure Killara Golf Club's future.

Based on both overseas and local experience, Killara Golf Club sees as crucial to its future, the maintenance and continual improvement of its excellent golf course together with the provision of a wider offering of activities and facilities for current and future Members. Importantly, this includes a major upgrade to the Clubhouse facilities enabling the Club to offer much greater functionality in a more cost-effective manner.

This Planning Proposal will preserve the Club's options in the future as to how it wishes to use its land. These options will be severely diminished if steps are not taken now to preserve them.

Re-zoning of part of the Club's land, whilst having no impact on the existing golf course and other facilities, will position the Club financially to consider these important objectives.

The Club does not currently propose at this time to develop any of the rezoned land. However, if in the future some of or all the land is developed the Club wishes to make it clear that is committed to:

- Maintaining a championship golf course with associated sporting facilities supported by a strong locally based membership; and
- Maintaining a strong and positive relationship with its neighbours and the local community

### **Member support for change**

An Extraordinary General Meeting was held at the Club on 22nd February 2017 to consider whether the Planning Proposal should be lodged immediately or deferred for further consideration. In the months leading up to the meeting the Club fully engaged and informed its 1,900 Members on the details of the proposal.

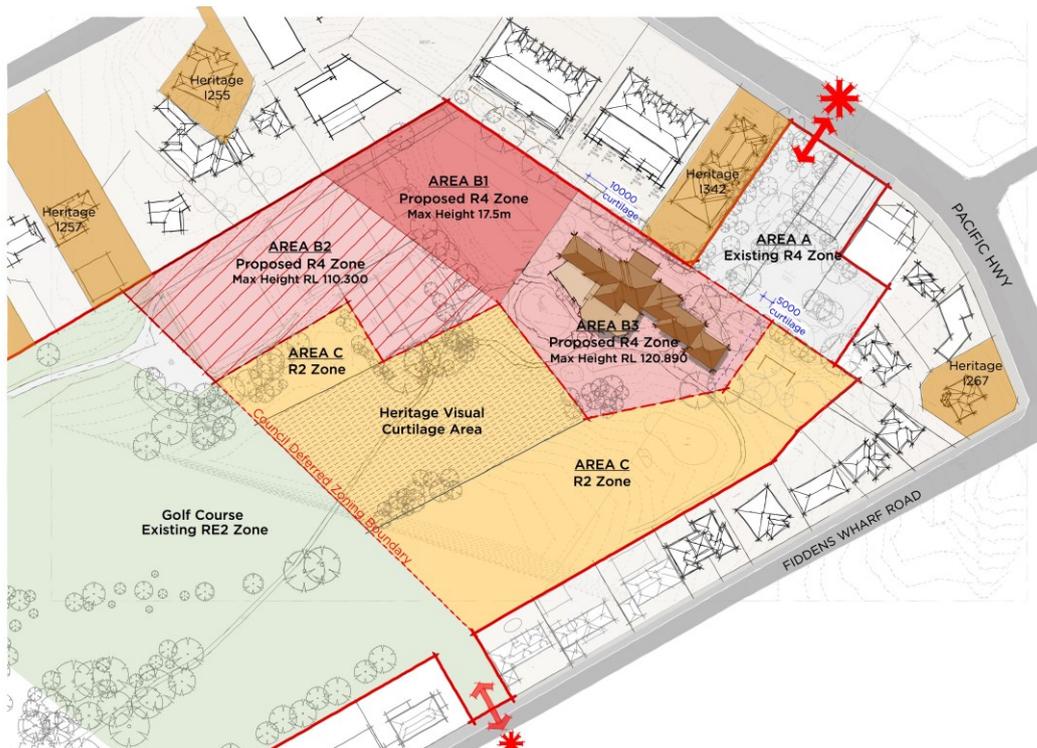
Of the 403 Members present, the vast majority of whom are Ku-ring-gai residents, only seven voted against immediate lodgement. This confirms the overwhelming support of Members for the Club to move towards positioning itself for the future.

This planning proposal:

- has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning Guidelines including '*A Guide to Preparing Local Environmental Plans*' and '*A Guide to Preparing Planning Proposals*' dated 2016.
- relates only to the northeast portion of the Site which comprises the Clubhouse, bowling greens, tennis courts, parking and vehicular access from the Pacific Highway as identified on the Maps.
- relates to the northeast portion of the Site which is currently identified as a 'Deferred Area 15' in that the site has been deferred from inclusion in the Ku-

ring-gai Local Environmental Plan 2015 (KLEP 2015) and therefore the provisions of the KPSO currently apply. It is this portion of the site identified as Lot 2 in DP535219 to which this Planning Proposal applies. It is proposed that future access to the subject site will be over Lot 9 in DP 3725 as is currently the case.

- seeks approval for the amendment of the KLEP 2015 to provide the northeast portion of the Site to be zoned R4 High Density Residential (Identified as 'Area B' on the 'Planning Proposal' map in the Planning Study) and the remainder of the Deferred Area as R2 Low Density Residential Zone (identified on 'Area C' on the 'Planning Proposal' map). The site is located adjacent to R4 zoning to the northeast and R2 zoning to the north and south and has previously been zoned part residential 2(b).



Extract of Planning Proposal Map from Urban Design Study

The Killara Golf Course Clubhouse is identified as a local heritage item under Schedule 7 of the Ku-ring-gai Planning Scheme Ordinance. This will require modification of Schedule 5 of the KLEP 2015 to include the Killara Golf Course Clubhouse, putting green and fairway as a heritage item with local significance. This will require modification of Schedule 5 and the heritage map of the KLEP 2015.

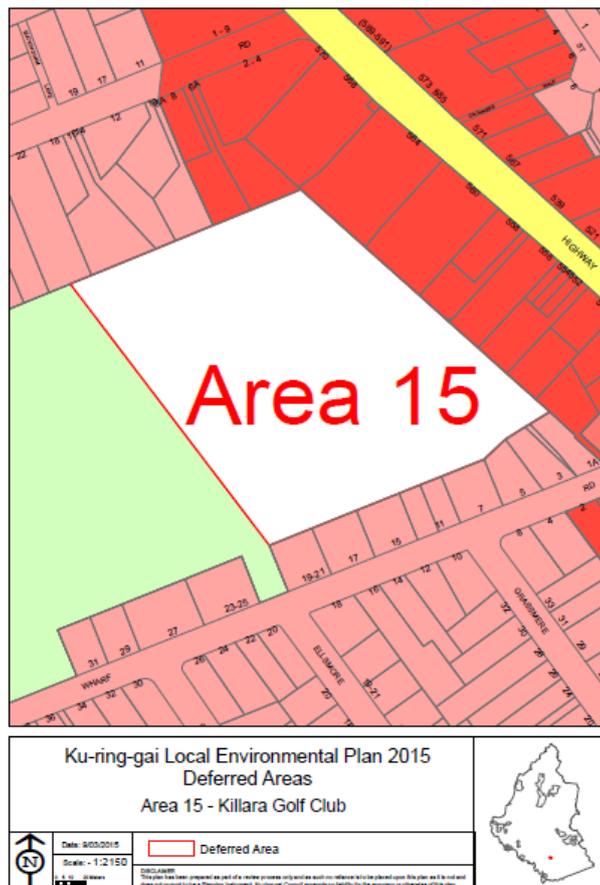
# PART 1 – OBJECTIVE AND INTENDED OUTCOMES

## A statement of the objectives and intended outcomes of the proposed instrument

This Planning Proposal (and requisite supporting documents) seeks approval for the modification of the KLEP 2015 to allow residential development on land identified as No. 556 Pacific Highway, Killara and which is identified as ‘Deferred Area 15’ (‘the Site’).

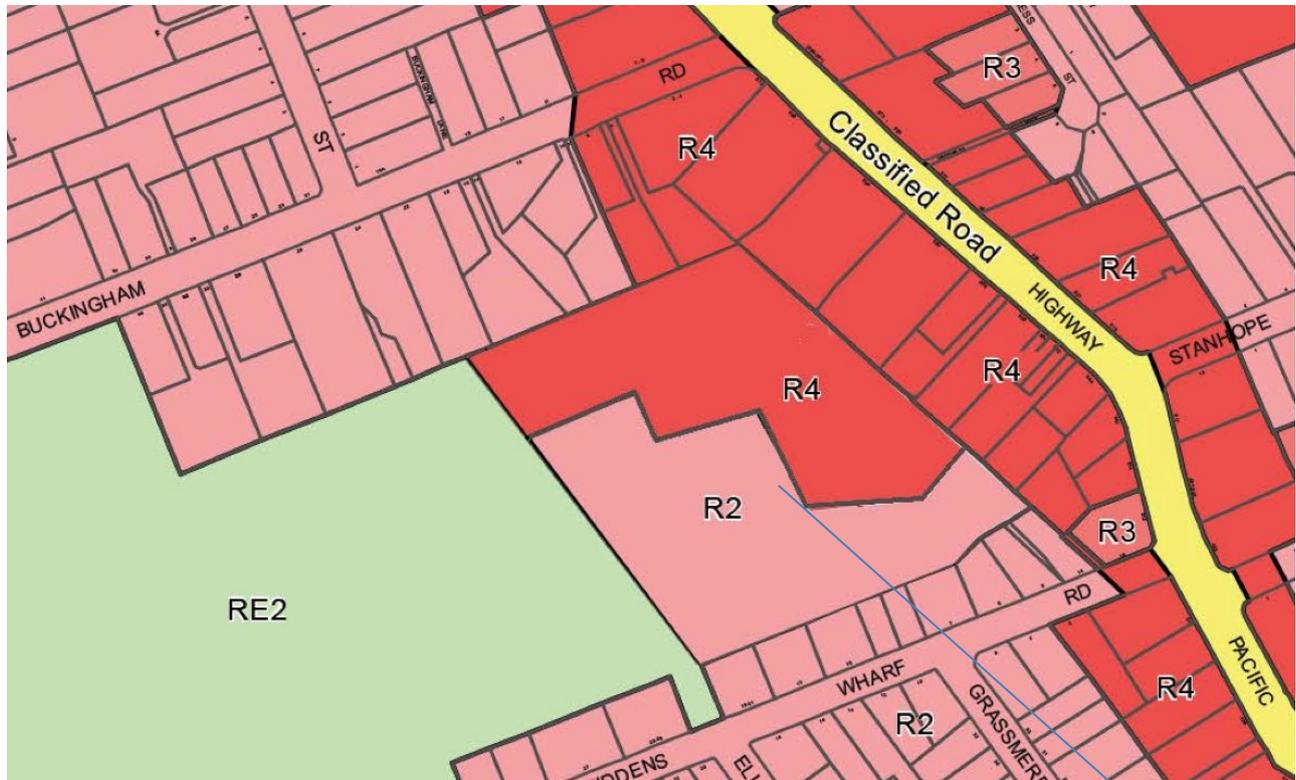
The KLEP 2015 applies to the majority of land within Ku-ring-gai. The LEP came into effect on 2 April 2015. There are fifteen (15) areas that have been deferred (known as Deferred Area) from inclusion in the KLEP 2015 to allow for reassessment of bushfire risk and proposed zoning changes. The Ku-ring-gai Planning Scheme Ordinance applies to all development within a Deferred Area, with Draft Ku-ring-gai Local Environmental Plan 2013 still a matter for consideration in the assessment of any Development Applications with respect to the subject land. The land the subject of this Planning Proposal and identified as the northeast portion of the Killara Golf Club is ‘Deferred Area 15’.

The area was deferred to allow reassessment of the RE2 Private Recreation zoning on this parcel of land, which was previously zoned part Residential 2(b) under the Ku-ring-gai Planning Scheme Ordinance.



Deferred Areas (Area 15) Map Identifying the Subject Site

The Planning Proposal seeks approval for the amendment of the Ku-ring-gai Local Environmental Plan 2015 to zone the northeast portion of the subject site a mixture of R4 - High Density Residential and R2 Low Density Residential (refer to 'Proposed Zoning Map').



Proposed Zoning Map -KLEP 2015

Area referred to in Planning Proposal

Land Zoning Map - Sheet LZN\_014

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B7	Business Park
E1	National Parks & Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways

This amendment would make residential uses permissible on the R2 and R4 zoned land.

Enabling this zoning will result in the orderly and economic use of the land including the option of adaptive reuse of heritage building currently utilised as the Clubhouse. This will allow the Golf Club to plan for its future by having the ability to further develop the land zoned Residential in partnership with a housing provider.

The Site adjoins land zoned R4 High Density Residential (as depicted in the ‘Deferred Area Map’ above) to the northeast and any rezoning of the Site would complement the existing high density residential development.

Council has applied an approach to provide transition zoning to buffer low density housing from the impacts of 5-storey apartments adjacent to one and two storey homes. This has been done through an interface area where the bulk and scale of building between 2-storey and 5-storey buildings is set at 2-storey to ensure some amenity is maintained to the adjacent 2-storey dwellings.

The reduction in Heights to the R4 Area B2 classed as an interface area, will ensure that partial views and good amenity is maintained to the neighbouring single dwelling properties. The proposed height standards across the R4 (High Density Residential) area will enable a variety of building heights to be achieved depending on the location, whilst preserving amenity and consistency with KLEP standards.

Given the unusual nature of this site, its “battle-axe” aspect, interface issues, topographical features, heritage significance and ecological areas, it is recommended that a site-specific Development Control Plan be prepared should the proposal be issued a gateway determination for public exhibition. This DCP would be prepared by Council in accordance with Council’s adopted fees and charges and incorporate masterplan principles negotiated with the landowner. The DCP would ensure consideration of the physical and visual amenity to adjacent low-density dwellings including the Heritage Items in the vicinity of the proposal, consideration of the Heritage Item clubhouse and its curtilage and view corridor, consideration of new onsite dwellings, consideration of the users of the golf course, landscape screening, access and circulation. The planning proposal should include reference to the preparation of site specific DCP proceed provisions as a means of ensuring the delivery of intended outcomes of this Planning Proposal.

The outcomes proposed by this planning proposal will provide for the provision of additional housing generally in accordance with the State Government Urban Consolidation and Housing Policies as well as being compatible with the existing surrounding land.

The masterplan identifies an area in proximity to the existing machinery/maintenance shed for a possible future Clubhouse with access via Fiddens Wharf Road.

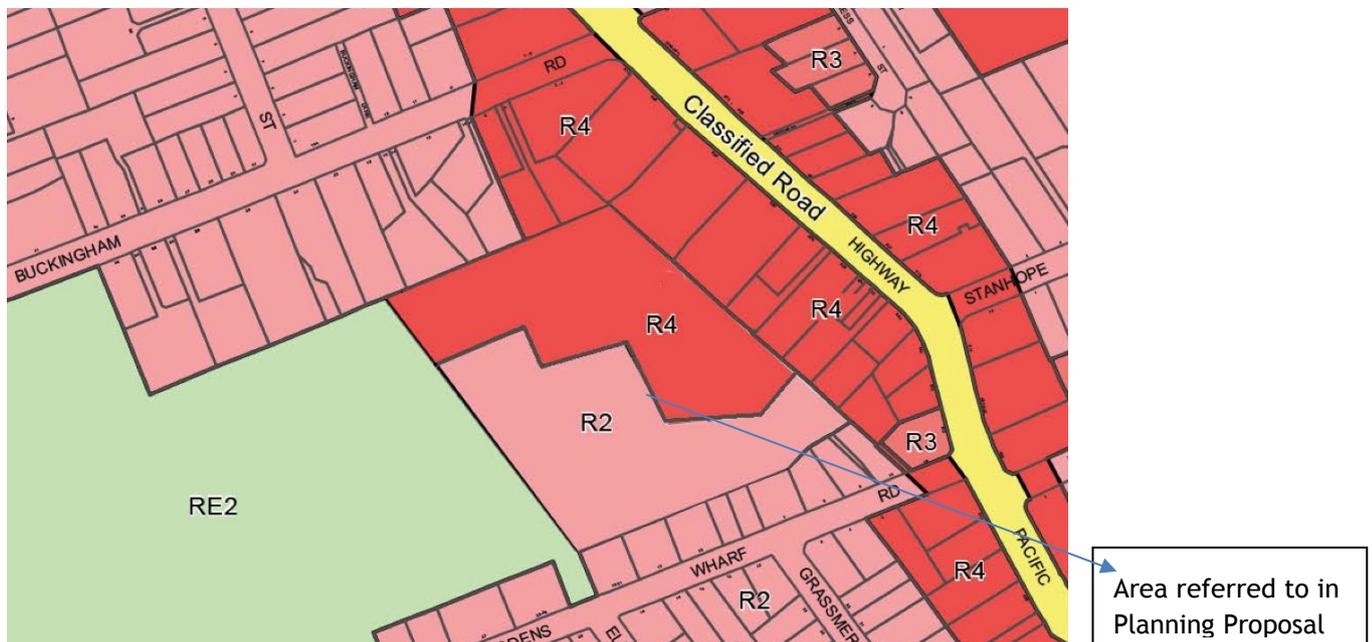
## PART 2 – EXPLANATION OF PROVISIONS

An explanation of the provisions that are to be included in the proposed instrument

The Planning Proposal seeks amendments to KLEP 2015 to zone the currently ‘Deferred Area’ land legally described as Lot 2 in DP535219 to R4 High Density Residential and R2 Low Density Residential.

The Planning Proposal seeks amendments to the following KLEP2015 maps:

Land Zoning Map: Remove the ‘Deferred Area’ status of the subject land and instead zone the land partly R4 High Density Residential and partly R2 Low Density Residential as per the proposed Land Zoning Map.

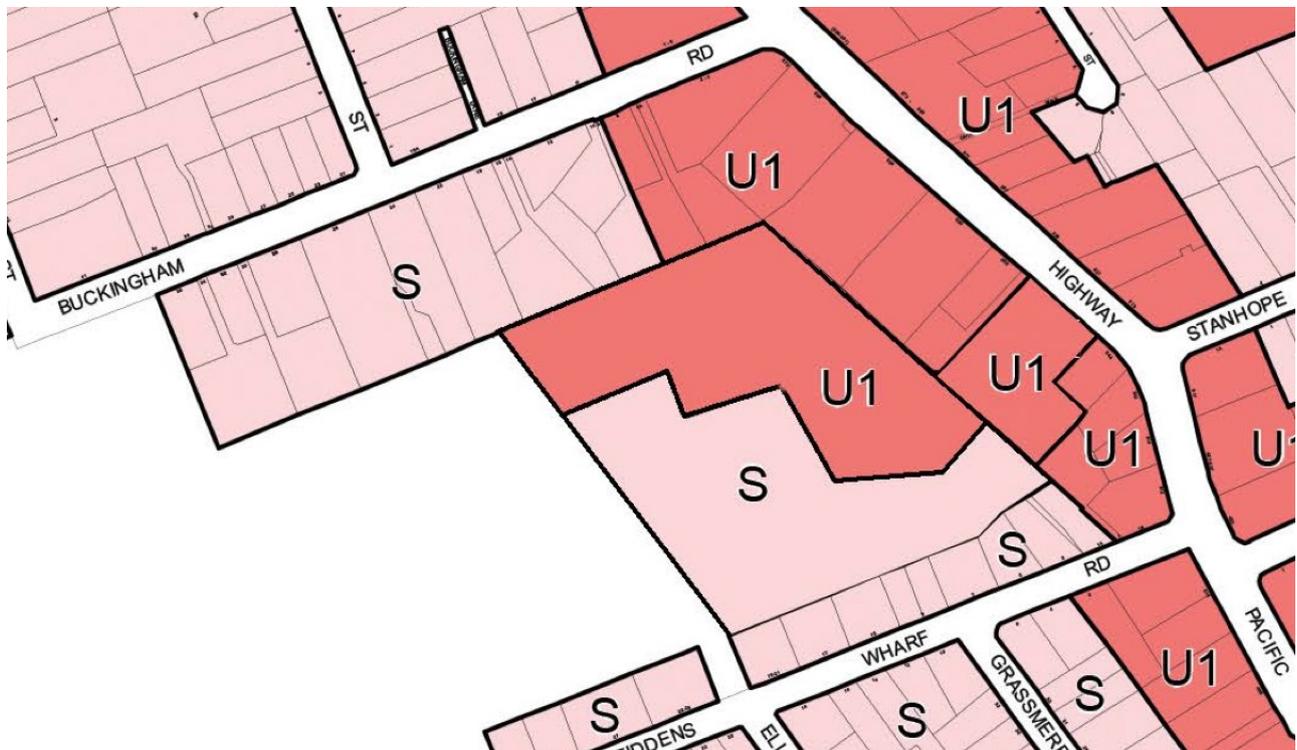


Proposed Zoning Map - KLEP 2015

Land Zoning Map - Sheet LZN\_014

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B7	Business Park
E1	National Parks & Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways

Lot Size Map: Provide a minimum subdivision size of 1200m<sup>2</sup> for that portion of the land identified as R4 and 840m<sup>2</sup> for the area to be zoned R2 as per the proposed Lot Size Map. This will reflect lot sizes of existing and surrounding residential development to the east and is appropriate for the social, economic and environmental characteristics of the subject land.



Proposed Lot Size Map - KLEP 2015

Lot Size Map - Sheet LSZ\_014

Minimum Lot Size (sq m)	
Q	790
S	840
T	930
U1	1200
U2	1500
Y	10000

Height of Buildings Map: Provide a maximum building height of 17.5m on the land to be zoned R4 and a maximum height of 9.5m for the portion of the site to be zoned R2 as per the proposed Height of Building Map. This provides a height that is compatible with the surrounding properties and has consideration of the slope of the site and existing building footprint level. Development in the curtilage 'Area A' identified in the Conservation Management Plan (Page 74) to be limited to an RL of 120.88 which is equivalent to the main roof ridge line (running northwest-southeast) of the clubhouse, (see map below).

The north-west corner of the proposed R4 (high Density Residential) zone abuts an existing R2 (Low Density Residential) zoned area which includes the Heritage Item I257 at 22 Buckingham Road, Killara. To have R4 (High Density Residential) immediately adjacent to an R2 (Low Density Residential) zoning, creates an interface issue. It is Ku-ring-gai Council's practice to generally (where possible) step down the built form bulk

and scale through appropriate transitional zoning or height/FSR standards within interface sites to reduce amenity impacts such as overshadowing and loss of privacy that result from R4 (High Density Residential) 5-storey buildings being adjacent to R2 (Low Density Residential) 2 -storey buildings.



Proposed Building Height Map - KLEP 2015

Height of Buildings Map - Sheet HOB\_014

**Maximum Building Height (m)**

J1	9
J2	9.5
L	11.5
N	14.5
O	16
P	17.5
Q1	20
Q2	20.5
T	26.5
U	32.5
V	39.5

**Cadastre**

	Cadastre 22/04/2015 © Land & Property Management Authority
	Maximum Height RL 109.500
	Maximum Height RL 120.880

Floor Space Ratio Map: Provide a maximum floor space ratio of 1.3:1 on the subject land to be zoned R4 and a floor space of 0.3:1 or in accordance with Clause 4.4 for that portion of the site zoned R2 as per the proposed Floor Space Ratio Map. This provides a floor space that is compatible with the adjoining north-eastern properties.



Proposed Floor Space Ratio Map - KLEP 2015

Floor Space Ratio Map - Sheet FSR\_014

**Maximum Floor Space Ratio (n:1)**

A1	0.2
A2	0.24
A3	0.3
A4	0.37
B	0.4
D	0.5
G	0.65
I	0.75
J	0.8
K	0.85
N	1.0
Q	1.3
U	2.5
W	3.5

**Cadastre**

 Cadastre 07/04/2015© Land & Property Management Authority

Q1	1.05
Q2	0.36

Heritage Map: Identify the site as a Local Heritage Item as follows:



**Proposed Heritage Map - KLEP 2015**

Heritage Map - Sheet HER\_014



This will include an amendment to Schedule 5 of the KLEP 2015 as follows:

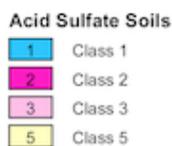
Suburb	Item Name	Address	Property Description	Significance	Item No
Killara	Killara Golf Course Clubhouse including the putting green and fairway.	556 Pacific Highway	Part Lot 2, DP535219	Local	1341

Acid Sulfate Soils Map: Provide a Classification of 5 for the subject site.



**Proposed Acid Sulfate Soil Map - KLEP 2015 (identify as Class 5)**

Acid Sulfate Soils Map - Sheet ASS\_014



Riparian Lands and Watercourse Map: Identify the riparian lands and watercourse within the site.



Proposed of Riparian Lands Map - KLEP 2013

Riparian Land Map -  
Sheet NRL\_022

- Riparian Land
- Category 1
  - Category 2
  - Category 3
  - Category 3a

Terrestrial Biodiversity Map: Identify the biodiversity lands within the site as per the following the map.



Proposed Biodiversity Map - KLEP 2015

- Biodiversity

## PART 3 - JUSTIFICATION

The justification for those objectives, outcomes and the process for their implementation

### A. Need for the planning proposal

#### Q1. *Is the planning proposal a result of any strategic study or report?*

This Planning Proposal is not the result of a specific strategic study or report, however the proposed zoning of the existing Residential 2(b) zoned land to RE2 was deferred as the proposed zoning would have a significant economic impact on the future of the Killara Golf Club. The deferment has allowed the Club to assess the future opportunities for redevelopment of the land in the manner which retains the basic tenant of the site for the use as outdoor recreation, golf, bowls and tennis whilst enabling those parts of the property identified to be developed as proposed thus providing the revenue needed to plan and develop the required new facilities.

This application is supported by a number of technical reports and a concept Master Plan to indicate how the existing management sees the site being developed into the future. The studies include:

- Statement of Heritage Impact and Conservation Management Plan

A Statement of Heritage impact has been prepared by GBA Heritage dated September 2017 (Issue D). This report identifies that the current Killara Golf Course Clubhouse including the putting green and fairway as being of local historical significance. The Golf Clubhouse building as well as the course played a role in establishing the character of both the Club and suburb of Killara. The report identifies adjoining properties that have been recognised as having local heritage significance on Schedule 5 of the KLEP 2015. The report provides a detailed assessment of the heritage impact of the proposal to rezone part of the site R2 Low Density Residential and part R4 High Density Residential. A Conservation Management Plan (CMP) has been prepared to inform the preparation of the Planning Proposal. The Planning Proposal seeks to retain the existing heritage controls applicable to the site by adding the Killara Golf Course Clubhouse including the putting green and fairway to Schedule 5 of the KLEP. This report has determined that the Planning Proposal is consistent with the Section 117 Directions in relation to European Heritage.

- Traffic Study

Varga Traffic Planning Pty Ltd were commissioned by the Killara Golf Club to prepare a Traffic & Parking Study dated 7 August 2017 with respect to the residential development proposal for the Killara Golf Club. This report examines the capacity of the existing road network to accommodate traffic generating by the proposed future development of the site and concludes that the proposed development will not have any unacceptable traffic implications for the local road network. Further the site is able to be developed to accommodate the parking requirements of the future development. The site is approximately 800m walking distance to/from Killara Station and therefore is well suited to cater for higher residential density living. The Planning Proposal makes provision for a new R2 Low Density Residential Zone to be

provided in the longer term. Vehicular access to the proposed R2 Zone would be provided by a new access road off Fiddens Wharf Road to facilitate kerbside garbage collection and access to the R2 Zone.

Killara Railway Station is located north east of the site and is situated on the T1 North Shore & Northern, operating between Berowra to City via Gordon and Hornsby to City via Macquarie University. Nearly 200 train services per day on this route are available. The Killara Station is from 630 metres to 800 metres from the subject site.

The Traffic Report indicates that the existing road configuration is more than adequate to support the additional traffic generated by future development of the site.

It is to be noted that access to the Golf Course machinery depot is currently via Fiddens Wharf Road.

- Arborist Report

An Arboricultural Assessment has been undertaken by Urban Forestry Australia in May 2016. This report examined existing trees within the Deferred Area 15 site. The report has identified a number of trees that need to be protected because they are associated with Blue Gum High Forest vegetation communities.

- Flora and Fauna Study

This report has been prepared by Footprint Green Pty Ltd dated July 2017. This report notes that the site does not contain critical habitat listed under Part 3 of Division 1 of the Threatened Species Conservation Act, 1995. Provided that the areas of biodiversity significance as shown in Figure 7.1 are subject to provisions of Clause 6.3 Biodiversity Protection of Ku-ring-gai LEP 2015, the planning Proposal is unlikely to have an adverse impact on the habitats of threatened species, populations or ecological communities listed in the Schedules of the *Threatened Species Conservation Act 1995 (NSW)* and the *Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth)*.

- Urban Design Study

PMDL Architects have undertaken an Urban Design Study, dated September 2017, in support of the Proposal. They were commissioned to develop a site planning study to support the Planning Proposal. The Study identified potential locations for future residential development. The study includes:

- An indicative masterplan of the entire site showing access points, existing trees and the Golf Course with the new clubhouse and parking.
- General planning of the Planning Proposal site, including high yield analysis of the R2 and R4 development.
- Potential building massing of the future development on the site that demonstrates the relationship to the clubhouse and its curtilage and adjoining residential development consistent with the Conservation Management Plan.

The report is useful in describing future building footprints and the applicable transition zones in relation to height of those future buildings.

- Contamination Study

SESL Australia was commissioned to conduct a Tier 1 Detailed Site Investigation. Based on the findings of this site investigation, SESL concludes that the site may be suitable to be rezoned for residential development, subject to the following:

A remedial action plan be developed for the minor hotspot in the south eastern corner of the visitors carpark, including appropriate validation processes to ensure that at completion of the remediation program the site is suitable for rezoning.

Following initial feedback from Council an additional area has been examined, that being the area proposed for an R4 zoning in the north west of the site, generally that area occupied by the bowling greens and tennis courts.

Two Detailed Site Investigations (DSIs) have been undertaken by SESL. The works for the additional DSI were conducted by SESL, environmental scientists, in July 2017.

Based upon the findings of these site investigations, SESL concludes that some minor soil contamination exists within fill materials present on the site. These materials were investigated during the initial DSI. The fill materials assessed as part of the additional DSI were found to be free from elevated contaminants of concern.

It is possible this remediation can be conducted during future development of the rezoned area, and SESL do not consider it necessary to have remediation completed prior to rezoning.

- Consultation Outcomes Report

Elton Consulting were engaged by the Killara Golf Club to facilitate a community consultation with the public and Community Stakeholders. The consultation notified approximately 700 neighbours and businesses. A community and members information and feedback session was held on the 17 November 2016.

**Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

Yes. This Planning Proposal amending the KLEP 2015 is the most efficient means of achieving the objectives and outcomes. The proposed amendment is limited to a portion of the site that is immediately adjacent to the boundary of R4 High Density Residential zoned lands.

The Planning Proposal is the only way of formalising the zoning of the Site, which is currently a 'Deferred Area' under KLEP 2015, as a necessary step towards establishing one LEP for Ku-ring-gai.

## B. Relationship to strategic planning framework

### Q3. Is the planning proposal consistent *with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)*?

The proposal is consistent with the *A Plan for Growing Sydney* by promoting the orderly and economic delivery of a new development area in Killara.

The Planning Proposal seeks to expand and enhance the Killara locality by the provision of addition of R4 High Residential Density Area generally over the area of the existing carpark, bowling greens and tennis courts with the remainder of the previously 2(B) zoned land being zoned R2 Low Density Area which provides an appropriate transition to the R2 Low Density Residential Area to the Northwest and southwest. The amendments will provide for additional housing opportunities.

In this regard, the key directives relevant to subject as identified in *A Plan for a Growing Sydney - North Subregion* are:

- *Accelerate Housing Supply, Choice and Affordability and Build Great Places to Live*
- *Protect the Natural Environment and Promote its Sustainability and Resilience*

The Planning Proposal will allow for rezoning of certain land within the Site to accommodate additional housing that is within close proximity to major public transport infrastructure and facilities and services. The Site has access to the Pacific Highway, is within walking distance to local services and in close proximity to public bus stops and Killara Station. The proposed zoning will allow for more diverse housing options including apartment and townhouse living. This will improve affordability and provide more housing and housing choice.

The north-eastern portion of the Site has been identified for partly R4 and partly R2 zones. This portion of the site to be zoned R4 has been previously developed by the Killara Golf Course Clubhouse, carpark and associated facilities. The area site to be zoned R2 is immediately to the south of the Clubhouse and is the remainder of currently zoned 2b area. The R2 (low Density Residential) zone contains Critically Endangered Blue Gum High Forest (BGHF) which has subsequently been mapped as an area of Biodiversity Significance under the KLEP 2015. There are no plans for this portion of the site to be developed, it is merely maintaining the existing compatible zoning over the land previously zoned Residential 2(b) under the KPSO.

It is also noted that the refurbishment & adaptive re-use of the existing Clubhouse or its renovation will facilitate the retention and maintenance of this heritage listed building.

The Planning Proposal will ultimately facilitate increased dwellings within the Killara Locality which will assist in meeting the required increased dwelling target of *A Plan for a Growing Sydney*.

**Q4. Is the planning proposal consistent *with a council's local strategy or other local strategic plan?***

The Planning Proposal is also considered to be consistent with the outcomes stated under the six themes of Council's *Community Strategic Plan 2030*. This Planning Proposal specifically support the following themes:

*Community People and Culture* theme which states:

Under the Community, People and Culture theme, the proposed rezoning and increase in height and FSR will assist meeting the aim to make Council's community and cultural programs and services accessible, affordable and meet current and match emerging needs.

*Natural Environment*

Under the Natural Environment theme, the Planning Proposal will assist in the aim of respecting and actively participating in the care and management of the environment. The site is currently poorly developed and is utilised as a carpark. The potential future development of the site will identify elements of the natural environment that can be maintained. This will be considered in detail during the Development Application process.

*Places, Spaces and Infrastructure* theme which states:

Under the Places, Spaces and Infrastructure theme, the proposed redevelopment of the site as set out in the Urban Design Study will assist in the aim of achieving a well-planned quality neighbourhood and open space with a strong character through the provision of additional housing and the retention and maintenance of existing recreational activities.

*Access, Traffic and Transport*

Under the Access, Traffic and Transport theme, the Planning Proposal will support the aim that access and connection in and around Ku-ring-gai is effective. This Planning Proposal will utilise currently underutilised spaces for residential development and car parking. The site is well located within 800m of Killara Railway Station.

*Local Economy and Employment*

The future redevelopment of the site will ensure the continued employment of 45 full time equivalent full time staff. This will also provide for additional employment opportunities for growth of both ground staff and in-house staff.

*Leadership and Governance*

Under the Leadership and Governance theme, the proposed redevelopment will assist in meeting the aim that the Club effectively manages its financial position to meet member's expectations for the on-going maintenance and retention of the Golf Club and its facilities. The changes proposed in this Planning Proposal will assist the Club in the delivery of recreational activities.

This Planning Proposal seeks to facilitate revitalisation of an under-utilised part of Killara having regard to its close proximity to public transport and local facilities. The rezoning to allow for medium density housing will increase housing diversity and affordability in this locality. The new housing will also improve adaptability to cater for a wide range of people and to meet the changing needs of the population and allow for residents to remain and age within the area.

The rezoning of this site will complement existing and proposed development to the east and north.

This Planning Proposal will allow for possible adaptive reuse or renovation of the existing local heritage item (currently the Clubhouse). This will ensure retention and maintenance of this building.

**Q5. *Is the planning proposal consistent with applicable State Environmental Planning Policies?***

The following table identifies the key applicable SEPPs and outlines this Planning Proposal’s consistency with those SEPPs. A checklist of compliance with all SEPPs is contained at **Attachment A**.

SEPP	Comment on Consistency
<p>SEPP 19 Bushland in Urban Areas</p> <p>When preparing draft local environmental plans for any land to which SEPP 19 applies, other than rural land, the council shall have regard to the general and specific aims of the Policy, and give priority to retaining bushland, unless it is satisfied that significant environmental, economic or social benefits will arise which outweigh the value of the bushland.</p>	<p>The land subject to consideration under the Planning Proposal does not adjoin Urban Bushland therefore SEPP 19 is not applicable to this Planning Proposal.</p>
<p>SEPP 32 Urban Consolidation (Redevelopment of Urban Land)</p> <p>This SEPP aims to promote orderly and economic use of land by enabling redevelopment for multi-unit housing where public infrastructure, transport and community facilities exist. It ensures that land for multi-unit housing is available and that redevelopment results in increased housing availability and diversity.</p>	<p>Consistent.</p> <p>The Planning Proposal facilitates urban consolidation by increasing the amount of land available for redevelopment in the existing Killara urban area close to transport</p>

SEPP	Comment on Consistency
SEPP 55 Remediation of Land	<p>Consistent.</p> <p>SESL Australia was commissioned to conduct a Tier 1 Detailed Site Investigation. Based on the findings of this site investigation, SESL concludes that the site may suitable to be rezoned for residential development, subject to the following:</p> <p>A remedial action plan be developed for the minor hotspot in the south eastern corner of the visitors carpark, including appropriate validation processes to ensure that at completion of the remediation program that the site is suitable for rezoning. It is possible this remediation can be conducted during future development of the rezoned area, and SESL do not consider it necessary to have remediation completed prior to rezoning.</p>
SEPP 65 Design Quality of Residential Flat Development	All future development of residential flat buildings to which this SEPP applies will need to comply with the requirements of this SEPP.
SEPP 70 Affordable Housing (Revised Schemes)	Any future development of the site will need to comply with this SEPP.
SEPP (Housing for Seniors or People with a Disability) – 2004	Any future development of the site will need to comply with this SEPP.
SEPP Building Sustainability Index: Basix 2004	All future development of the site will need to comply with this SEPP.
SEPP Infrastructure 2007	Future development of the site will have regard to this SEPP.
SEPP Affordable Rental Housing 2009	Any future development of the site will need to comply with this SEPP.
<p>SEPP Exempt and Complying Development Codes 2008</p> <p>The Codes SEPP aims to provide streamlined assessment processes for development certain types of</p>	This clause will apply to the future land.

SEPP	Comment on Consistency
development that are of minimal environmental impact and identifying types of complying development that may be carried out in accordance with complying development codes.	

SREPP	Comment on Consistency
<p>SYDNEY REP (Sydney Harbour Catchment) 2005</p> <p>The SREP aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole.</p>	<p>Consistent.</p> <p>This Planning Proposal is consistent with the SEPP as it aims to protect and enhance identified environmentally sensitive lands and waterways and implement appropriate planning provisions. Future development will comply with Council's stormwater management controls including on-site detention, WSUD principles or as stipulated in Council's Water Management DCP.</p> <p>The identified riparian land is being retained and protected.</p>

**Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

The following table identifies applicable Section 117 Directions and outlines this Planning Proposal's consistency with those Directions. A checklist of compliance with all Section 117 Directions is contained at **Attachment A**.

Directions under S117	Objectives	Consistency
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	<p>The objectives of this direction are to:</p> <p>(a) Encourage employment growth in suitable locations,</p> <p>(b) Protect employment land in business and industrial zones, and support the viability of identified strategic centres.</p>	<p>Justifiably inconsistent.</p> <p>The proposal seeks to rezone that part of the site that was previously zoned residential 2(b) and proposed to be zoned private recreation RE (under DLEP 2013) to part R4 High Density Residential and part R2 Low Density Residential.</p> <p>The site has not been used for business or industrial land.</p>

Directions under S117	Objectives	Consistency
		<p>However, the Golf Course and facilities (eg the Clubhouse) will continue to provide employment for 45 people on an equivalent full time basis.</p>
<p>2. ENVIRONMENT AND HERITAGE</p>		
<p>2.1 Environment Protection Zones</p>	<p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p>	<p>Consistent</p> <p>This planning proposal identifies areas of the site being subject to biodiversity controls including the protection of threatened ecological communities which will continue to apply to the site. The Draft LEP2013 identifies an area of the site as being subject to Biodiversity which would continue to apply to the site.</p> <p>A Flora and Fauna Study has been undertaken by Footprint Green P/L dated 7 November 2-16 and this study supports the proposal.</p> <p>This report notes that the site does not contain critical habitat listed under Part 3 of Division 1 of the Threatened Species Conservation Act, 1995. Provided that the areas of biodiversity significance as shown in Figure 7.1 are subject to provisions of Clause 6.3 Biodiversity Protection of Ku-ring-gai LEP 2015, the planning Proposal is unlikely to have an adverse impact on the habitats of threatened species, populations or ecological communities listed in the Schedules of the <i>Threatened Species Conservation Act 1995 (NSW)</i> and the <i>Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth)</i>.</p>

Directions under S117	Objectives	Consistency
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental Heritage significance and indigenous heritage significance.	<p>Consistent</p> <p>The Planning Proposal will ensure the retention of the existing local heritage item being the Clubhouse. The rezoning will allow for the adaptive reuse of this item to ensure its retention and maintenance and significance in the locality.</p> <p>A detailed Conservation Management Plan and Statement of Heritage Impact has been prepared by GBA Heritage dated September 2017 in relation to the Clubhouse and its curtilage. This report identifies that the current Killara Golf Course Clubhouse including the putting green and fairway as being of local historical significance. The Golf Clubhouse building as well as the course played a role in establishing the character of both the Club and suburb of Killara. The report identifies adjoining properties that have been recognised as having local heritage significance on Schedule 5 of the KLEP 2015. The report provides a detailed assessment of the heritage impact of the proposal to rezone part of the site R2 Low Density Residential and part R4 High Density Residential. A Conservation Management Plan (CMP) has been prepared to inform the preparation of the Planning Proposal. The Planning Proposal seeks to retain the existing heritage controls applicable to the site by adding the Killara Golf Course Clubhouse including the putting green and fairway to Schedule 5 of the KLEP.</p>

Directions under S117	Objectives	Consistency
		This report has determined that the Planning Proposal is consistent with the Section 117 Directions in relation to European Heritage.
<b>3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT</b>		
3.1 Residential Zones	<p>The objectives of this direction are:</p> <p>(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) to minimise the impact of residential development on the environment and resource lands.</p>	<p>Consistent</p> <p>The planning proposal will promote a wider variety of housing choice and type to assist in meeting the future needs of the area.</p> <p>The planning proposal will make efficient use of the existing infrastructure. The site is located within 800m to Killara Railway Station and in proximity to local essential services.</p> <p>The Planning Proposal relates to the north-eastern portion of the site only for residential purposes.</p> <p>An Urban Design Study has been prepared by PMDL Architects and forms part of this submission.</p> <p>The study includes:</p> <ul style="list-style-type: none"> <li>- An indicative masterplan of the entire site showing access points, existing trees and the Golf Course with the new clubhouse and parking.</li> <li>- General planning of the Planning Proposal site, including high yield analysis of the R2 and R43 development.</li> <li>- Potential building massing of the future development on the site that demonstrates the relationship to the clubhouse and its curtilage and adjoining residential development</li> </ul>

Directions under S117	Objectives	Consistency
		consistent with the Conservation Management Plan.
3.4 Integrating Land Use and Transport	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> <li>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</li> <li>(b) increasing the choice of available transport and reducing dependence on cars, and</li> <li>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</li> <li>(d) supporting the efficient and viable operation of public transport services, and</li> <li>(e) providing for the efficient movement of freight.</li> </ul>	<p>Consistent</p> <p>The site is highly accessible to public transport, major roads and local services. There is an existing choice of transport including bus and train.</p> <p>A Traffic and Parking Analysis Study was prepared by Varga Traffic Planning. This report notes that the development can sustain the additional vehicular traffic generated and that the existing left hand in and left hand out access via the Pacific Highway is acceptable. The site is within 630m to 800m of the Killara Railway station which provides approximately 200 daily services to the City.</p>
<b>4. HAZARD AND RISK</b>		
4.1 Acid Sulfate Soils	<p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	<p>Consistent</p> <p>The site is mapped as Class 5 and no concerns arise.</p>

Directions under S117	Objectives	Consistency
4.4 Planning for Bushfire Protection	The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound management of bush fire prone areas.	Consistent  The site does not contain bushfire prone land.
<b>6. LOCAL PLAN MAKING</b>		
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent  The Planning Proposal does not seek to introduce provisions which require the concurrence consultation or referral of development applications to a Minister or public authority. Council is the relevant public authority.
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Consistent  This Planning Proposal seeks to rezone the site to R4 and R2 which is an existing zone within KLEP2015.
<b>7. METROPOLITAN PLANNING</b>		
7.1 Implementation of the Metropolitan Strategy	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	Consistent  This proposal is consistent with the objectives of A Plan for a Growing Sydney by the provisional of land being made available for additional residential development. See comments in Part 3, Question 3 of this Planning Proposal.

**C. Environmental, social and economic impact**

**Q7. Is there any likelihood that *critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The Draft LEP identifies and maps parts of the site that require biodiversity protection. The protection requirements will be inherent in any further development of land. The site is not identified as Riparian Land however it contains remnants of threatened ecological communities which are identified on the Biodiversity Map. This planning proposal to rezone the land will not affect the environmental values of the site. Most of the site that is proposed for R4 is already developed and contains buildings, accessways, carparking, tennis courts and bowling greens. The outdoor recreational facilities will be retained or relocated elsewhere on Club land.

**Q8. Are there any other likely *environmental effects as a result of the planning proposal and how are they proposed to be managed?***

The Planning Proposal to rezone the site will result in additional environmental impacts. These include increased built upon area, outputs including stormwater, heat emission, energy/water consumption. Any effects to the environment as a result of the Planning Proposal will be managed through the inclusion of environmentally sensitive design including water sensitive urban design and environmentally sensitive building design. Further impacts relating to construction, such as sedimentation, traffic and construction noise, will be addressed at the Development Application stage.

**Q9. Has the *planning proposal adequately addressed any social and economic effects?***

The Planning Proposal will result in positive social and economic effects by providing for the more orderly and economic development of the site. The proposal seeks to revitalise the eastern portion of the Killara Golf Course site to enable residential development. This will create additional housing stock and create greater diversity in housing choice which will benefit the community.

In addition the proposed rezoning will provide the opportunity to redevelop part of the site for the purpose of high quality housing in a sought after location.

The site is well located in terms of public transport and therefore the future residential development will be appropriately located to maximise use of public transport. The diversity in housing, including medium/high density development will assist in meeting the housing needs of the locality.

The Urban Design Study indicates how the site can be developed in a manner that will be consistent with development along the highway corridor whilst providing a quality residential environment.

The proposal will facilitate the opportunity for the Clubhouse building which is heritage listed to be retained and adapted for use probably for residential purposes. The funds derived from the future development will allow the Golf Club to maintain its prominent position in the social structure of the locality and facilitate the viability of the continued operation of the Golf Course and associated facilities.

**D. State and Commonwealth interests**

**Q10. *Is there adequate public infrastructure for the planning proposal?***

The proposal could result in minor increase in demand to facilities in an existing urban area where all utility services are available.

Consultation with key agencies about the capacity to service the site has not been undertaken prior to submitting this planning proposal to the Department of Planning and Environment. Consultation will need to be undertaken with public authorities.

Consultation with state and commonwealth agencies will be undertaken in accordance with Section 5 of this planning proposal.

The site is well located in terms of public infrastructure. The site is located approximately 800m to the southwest of Killara Station and approximately 1.0km to the northwest of Lindfield Station. The site is also within easy walking distance to bus stops on Pacific Highway that provide regular services to the City, Chatswood and Hornsby.

The site is well located in relation to educational facilities, being within close proximity of both Lindfield and Killara Public School as well as other independent schools such as Ravenswood School for Girls, Holy Family Catholic School and Newington College Preparatory School. The site is also located in the vicinity of the University of Technology Sydney (UTS) Ku-ring-gai Campus.

Local shops are located to the north at Killara and to the south at Lindfield with more facilities and services located at Gordon and Hornsby to the north and Chatswood and the City to the South.

The site has good access to a large number of community facilities, including libraries, public open space and health related services.

All these existing facilities will service the proposed use.

Killara Railway Station is located north east of the site and is situated on the T1 North Shore & Northern, operating between Berowra to City via Gordon and Hornsby to City via Macquarie University. Nearly 200 train services per day on this route are available. The Killara Station is from 630 metres to 800 metres from the subject site.

**Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

At this stage the appropriate State and Commonwealth public authorities and the Gateway Determination has yet to be issued by the Minister for Planning and Environment. Consultation with the following government authorities, agencies and other stakeholders in regard to this planning proposal are to include:

- Roads and Maritime Services
- Ausgrid
- Sydney Water
- Transport for NSW
- Sydney Trains
- Office of Environment and Heritage.

The applicant seeks confirmation of the above list through the Minister's Gateway Determination.

# PART 4 - MAPPING

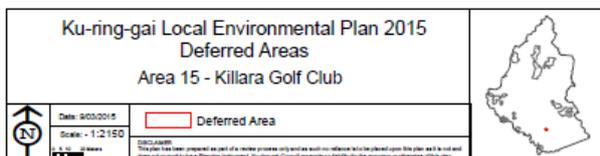
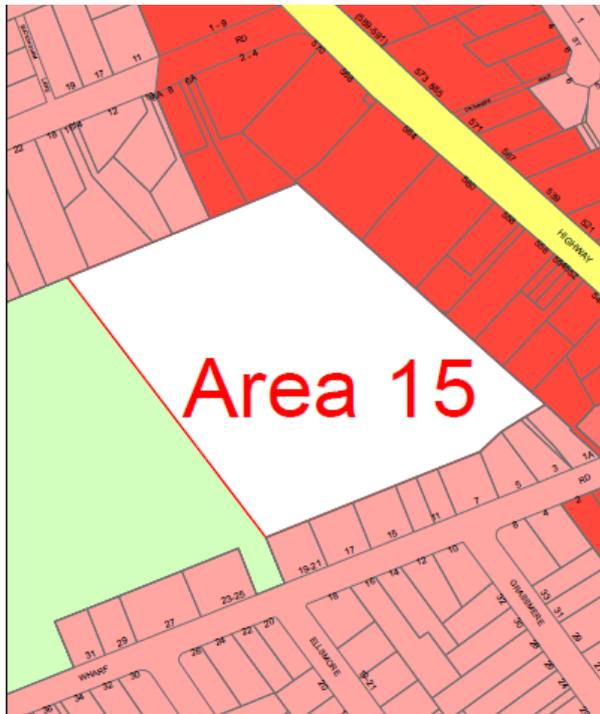
Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies

The Planning Proposal seeks amendments to the following KLEP2015 maps.

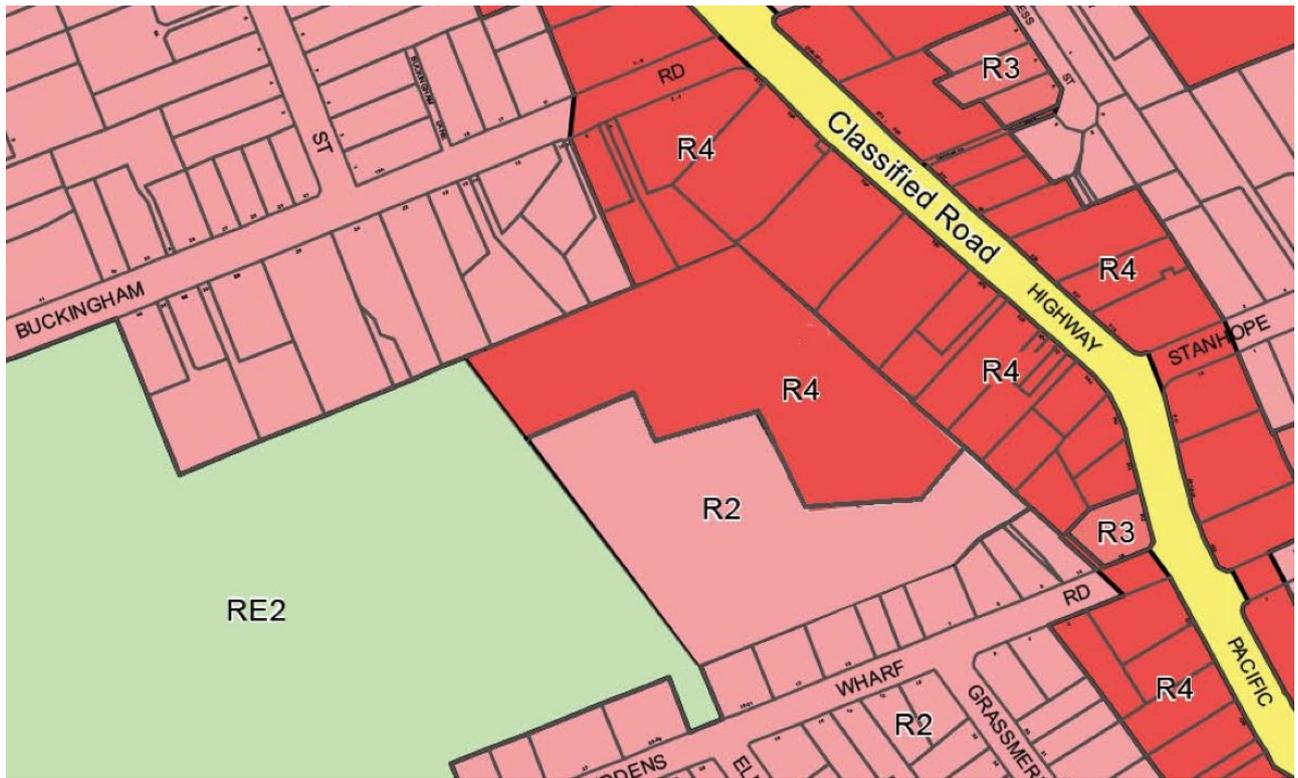
Land Zoning Map: Remove the 'Deferred Area' status of the subject land and instead zone the land R4 High Density Residential and R2 Low Density Residential.



Existing Map - KPSO (Residential 2(b) Zone)



Deferred Areas (Area 15) Map KLEP 2015

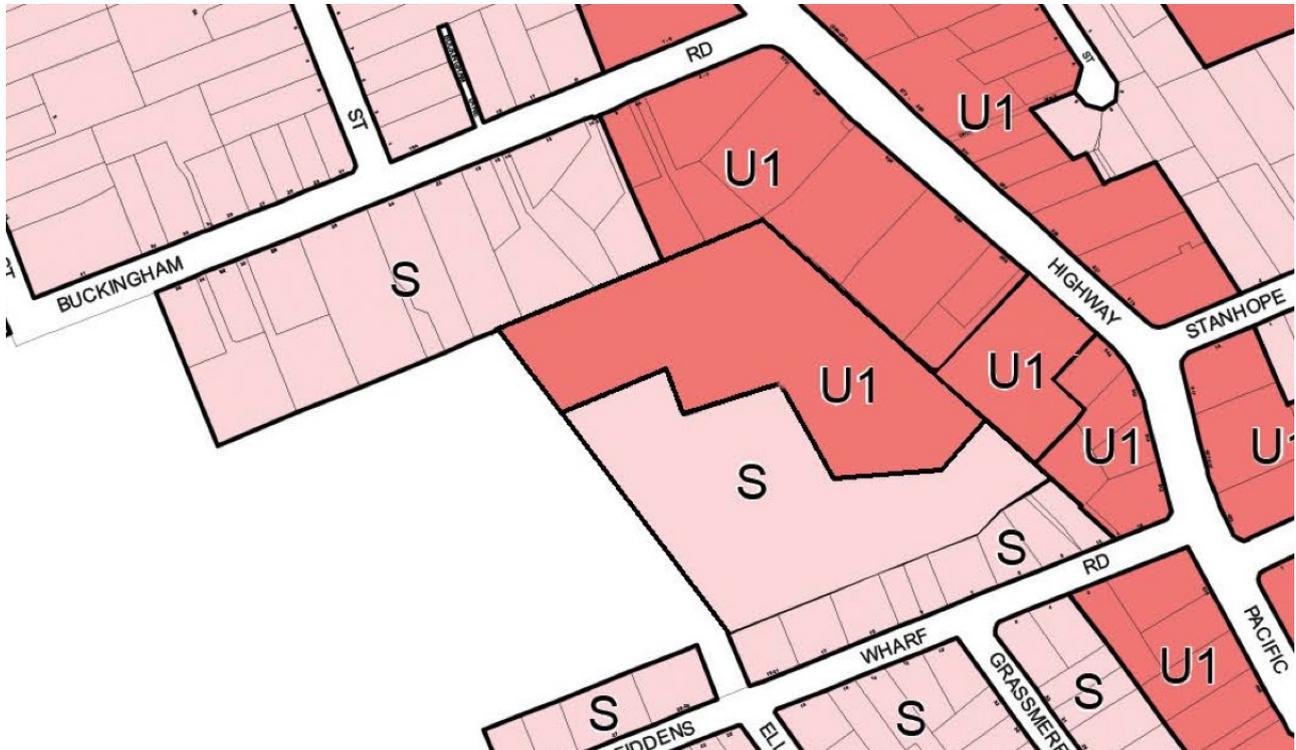


Proposed Zoning Map - KLEP 2015  
 Land Zoning Map - Sheet LZN\_014

**Zone**

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B7	Business Park
E1	National Parks & Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways

**Lot Size Map:** Provide a minimum subdivision size of 1200m<sup>2</sup> for that portion of the land identified as R4 and 840m<sup>2</sup> for the area to be zoned R2. This will reflect lot sizes of existing and surrounding residential development to the east and is appropriate for the social, economic and environmental characteristics of the subject land.



**Proposed Lot Size Map - KLEP 2015**

Lot Size Map - Sheet LSZ\_014

**Minimum Lot Size (sq m)**

Q	790
S	840
T	930
U1	1200
U2	1500
Y	10000

Height of Buildings Map: Provide a maximum building height of 17.5m on the land to be zoned R4 and a maximum height of 9.5m for the portion of the site to be zoned R2. This provides a height that is compatible with the surrounding properties and has consideration of the slope of the site and existing building footprint level.



**Proposed Height Map - KLEP 2015**

Height of Buildings Map - Sheet HOB\_014

**Maximum Building Height (m)**

J1	9
J2	9.5
L	11.5
N	14.5
O	16
P	17.5
Q1	20
Q2	20.5
T	26.5
U	32.5
V	39.5

**Cadastre**

	Cadastre 22/04/2015 © Land & Property Management Authority
	Maximum Height RL 109.500
	Maximum Height RL 120.880

Floor Space Ratio Map: Provide a maximum floor space ratio of 1.3:1 on the subject land to be zoned R4 and a floor space of 0.3:1 for that portion of the site zoned R2. This provides a floor space that is compatible with the adjoining north-eastern properties.



Proposed Floor Space Ratio Map - KLEP 2015

Floor Space Ratio Map - Sheet FSR\_014

**Maximum Floor Space Ratio (n:1)**

A1	0.2
A2	0.24
A3	0.3
A4	0.37
B	0.4
D	0.5
G	0.65
I	0.75
J	0.8
K	0.85
N	1.0
Q	1.3
U	2.5
W	3.5

**Cadastre**

Cadastre 07/04/2015© Land & Property Management Authority

Q1	1.05
Q2	0.36

Heritage Map: Identify the site as a Local Heritage Item as follows:

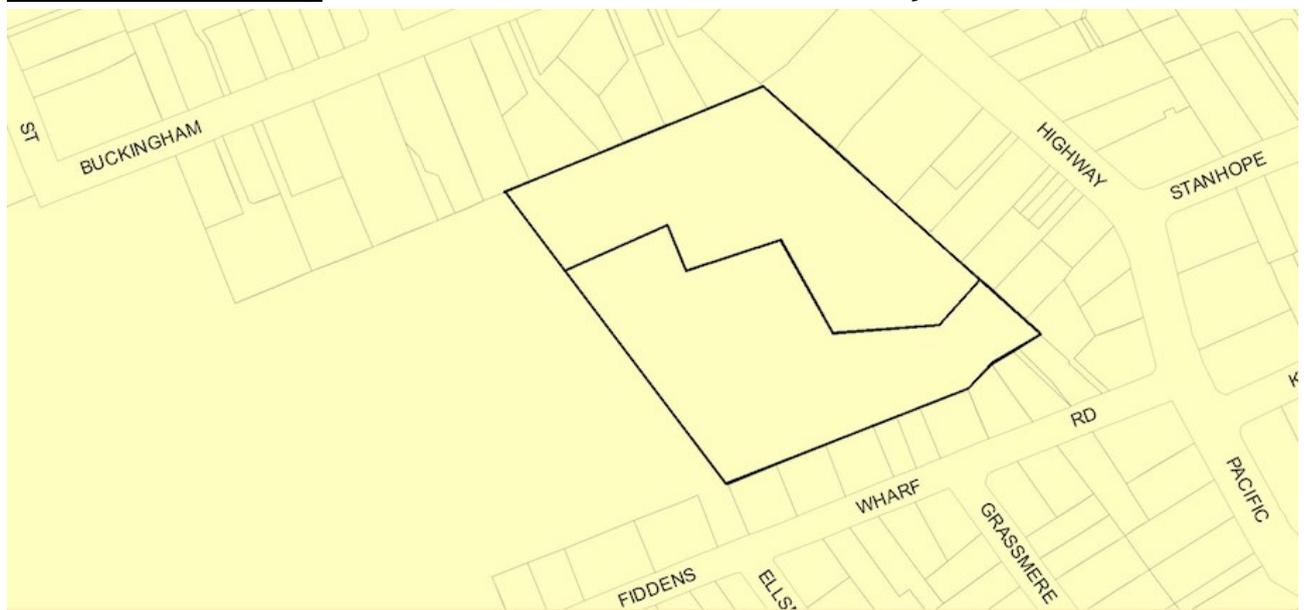


Proposed Heritage Map - KLEP 2015

Heritage Map - Sheet HER\_014

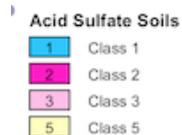


Acid Sulfate Soils Map: Provide a Classification of 5 for the subject site.



Proposed Acid Sulfate Soils Map - KLEP 2015

Acid Sulfate Soils Map - Sheet ASS\_014



**Riparian Lands and Watercourse Map: Identify the riparian lands and watercourse within the site.**



**Existing Riparian Lands Map - KLEP218**

<p><b>NORTH</b></p> <p>SCALE: 1:16000</p> <p>DRAWN BY: COUNCIL'S CORPORATE MAPPING SYSTEM</p> <p>PLANNING OFFICER: ANTONY FABBRO</p> <p>COUNCIL FILE NO.: S09053</p> <p>DEPT. FILE NO.:</p> <p>GATEWAY DETERMINATION DATE:</p> <p>GOVT. GAZETTE NO.      DATE:</p>	<p><b>Riparian Lands</b></p> <p>Category 1      Category 2      Category 3      Category 3a</p>			
	<p><b>ENVIRONMENTAL PLANNING &amp; ASSESSMENT ACT, 1979</b></p>			
	<p><b>KU-RING-GAI COUNCIL</b></p> <p><b>LOCAL ENVIRONMENTAL PLAN NO. 218</b></p> <p><b>NATURAL RESOURCE RIPARIAN LANDS MAP</b></p>			
	<p>STATEMENT OF RELATIONSHIP WITH OTHER PLANS</p> <p>AMENDS KU-RING-GAI PLANNING SCHEME</p>			
	<p>CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING &amp; ASSESSMENT ACT 1979, AND REGULATIONS</p> <p>GENERAL MANAGER      DATE</p>			



**Proposed Riparian Lands Map - KLEP 2013**

Riparian Land Map -  
Sheet NRL\_022

**Riparian Land**

Category 1      Category 2      Category 3      Category 3a



## **PART 5 – COMMUNITY CONSULTATION**

### **Details of the community consultation that is to be undertaken on the planning proposal**

This Planning Proposal will require exhibition in accordance with the requirements of Section 57 of the Environmental Planning & Assessment Act and/or any other requirements as determined by the Gateway Process under Section 56 of the EP & A Act.

Community Consultation on the Planning Proposal will be undertaken by Council (subject to receiving a determination to proceed at the Gateway) in accordance with the publication 'A Guide to Preparing Local Environmental Plans'. The notification and consultation process will be initiated after the s55 submission has been sent to the Department of Planning and Environment.

Elton Consulting have been engaged to lead the consultation process with members of the Golf Club and local residents. A Report on the Consultation Process undertaken by the Killara Golf Club is attached at **Attachment I**.

Amendments to the Planning Proposal have been made in response to the consultation outcomes, particularly with respect to the loss of visual amenity from the 18<sup>th</sup> fairway and surrounding area.

### **Communication**

In addition to the community and Member consultation and the display of the draft proposal, the President and General Manager arranged meetings with the following relevant community stakeholders: The Member for Ku-ring-gai, Mr Alister Henskens SC MP; NSW State Planning, Mr Terry Doran; Ku-ring-gai Council Mr Antony Fabbro and staff; Gordon Killara Action Group, Mr Keith Dalby; the Body Corporates of three unit block neighbours along Pacific Highway; residents of Buckingham Road; and various Fiddens Wharf Road residents.

At all the meetings, the President and General Manager outlined the Planning Proposal and were open to questions and made themselves available for further discussions.

## PART 6 – PROJECT TIMELINE

It is anticipated that the Planning Proposal will take effect towards the end of 2016. The timeline for the progression of this Planning Proposal is indicated in the following table:

Stage	Timing
Anticipated commencement date (date of Gateway determination)	October 2017
Anticipated timeframe for the completion of required technical information	October 2017 (28 days)
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	November 2017 (28 days)
Commencement and completion dates for public exhibition period	October 2017 (28 days)
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	November 2017 (4 weeks)
Timeframe for the consideration of a proposal post exhibition	November 2017 (4 weeks)
Date of submission to the department to finalise the LEP	November 2017
Anticipated date RPA will forward to the department for notification.	December 2017