



PLANNING PROPOSAL

KU-RING-GAI LOCAL ENVIRONMENTAL PLAN (REZONING AND RECLASSIFICATION OF CERTAIN COUNCIL OWNED LAND) 2012

BEING AN AMENDMENT TO KU-RING-GAI PLANNING SCHEME ORDINANCE (KPSO) 1971

PROPOSAL TO REZONE AND RECLASSIFY THREE COUNCIL OWNED SITES FROM COMMUNITY LAND TO OPERATIONAL LAND

**Prepared for
Ku-ring-gai Council**

**By
BBC Consulting Planners**

Job No. 12022
Planning Proposal 3 Sites.docx
May 2012



Table of Contents

1.	INTRODUCTION	1
1.1	Land to which the Planning Proposal applies	3
1.2	Existing Planning Controls.....	5
1.2.1	6(a) "Recreation Existing"	5
1.2.2	3(a)-(A3) Business – Retail Services	6
1.3	Heritage	7
1.4	Ku-ring-gai Local Environmental Plan (Town Centres) 2010	7
1.5	Proposed Planning Controls	7
2.	PART 1 – OBJECTIVES OF THE PROPOSED LOCAL ENVIRONMENTAL PLAN	9
3.	PART 2 - EXPLANATION OF PROVISIONS	10
4.	PART 3 - JUSTIFICATION	11
4.1	Section A - Need for the planning proposal.....	11
4.2	Section B – Relationship to Strategic Planning Framework	17
4.3	Section C – Environmental, Social and Economic Impact	33
4.4	Section D – State and Commonwealth Interests	34
5.	PART 4 – COMMUNITY CONSULTATION.....	36
6.	RECLASSIFICATION OF PUBLIC LAND.....	37
6.1.1	A - Is the planning proposal the result of any strategic study or report?	37
6.1.2	B - Is the planning proposal consistent with the local council's community plan, or other local strategic plan?	37
6.1.3	C- If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.....	37
6.1.4	D - The concurrence of the landowner, where the land is not owned by the relevant planning authority.....	37

FIGURES

- Figure 1: Location Plan showing land to which the Planning Proposal relates at 21 Calga Street, Roseville Chase
- Figure 2: Location Plan showing land to which the Planning Proposal relates at 90 Babbage Road, Roseville Chase
- Figure 3: Location Plan showing land to which the Planning Proposal relates at 4 Binalong Street, West Pymble
- Figure 4: Extract of Zoning Map relating to 21 Calga Street, Roseville Chase pursuant to Ku-ring-gai Planning Scheme Ordinance 1971
- Figure 5: Extract of Zoning Map relating to 90 Babbage Road, Roseville Chase pursuant to Ku-ring-gai Planning Scheme Ordinance 1971
- Figure 6: Extract of Zoning Map relating to 4 Binalong Street, West Pymble pursuant to Ku-ring-gai Planning Scheme Ordinance 1971



- Figure 7: Proposed Zoning Map relating to 21 Calga Street, Roseville Chase
- Figure 8: Proposed Zoning Map relating to 90 Babbage Road, Roseville Chase
- Figure 9: Proposed Zoning Map relating to 4 Binalong Street, West Pymble

APPENDICES

- Appendix 1: Report to Council Meeting held on 6 December 2011
- Appendix 2: Report to Council Meeting held on 21 February 2012
- Appendix 3: Phase 1 Environmental Site Assessments for the three sites
- Appendix 4: Proposed format of LEP

1. INTRODUCTION

This Planning Proposal contains an explanation of the intended effect and justification for a proposed amendment to the Ku-ring-gai Planning Scheme Ordinance (KPSO). The 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* (the guide).

The Planning Proposal seeks an amendment to the Ku-ring-gai Planning Scheme Ordinance (KPSO) to achieve:

- the reclassification of the following three sites from Community Land to Operational Land:
 - 21 Calga Street, Roseville Chase;
 - 90 Babbage Road, Roseville Chase; and
 - 4 Binalong Street, West Pymble.
- the rezoning of the above sites under the Ku-ring-gai Planning Scheme Ordinance 1971 as outlined below:
 - 21 Calga Street, Roseville Chase from Recreation Existing 6(a) to Residential 2(a);
 - 90 Babbage Road, Roseville Chase from Recreation Existing 6(a) to Residential 2(a); and
 - 4 Binalong Street, West Pymble: a 1,200m² parcel of land (abutting 6 Binalong Street) from 3(a)-(A3) Business – Retail Services to Residential 2(c).

N.B. Council has granted owner's consent for the subdivision of 4 Binalong Street, West Pymble in such a way as to permit the creation of a building block of a minimum of 1,095m² and the residual becoming a second lot.
- Following the reclassification and subdivision of 4 Binalong Street, West Pymble Council has resolved to undertake the necessary action to reclassify the residual lot back to Community Land.

The land to which the Planning Proposal relates is shown in **Figures 1, 2 and 3** following Section 5 of the Planning Proposal.

At the Ordinary meeting of Council on 6 December 2011 a report was tabled to advise Council of tenders received for the construction of West Pymble Pool. The report is provided in **Appendix 1**.

At the Ordinary Meeting held on 6 December 2011, Council resolved:-

- "A. *That Council accept the tender from Ichor Constructions Pty Ltd for the construction of West Pymble Pool, West Pymble.*

- B. *That the tender documents be referred to Council's solicitor for preparing contract documents to protect Council's interest.*
- C. *That the Mayor and General Manager be delegated authority to execute all tender documentation on Council's behalf in relation to the contract.*
- D. *That the Seal of Council be affixed to the contract documents.*
- E. *That Council's Long Term Financial Plan be amended to reflect the updated financial cash flows to both the B2 and pool projects.*
- F. *That Council commences the processes outlined in the report for the sale of the three properties identified as funding sources for the construction of West Pymble Pool to repay the Infrastructure and Facilities Reserve the net value of \$1,738,606.*
- G. *Any surplus funds from any land sales for this project be transferred to the Infrastructure and Facilities Reserve.*
- H. *That a further report be brought back to Council in February 2012 addressing the priority order for land sales from the list in the report to repay the Infrastructure and Facilities Reserve."*

At the Ordinary meeting of Council on 21 February 2012 a report was tabled, in response to Item H from the resolution outlined above, to advise Council of the further investigations carried out in regard to the three sites identified for disposal to repay and augment the Infrastructure and Facilities Reserve for the construction of the West Pymble Pool. The report is provided in **Appendix 2**.

At the Ordinary Meeting held on 21 February 2012, Council resolved:-

- "A. *That a Planning Proposal be prepared, in accordance with section 55 of the Environmental Planning and Assessment Act, 1979, to amend the Ku-ring-gai Planning Scheme Ordinance 1971 to rezone and reclassify the following three sites from Community Land to Operational Land:*
 - o *21 Calga Street, Roseville Chase.*
 - o *90 Babbage Road, Roseville Chase.*
 - o *4 Binalong Street, West Pymble.*
- B. *That the above Planning Proposal also include the rezoning of these lands as listed below:*
 - o *21 Calga Street, Roseville Chase from Recreation Existing 6(a) to Residential 2(a).*
 - o *90 Babbage Road, Roseville Chase from Recreation Existing 6(a) to Residential 2(a).*
 - o *4 Binalong Street, West Pymble. A 1,200 square metre parcel of land (abutting 6 Binalong Street) from Business 3(a)-(A3) to Residential 2(c).*



- C. *That Council grant Owner's Consent for the subdivision of 4 Binalong St West Pymble, in such a way as to permit the creation of a building block of a minimum of 1,095 square metres and the balance becoming the second lot.*
- D. *That following reclassification and subdivision of 4 Binalong St West Pymble, Council resolve to undertake the necessary action to reclassify back to Community Land status that part of 4 Binalong St West Pymble not required as Operational Land.*
- E. *That Council undertake a public hearing under the provisions of the Local Government Act, 1993 for the proposed reclassification of these sites listed below from Community Land to Operational Land:*
- o *21 Calga Street, Roseville Chase.*
 - o *90 Babbage Road, Roseville Chase.*
 - o *4 Binalong Street, West Pymble.*
- F. *That Council formally seek to discharge all interests for properties known as:*
- o *21 Calga Street, Roseville Chase.*
 - o *90 Babbage Road, Roseville Chase.*
 - o *4 Binalong Street, West Pymble.*
- G. *That the Planning Proposal by submitted to the Department of Planning and Infrastructure for a gateway determination in accordance with section 56 of the Environmental Planning and Assessment Act, 1979.*
- H. *That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and with the Gateway Determination requirements.*
- I. *That a report be brought back to Council at the end of the exhibition and public hearing processes."*

BBC Consulting Planners has been engaged by Ku-ring-gai Council to prepare a Planning Proposal in relation to the above resolution.

In accordance with Section 55 of the EP&A Act, this Planning Proposal seeks to explain the intended effect of the proposed instrument and sets out the justification for making the proposed instrument. It addresses matters that are intended to be included in the Local Environmental Plan.

1.1 Land to which the Planning Proposal applies

The Planning Proposal applies to the land identified in **Figures 1, 2 and 3** (following Section 5 in this Planning Proposal) as land to which the Planning Proposal relates. These sites are described as follows.

21 Calga Street Roseville Chase



This property is known as Lot 88 in DP15524 having an area of 695.6 square metres, similar to most of its neighbours. It comprises mostly lawn with some trees and shrubs close to side boundaries. It has a frontage to the street of 20 metres and a depth of approximately 38 metres.

It is located on the eastern side of the street in an east west orientation. The site slopes to the north east. Surrounding development is detached single and two storey residential.

The site contains a Council stormwater drain which would need to be relocated to the side of the property and protected by easement in the event of disposal and any development on the site. The site has the appearance of a vacant residential block.

The site has been in Council ownership since 1947.

90 Babbage Road Roseville Chase

This property is known as Lot 119 in DP 1100208 having an area of 1,094 square metres. It comprises mostly lawn with some trees and shrubs close to side boundaries. It has a frontage to Babbage Road of 20 metres and a depth of approximately 38 metres. The site is accessed from Babbage Road.

It is located on the western side of the street in an east west orientation. The site slopes to the east. To the north is No 88 Babbage Road containing a detached residential dwelling and to the south is land owned by the RMS in the care and control of Council since 1972. Surrounding development is detached single and two storey residential in a bushland setting.

The topography is hilly and slopes towards Middle Harbour some 50 metres from the site.

The site is heavily vegetated with medium to large trees and ferns. Rocky outcrops are located on the site and also minor drainage depressions.

The site contains a Council stormwater drain which would need to be relocated to the side of the property and protected by easement in the event of disposal and any development on the site. The site has the appearance of a vacant residential block.

The site has been in Council ownership since 1933 and forms part of the Roseville Harbour Estate created by subdivision in 1924. To the rear of the site is a pathway leading to a viewing point located midblock.

4 Binalong Street

This property is known as Lot 1 in DP 867842 having an area of 3,490 square metres. It comprises three main elements:

- An area of vacant land to the north east of the car park (previously Lot 27 in DP27929) having an area of approximately 1125.5 square metres – a rectangular parcel which is the subject of the reclassification and residential rezoning;
- Land occupied by the shopping centre car park and partly vacant land;
- A walkway open space area connecting to Yarrara Road.

The site slopes gently to the south east. The surrounding area is residential with the site being in close proximity to the West Pymble shopping centre. Surrounding development is detached single and two storey residential in a bushland setting.

The site has been in Council ownership since 1957 and was part of a larger area apparently acquired by Council by negotiation or resumption for the purpose of subdivision and a shopping centre. The area is known as Shoppers Rest.

1.2 Existing Planning Controls

The land to which the Planning Proposal relates, is currently zoned:

- 6(a) Recreation Existing; and
- 3(a)-(A3) Business – Retail Services.

Figures 4 to 6 (following Section 5 in this Planning Proposal) demonstrate the current zoning of the land affected by the Planning Proposal. A discussion on the existing controls applying to the land to which this Planning Proposal relates is provided below.

1.2.1 6(a) “Recreation Existing”

Development Control Table

In relation to the land zoned 6(a) Recreation Existing, the following development is permitted with consent under the KPSO:

“Demolition of a building or work (being demolition that is not exempt development).

Development (other than exempt development) for the purpose of:

advertisements; advertising structures; agriculture; buildings for the purpose of landscaping, gardening or bushfire hazard reduction; caravan parks; drainage; emergency services facilities; forestry golf courses; licensed bowling clubs; licensed golf clubs; non-licensed clubs; racecourses; recreation areas; roads scout and guide halls; showgrounds; utility installations other than generating works or gas holders.”.

Any other development, other than exempt development, is prohibited in the 6(a) Recreation Existing zone.

Floor Space Ratio (FSR)

KPSO does not specify a maximum FSR for the land zoned 6(a) Recreation Existing.

Building Height

Pursuant to Clause 46 of VII (Special Provisions) of KPSO:

“a building shall not be erected to a height, across any point of a site, which is greater than 7 metres without the consent of the Council.”

Development of land within Zone No 6(a)

Pursuant to Clause 60A of VII (Special Provisions) of KPSO:

"The council shall not consent to the carrying out of development on land owned or controlled by the council and within Zone No 6(a) unless the council has made an assessment of –

- (a) the need for the proposed development on the land;*
- (b) the impact of the proposed development on the existing or likely future use of the land; and*
- (c) the need to retain the land for its existing or likely future use."*

1.2.2 3(a)-(A3) Business – Retail Services

Objectives

The Objectives of the 3(a) – (A3) Business – Retail Services zone are as follows:-

- "(a) to identify existing business centres within the Municipality, the principal functions of which are to satisfy the retail and community service demands of the community which they serve;*
- (b) to permit, within the business centres' hierarchy, business and office premises of a scale and character which do not threaten the role of the business centres as described in (a) above; and*
- (c) to permit other community facilities, recreation, leisure and general services within the zone to meet the needs and demands of employees within the centres and the community which each centre services."*

Development Control Table

In relation to the land zoned 3(a) – (A3) Business - Retail Services, the following development is permitted with consent under the KPSO:-

*"Advertising signs; internal alterations to a building or work.
Any other purpose not included in item 4."*

The following development is prohibited (Item 4) in the 3(a) Retail Services zone:-

"Caravan parks; car repair stations; dwelling-houses (other than those used in conjunction with purposes permitted in this zone); extractive industries; gas holders; generating works; industries (other than light industries); institutions; junk yards; liquid fuel depots; mines; panel beating workshops; roadside stalls; stock and sale yards; transport terminals; warehouses; wholesale markets."

Height of Buildings

Pursuant to Clause 30A of the KPSO, the objectives of the height of buildings clause are as follows:-

- "(a) to retain consistency in the apparent height of buildings when viewed from the main streets of each business centre, being generally 2 storeys (with the exception of land within floor space zone B1 where the apparent height is 3 storeys);*
- (b) to minimise the potential for the overlooking and overshadowing of non-business development by business development; and*



(c) to promote a size of building which does not have an avoidable detrimental visual effect on adjacent residential development.”

A building on land to which this part applies shall not exceed:-

“(a) a height, at the highest internal point of the ceiling of its topmost storey, of 12 metres in floor space zone B1 or 8 metres in any other floor space zone; and

(b) an exterior height determined by a building height plane projected at an angle of 30 from a point 1.5 metres above ground level located at the boundary of land within a residential or open space zone.”

Floor Space Ratio (FSR)

Pursuant to Clause 30B of the KPSO the floor space zone A3 is:-

“the neighbourhood retail and community service centres within the Municipality, to provide a reasonable level of service to the surrounding neighbourhood of each centre”

The Council shall not consent to the erection or use of a building on land within a Floor space zone of A3 if the FSR exceeds 0.75:1.

1.3 Heritage

There are no items of heritage significance within the land affected by this Planning Proposal.

1.4 Ku-ring-gai Local Environmental Plan (Town Centres) 2010

On 28 July 2011, the Land and Environment Court in *Friends of Turramurra Inc v Minister for Planning* [2011] NSWLEC 128 declared “that Ku-ring-gai Local Environmental Plan (Town Centres) 2010 published on the NSW legislation website on 25 May 2010 has been made contrary to the provisions of Division 4 of Part 3 of the Environmental Planning and Assessment Act 1979 and is thereby of no legal force or effect”.

None of the land, subject of this Planning Proposal, was included in KLEP 2010.

1.5 Proposed Planning Controls

The Planning Proposal will result in the following amendments to the KPSO:-

- as shown in **Figure 7**, the land known as 21 Calga Street, Roseville Chase is to be rezoned from Recreation Existing 6(a) to Residential 2(a);
- as shown in **Figure 8**, the land known as 90 Babbage Road, Roseville Chase is to be rezoned from Recreation Existing 6(a) to Residential 2(a);
- as shown in **Figure 9**, the land known as 4 Binalong Street, West Pymble (a 1,125.5m² parcel of land (abutting 6 Binalong Street)) is to be rezoned from 3(a)-(A3) Business – Retail Services to Residential 2(c);

Figures 7 to 9 above follow Section 5 of the Planning Proposal. The above figures are to be inserted into the KPSO *Interpretation* under “Scheme Map”.

- Amendment of Schedule 10 *Classification and reclassification of public land as operational* by inserting the following properties into the Schedule:



- Calga Street – Lot 88 in DP 15524;
- Babbage Road – Lot 119 in DP 1100208; and
- Binalong Street - Lot 1 in DP 867842.
- Amendment of Planning Scheme Ordinance Amendment Summary by inserting under Item G – *The Amendment of Schedules*:
 - The amendment to Schedule 10 by inserting the matter relating to 21 Calga Street and 90 Babbage Road, Roseville Chase and 4 Binalong Street, West Pymble.
- Amendment of Planning Scheme Ordinance Amendment Summary by inserting under Item E – *The addition of Clauses*:
 - [insert clause No.] on commencement of LEP [insert reference no.], the land known as 21 Calga Street and 90 Babbage Road, Roseville Chase and 4 Binalong Street, West Pymble cease to be public reserves and the land is discharged from any trusts, estates, interests, dedications, conditions or restrictions and covenants affecting the land or any part of the land.

2. PART 1 – OBJECTIVES OF THE PROPOSED LOCAL ENVIRONMENTAL PLAN

This section of the Planning Proposal sets out the objectives or intended outcomes of the Planning Proposal. The following objectives will be developed further as studies are undertaken to inform the Planning Proposal.

The objectives of the Planning Proposal are to:-

1. enable the development of certain identified parts of the Ku-ring-gai Local Government Area for residential development. The subdivision and sale of this land will provide funds to contribute towards the construction of West Pymble Pool;
2. encourage the development of buildings that achieve design excellence and of public domain spaces that are safe, accessible and attractive;
3. enhance the local environment;
4. ensure that the classification of land within the Ku-ring-gai Local Government Area matches the zoning under the relevant Environmental Planning Instrument (EPI);
5. maximise the use of public transport, walking and cycling for trips to, from and within the Ku-ring-gai LGA by integrating accessibility to services and public transport with the provision of on-site parking; and
6. provide for the orderly and economic development of land.



3. PART 2 - EXPLANATION OF PROVISIONS

This section sets out the means through which the objectives described in Part 1 will be achieved, in the form of controls on development in an LEP.

Ku-ring-gai Council supports the Planning Proposal for:

- (i) the reclassification of the following three sites from Community Land to Operational Land:
 - o 21 Calga Street, Roseville Chase;
 - o 90 Babbage Road, Roseville Chase; and
 - o 4 Binalong Street, West Pymble.

- (ii) the rezoning of the above sites under the Ku-ring-gai Planning Scheme Ordinance 1971 as outlined below:
 - o 21 Calga Street, Roseville Chase from Recreation Existing 6(a) to Residential 2(a);
 - o 90 Babbage Road, Roseville Chase from Recreation Existing 6(a) to Residential 2(a); and
 - o 4 Binalong Street, West Pymble. A 1,200m² parcel of land (abutting 6 Binalong Street) from 3(a)-(A3) Business – Retail Services to Residential 2(c).
N.B. Council has granted owner's consent for the subdivision of 4 Binalong Street, West Pymble in such a way as to permit the creation of a building block of a minimum of 1,095m² and the residual becoming a second lot.

The LEP will allow Council to sell the above three sites and use the funds generated from the sales to fund the construction of the West Pymble Pool.

4. PART 3 - JUSTIFICATION

This section sets out the reasons for the proposed outcomes and development standards in the Planning Proposal.

The following questions are set out in the Department of Planning's *A Guide to Preparing Planning Proposals* and address the need for the planning proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth government agencies.

4.1 Section A - Need for the planning proposal

The present zoning of the land is restrictive and inconsistent with sound planning and the objects of the EP&A Act. It is appropriate that the zoning be changed to enable the sites to be developed or used in an orderly and economic manner as determined by Council's strategic planning investigations. Thus there is seen to be a need for a planning proposal. At issue are the proposed zoning and development controls.

1. Is the planning proposal a result of any strategic study or report?

Yes. Council resolved, at the Ordinary Meeting held on 21 February 2012, to prepare a Planning Proposal to rezone and reclassify the surplus lands from Community land to Operational land. This is consistent with Council's intention to dispose of the land to fund the development of the West Pymble Pool.

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

The main objectives or intended outcomes of the Planning Proposal are to enable the redevelopment of certain identified parts of the Ku-ring-gai Local Government Area (LGA) for residential development. The three parcels of land are not considered to be useable areas of open space but could be converted into residential land. The sale of the surplus land will fund the development of the West Pymble Pool.

The subject lands are currently classified as Community land and therefore Council is not able to develop and sell, exchange or dispose of Community land under the provisions of the Local Government Act 1993.

Amending the KPSO would be the only means of achieving the objective of the Planning Proposal. If the Proposal was to be supported, new maps (zoning, maximum building height and maximum Floor Space Ratio (FSR)) would need to be prepared for the new LEP (see **Figures 7, 8 and 9**).

A planning proposal for the site is therefore considered appropriate.

3. Is there a net community benefit?

The planning proposal and desired future outcome in terms of residential development will provide the most appropriate outcome for the community.

21 Calga Street, Roseville Chase

The site is mostly cleared and it is possibly used for ad hoc unstructured recreational activities, although it appears as private land. However, there are other areas in proximity (Echo Point Park and Castle Cove Park) that are better suited for recreational activities.



90 Babbage Road, Roseville Chase

This land currently offers no recreational opportunities and is located across the road (Babbage Road) from Echo Point Park. Council considers that the disposal of this site would not significantly affect the provision of open space or other facilities in the locality.

4 Binalong Street, West Pymble

The parts of this site that provide access to Yarrara Avenue as well as the existing car park are to be returned to public ownership following the subdivision of the residential parcel adjacent to the existing residential land on Binalong Street.

Under the guide, it is recommended that the Net Community Benefit Test from the Draft Centres Policy should be followed when assessing a Planning Proposal. The following questions (italicised and indented) are contained in the Draft Centres Policy for evaluation of the Net Community Benefit Test.

Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800 metres of a transit node)?

A proposal to increase the amount of residential development in the local government area is compatible with State and Regional Directions for the Ku-ring-gai LGA.

The Planning Proposal is considered to be consistent with the North Subregion Draft Subregional Strategy as it will provide sufficiently zoned land for residential development within the Ku-ring-gai LGA.

Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?

No. All three sites are located within low density residential areas, outside the town centres within the Ku-ring-gai LGA.

Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?

No. All three sites are owned by council and the rezoning is part of a strategic rationalisation of recreational land surplus to needs to fund the West Pymble Pool upgrade.

Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?

There are no other spot rezonings currently being considered in any of the localities affected by this planning proposal.

Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?

Yes. The land known as 4 Binalong Street, West Pymble (a 1,125.5m² parcel of land (abutting 6 Binalong Street)) is to be rezoned from 3(a)-(A3) Business – Retail Services to Residential 2(c). This land is not considered to be required for commercial development.

Nor is it required to provide a buffer between residential development and the shopping centre.

The Ku-ring-gai LEP (Town Centres), which is currently being prepared by Council, is largely expected to meet the commercial targets set for the LGA.

Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?

Yes. The Planning Proposal will increase the supply of residential land. The reclassification and rezoning of the land will enable the land, subject to approval, to be developed for residential purposes which will have a positive (albeit small) effect on housing supply and affordability.

Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?

At this stage of the Planning Proposal, the appropriate State and Commonwealth public authorities have not yet been identified, and the Gateway Determination has yet to be issued by the Minister for Planning and Infrastructure. Consultation will need to be undertaken with public authorities, such as the State Transit Authority of NSW to determine the capacity of the existing public infrastructure and whether the existing services are capable of supporting the reclassification and rezoning of the lands in the LEP. The proposal will result in minor increase in demand for facilities in an existing urban area where all utility services are available.

Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?

Not Applicable to this Planning Proposal.

Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?

The level of significant Government investment in infrastructure and services in the locality of each site has not been determined in detail. The sites are located in established urban areas will all urban services available or readily capable of extension to each site. Expected impacts where patronage would be affected by the proposal include increased traffic volumes on local roads, increased enrolments in local schools, increased demand for community facilities and services, increased passenger trips on bus and rail routes and increased demand on electricity network and other utilities. These are all expected to be very minor as the rezonings will allow only limited development.

Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?



The Council report dated 21 February 2012 (see Appendix 2) states the following regarding the environmental considerations for each of the three sites:-

"21 Calga St Roseville

An underground drainage pipe runs through the centre of the block from the street to the rear. Some 47 metres of this pipe would require relocation along boundary with the creation of an appropriate easement to protect Council's interest after disposal.

The area contains exotic grass that is mown by council. Council's vegetation mapping identifies adjacent properties as containing "Other Vegetation" (including planted local or non local species) and some remnant Sydney Sandstone Gully Forest. A brief site assessment was undertaken on 10 January 2012, which confirmed that on site vegetation is dominated by exotic species. A building footprint can be achieved with relocation of the pipe and establishment of the proposed easement.

A review of Council's flora and fauna data base (Biobase) has identified 4 threatened fauna species occurring within 1km of the site. These include Eastern Bentwing-bat, Powerful Owl, Giant Burrowing Frog and Grey-headed Flying Fox. It should be noted that whilst these species may use the vegetation on site it is considered unlikely that it would be significant habitat. One threatened flora record was identified as Tetratheca glandulosa occurring within the Willoughby LGA. No threatened flora or fauna have been recorded within 250m of the site. The site was not identified under either the Riparian or Green Web mapping. There are no Phytophthora (a soil and water borne organism that causes root rot in many native Australian plant species commonly leading to death) or Aboriginal Heritage items with the area.

According to Council's contaminated lands register the site is not affected by contaminated lands, nor is it bushfire prone.

90 Babbage Rd Roseville Chase

Council's vegetation mapping identifies the site and adjacent properties as containing "Other Vegetation" (including planted local or non local species).

A brief site assessment was undertaken on 10 January 2012, which confirmed that apart from areas cleared and appear to be mown by the adjoining owner, on site vegetation is dominated by exotic species with almost no native vegetation remaining. It is believed that a building footprint can be established to protect any significant vegetation.

A review of Council's flora and fauna data base (Biobase) has identified 4 threatened fauna species occurring within 1km of the site. These include Eastern Bentwing-bat, Powerful Owl, Giant Burrowing Frog and Grey-headed Flying Fox. It should be noted that whilst these species may use the vegetation on site it is considered unlikely that it would be significant habitat.

No threatened flora or fauna have been recorded within 250m of the site. The site was not identified under either the Riparian or Green Web mapping.



There are no Phytophthora (a soil and water borne organism that causes root rot in many native Australian plant species commonly leading to death) or Aboriginal Heritage items with the area.

According to Council's contaminated lands register the site is not affected by contamination.

Part of the site is classified as category 1 bush fire prone vegetation and the remaining areas on the lot are bushfire prone buffer.

Whilst a detailed site inspection for threatened species or Aboriginal heritage has not been undertaken from the preliminary review and the disturbed nature of the site it is considered unlikely that they will occur on site. A more detail assessment is to be undertaken as part of the rezoning application.

4 Binalong Street West Pymble

The property is located within geographic area known to contain Sydney Turpentine Ironbark Forest (STIF), an Endangered Ecological Community. Council's vegetation mapping identifies the site and adjacent properties as containing Sydney Turpentine Ironbark Forest (canopy species dominant).

A brief site assessment was undertaken on 10 January 2012, which confirmed that the area is generally considered disturbed and consists of Council managed mown grass and scattered plantings of local or non local species. Approximately half of the property is currently a paved community car park for the adjacent West Pymble shopping area.

On the basis of the proposed subdivision of this site, discussed earlier in this report, a house may be built along the existing building line, the area of STIF at the front of the site can generally remain, providing significant amenity planting for the front garden of the site.

The site was not identified under either the Riparian or Green Web mapping.

There are no Phytophthora (a soil and water borne organism that causes root rot in many native Australian plant species commonly leading to death) or Aboriginal Heritage items with the area. A review of Council's flora and fauna data base (Biobase) has identified 6 threatened fauna species occurring within 1km of the site. These include Gang-gang Cockatoo, Brown Treecreeper, Eastern Bent-wing Bat, Red-crowned Toadlet, Powerful Owl and Grey-headed Flying Fox. The area would be unsuitable for Red-crowned Toadlets and it should be noted that whilst the remaining species may use the vegetation on site it is considered unlikely that it would be significant habitat. The Brown Treecreeper has been recorded within 200m of the site. This species is more commonly associated with Eucalypt woodland, typically Box-gum, Stringybark and other rough-barked eucalypts associated with the Cumberland Plain. It is unlikely that vegetation on site would be significant habitat. No threatened flora records have been recorded within 250m of the site.

According to Council's contaminated lands register the site is not affected by contamination.

The site is not bushfire prone.

Whilst a detailed site inspection for threatened species or Aboriginal heritage has not been undertaken, from the preliminary review and given the disturbed nature of the site it is considered unlikely that they will occur on site. A more detail assessment is to be undertaken as part of the rezoning application."

Council has recently exhibited a planning proposal to introduce biodiversity and riparian overlays along with associated provisions into the KPSO. When the officers discuss riparian and green web mapping these are the maps that they are referring to.

Phase One Environmental Site Assessments have been undertaken for the three sites by Environmental Investigation Services (EIS) (see **Appendix 3**) as mentioned in the extract from the Council report (see **Appendix 2**) above. Based on the assessment findings within these reports, the potential for significant, widespread soil and/or groundwater contamination at all three sites is considered to be low.

*Will the LEP be compatible/complementary with surrounding land uses?
What is the impact on amenity in the location and wider community? Will the public domain improve?*

Yes. The land surrounding each site, as depicted on the zoning maps in Figures 4, 5 and 6, is predominantly zoned residential under the KPSO. The Planning Proposal will rezone this land to permit residential development on each of the three sites. Other development controls, including building height, bulk and scale and built form will continue to be prescribed in the relevant Development Control Plans if and when Development Applications for residential development on the lands are lodged.

On an extremely localised level, public domain improvements arising from the redevelopment of the lands may include upgraded footpaths and street tree planting along each of the sites boundaries. Development contributions imposed on development occurring on each of the sites may finance future public domain improvements or may be used to fund community facilities in the area.

Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?

No – not directly.

If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?

No. The Proposal does not have the potential to develop into a centre in the future. The Metropolitan Plan and Draft subregional strategy do not contemplate a new centre in any of the three locations.

What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?

There is public interest in reclassifying and rezoning the sites to allow Council to dispose of the surplus lands to fund the development of the West Pymble Pool.

Whilst the subject lands will be included in the Principal Local Environmental Plan (PLEP), the PLEP is not expected to go on public exhibition until September 2012. Waiting for the PLEP in order to reclassify and rezone the subject lands would result in an unnecessary delay in the realisation of the land and the subsequent repayment of borrowings from the Infrastructure and Facilities Reserve. The Council report dated February 2012 (see Appendix 2) states that:-

"By September 2012 it is anticipated that a significant proportion of total expenditure in relation to the pool redevelopment would have already been incurred."

4.2 Section B – Relationship to Strategic Planning Framework

1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes. In December 2010 the NSW Government released the *Metropolitan Plan for Sydney 2036*. This Plan supersedes the 2005 *Metropolitan Strategy – City of Cities: A Plan for Sydney's Future*. Actions contained in the Plan focus on aligning subregional planning with the Metropolitan Plan and concentrating development around centres. The Metropolitan Plan contains a hierarchy for strategic and local centres. These revised subregional strategies, consistent with the Metropolitan Plan 2036, are anticipated for release in 2012. The Planning Proposal is not inconsistent with the objectives and actions contained with the Metropolitan Strategy or the Draft North Subregional Strategy.

2. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

Ku-ring-gai Council has adopted a number of 'strategic' plans, including the following:-

- Ku-ring-gai Council Community Strategic Plan 2030;
- Ku-ring-gai Sustainability Vision 2008-2033; and
- Plans of Management for Ku-ring-gai's Parks.

A comment regarding the Planning Proposal's consistency with the above strategic plans supporting the conclusions contained in Section 4.1 is provided below:

Ku-ring-gai Council Community Strategic Plan 2030

A specific function for Ku-ring-gai Council is sport and recreational planning. Council's Community Strategic Plan 2030 sets out its vision and targets for sport and recreational planning as follows:

Vision	20 year Objective	20 year target	5 year objective (2015)	1 year objective (2011)
Ku-ring-gai is a place striving for healthier lifestyle practices	Increased participation in social, sporting and recreational activities	15% of community using council recreational programs and facilities	Increased participation in social, cultural, sporting and recreational activities	Develop and provide opportunities for the community to engage in the public life of Ku-ring-gai
		85% usage of council recreational facilities and open space areas	Parks, recreational facilities and other public spaces are a focal point for the community	Organise activities, programs and events to increase use of public spaces and community facilities
		90% satisfaction of council recreational facilities and open space areas	Council's community, cultural and sporting facilities and management systems meet the needs and expectations of the community	<ul style="list-style-type: none"> • Implement facility management plans and programs to increase accessibility and utilisation • Promote Ku-ring-gai as a destination for cultural, environmental, recreational and heritage tourism

The Planning Proposal is consistent with the above vision, objectives and target as the disposal of the underutilised land will help fund the redevelopment of the West Pymble Pool which will encourage participation in social, sporting and recreational activities by providing a modern and user-friendly swimming pool.

Ku-ring-gai Sustainability Vision 2008-2033

The Sustainability Vision Report forms the foundation of Council's sustainability plan spanning 25 years from 2008-2033. The vision report includes the following two points:

"A large percentage of people over 55 years live in Ku-ring-gai (ABS, 2006b). They also require age appropriate recreation opportunities, services and

facilities for the less mobile, essential home services and an accessible public domain that is user friendly for older residents.

Ku-ring-gai has a higher percentage of 15-24 year olds living at home (ABS, 2006c). This highlights the need for sport and recreation facilities and entertainment venues as well as affordable housing options that enable young people to rent or buy a home in the area where they grew up."

The Planning Proposal is consistent with the vision report in that disposal of the underutilised land will help fund the redevelopment of the West Pymble Pool which will provide age appropriate recreation opportunities including aqua aerobics and the like. It will also provide a sport and recreation facility for the younger residents in the LGA.

Generic Plan of Management – Parks

21 Calga Street is identified in Council's Generic Plan of Management Parks. The reclassification of this land would result in its removal from management arrangements under the plan of management.

3. Is the planning proposal consistent with applicable state environmental planning policies?

The following State Environmental Planning Policies are relevant to the Planning Proposal:

		Consistent
SEPP 19	Bushland in Urban Areas	✓
SEPP 32	Urban Consolidation	✓
SEPP 55	Remediation of Land	✓
SEPP 65	Design Quality of Residential Flat Development	✓
	Building Sustainability Index: BASIX 2004	✓
	Sydney Harbour Catchment 2005	✓

The proposal's compliance and consistency with the above SEPPs would be determined during the assessment of any development application on any of the three sites.

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

The table below identifies the proposal's consistency with the relevant Ministerial Directions.

s.117 Direction Title	Consistency of Planning Proposal
<p>1.1 Business and Industrial Zones</p> <p>Objectives</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> a. encourage employment growth in suitable locations, b. protect employment land in business and industrial zones, and c. support the viability of identified strategic centres. <p>Where this direction applies</p> <p>This direction applies to all relevant planning authorities.</p> <p>When this direction applies</p> <p>This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).</p> <p>What a relevant planning authority must do if this direction applies</p> <p>A planning proposal must:</p> <ul style="list-style-type: none"> a. give effect to the objectives of this direction, b. retain the areas and locations of existing business and industrial zones, c. not reduce the total potential floor space area for employment uses and related public services in business zones, d. not reduce the total potential floor space area for industrial uses in industrial zones, and e. ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning. <p>Consistency</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:</p> <ul style="list-style-type: none"> a. justified by a strategy which: <ul style="list-style-type: none"> i. gives consideration to the objective of this direction, and ii. identifies the land which is the subject 	<p>Justifiably inconsistent. The Planning Proposal will reduce the total potential floor space area for employment uses and related public services in business zones which is inconsistent with the direction.</p> <p>However, the site currently zoned 3(a)-(A3) Business – Retail Services is not suitable for development for commercial purposes as the site is located adjacent to residential development and is located outside of the town centres which have been identified in Council's strategic planning studies and the retail hierarchy for the LGA.</p> <p>The Ku-ring-gai LEP (Town Centres), which is currently being prepared by Council, is largely expected to meet the commercial targets set for the LGA and this land is no longer considered appropriate for retail/business use.</p>

s.117 Direction Title	Consistency of Planning Proposal
<p>of the planning proposal (if the planning proposal relates to a particular site or sites), and</p> <p>iii. is approved by the Director-General of the Department of Planning, or</p> <p>b. justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or</p> <p>c. in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</p> <p>d. of minor significance.</p> <p>Note: In this direction, "identified strategic centre" means a centre that has been identified as a strategic centre in a regional strategy, sub-regional strategy, or another strategy approved by the Director General.</p>	
<p>2.1 Environmental Protection Zones</p> <p>Objective</p> <p>(1) The objective of this direction is to protect and conserve environmentally sensitive areas.</p> <p>Where this direction applies</p> <p>(2) This direction applies to all relevant planning authorities.</p> <p>When this direction applies</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>(5) A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".</p> <p>Consistency</p> <p>(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are</p>	<p>Consistent. The Planning Proposal applies to land which is identified as being environmentally sensitive. The Planning Proposal will not reduce the existing and proposed environmental protection standards that will apply to the land and is therefore consistent with the Local Planning Direction.</p>

s.117 Direction Title	Consistency of Planning Proposal
<p>inconsistent are:</p> <p>b. justified by a strategy which:</p> <p>i. gives consideration to the objectives of this direction,</p> <p>ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and</p> <p>iii. is approved by the Director-General of the Department of Planning, or</p> <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</p> <p>(d) is of minor significance.</p>	
<p>3.1 Residential Zones</p> <p>Objectives</p> <p>(1) 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>Where this direction applies</p> <p>(2) This direction applies to all relevant planning authorities.</p> <p>When this direction applies</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:</p> <p>(a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary),</p> <p>(b) any other zone in which significant residential development is permitted or proposed to be permitted.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p>	<p>Consistent. All three sites are to be located within existing residential suburbs and will utilise existing infrastructure and have appropriate access to services. On an extremely localised level, public domain improvements arising from the redevelopment of the lands may include upgraded footpaths and street tree planting along each of the sites boundaries. Development contributions imposed on development occurring on each of the sites may finance future public domain improvements or may be used to fund community facilities in the area.</p> <p>The existing built form controls that apply to other residential areas within the Ku-ring-gai LGA will apply to the subject sites, encouraging both good design and the efficient use of existing infrastructure and services.</p>

s.117 Direction Title	Consistency of Planning Proposal
<p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>(5) A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p> <p>Consistency</p> <p>(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy which:</p> <p>(i) gives consideration to the objective of this direction, and</p> <p>(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and</p> <p>(iii) is approved by the Director-General of the Department of Planning, or</p> <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</p> <p>(d) of minor significance</p>	
<p>3.4 Integrating Land Use and Transport</p> <p>Objective</p> <p>(1) 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> <p>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of</p>	<p>Consistent. At this stage of the Planning Proposal, the appropriate State and Commonwealth public authorities have not yet been identified, and the Gateway Determination has yet to be issued by the Minister for Planning and Infrastructure. Consultation will need to be undertaken with public authorities, such as the State Transit Authority of NSW to determine the capacity of the existing public infrastructure and whether the existing services are capable of supporting the reclassification and rezoning of the lands in the LEP.</p> <p>However, all three sites are located within established residential areas that have existing public transport infrastructure in place.</p>

s.117 Direction Title	Consistency of Planning Proposal
<p>trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight.</p> <p>Where this direction applies</p> <p>(2) This direction applies to all relevant planning authorities.</p> <p>When this direction applies</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <p>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</p> <p>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</p> <p>Consistency</p> <p>(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a strategy which:</p> <p>(i) gives consideration to the objective of this direction, and</p> <p>(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and</p> <p>(iii) is approved by the Director-General of the Department of Planning, or</p> <p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</p> <p>(d) of minor significance.</p>	

s.117 Direction Title	Consistency of Planning Proposal
<p>4.1 Acid Sulfate Soils</p> <p>Objective</p> <p>(1) 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>Where this direction applies</p> <p>(2) This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils, as shown on Acid Sulfate Soils Planning Maps held by the Department of Planning.</p> <p>When this direction applies</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</p> <p>(5) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</p> <p>(a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Director-General, or</p> <p>(b) such other provisions provided by the Director-General of the Department of Planning that are consistent with the Acid Sulfate Soils Planning Guidelines.</p> <p>(6) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director General prior to undertaking community consultation in satisfaction of section 57 of the Act.</p> <p>(7) Where provisions referred to under paragraph (5) of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification</p>	<p>Consistent. The Phase One Environmental Site Assessments prepared for the three sites (see Appendix 3) state that the three sites are located within an area where there is no known occurrence of acid sulphate soils.</p>

s.117 Direction Title	Consistency of Planning Proposal
<p>of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with paragraph (5).</p> <p>Consistency</p> <p>(8) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:</p> <p>(a) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</p> <p>(b) of minor significance</p>	
<p>4.3 Flood Prone Land</p> <p>Objectives</p> <p>(1) The objectives of this direction are:</p> <p>(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p> <p>Where this direction applies</p> <p>(2) This direction applies to all relevant planning authorities that are responsible for flood prone land within their LGA.</p> <p>When this direction applies</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).</p> <p>(5) A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.</p> <p>(6) A planning proposal must not contain provisions that apply to the flood planning areas which:</p>	<p>21 Calga Street contains a drainage line that may need to be relocated adjacent to the side boundary. Investigations will be required into required easement width and overland flows to be accommodated (if any).</p>

s.117 Direction Title	Consistency of Planning Proposal
<p>(a) permit development in floodway areas,</p> <p>(b) permit development that will result in significant flood impacts to other properties,</p> <p>(c) permit a significant increase in the development of that land,</p> <p>(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or</p> <p>(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.</p> <p>(7) A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).</p> <p>(8) For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).</p> <p>Consistency</p> <p>(9) A planning proposal may be inconsistent with this direction only if the relevant planning authority can satisfy the Director-General (or an officer of the Department nominated by the Director-General) that:</p> <p>(a) the planning proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or</p> <p>(b) the provisions of the planning proposal that are inconsistent are of minor significance.</p> <p>Note: "flood planning area", "flood planning level", "flood prone land" and "floodway area" have the same meaning as in the Floodplain Development Manual 2005.</p>	

s.117 Direction Title	Consistency of Planning Proposal
<p>4.4 Planning for Bushfire Protection</p> <p>Objectives</p> <p>(1) The objectives of this direction are:</p> <p>(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</p> <p>(b) to encourage sound management of bush fire prone areas.</p> <p>Where this direction applies</p> <p>(2) This direction applies to all local government areas in which the responsible Council is required to prepare a bush fire prone land map under section 146 of the Environmental Planning and Assessment Act 1979 (the EP&A Act), or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.</p> <p>When this direction applies</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made,</p> <p>(5) A planning proposal must:</p> <p>(a) have regard to Planning for Bushfire Protection 2006,</p> <p>(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and</p> <p>(c) ensure that bushfire hazard reduction is not prohibited within the APZ.</p> <p>(6) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <p>(a) provide an Asset Protection Zone (APZ) incorporating at a minimum:</p> <p>(i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and</p> <p>(ii) an Outer Protection Area managed for hazard</p>	<p>Consistent. The draft LEP written instrument (Appendix 4) includes provisions that require development to integrate bushfire risk management measures and biodiversity protection. Following the gateway determination Council will need to consult the Commissioner of the NSW Rural Fire Service (prior to community consultation) as required by this Local Planning Direction.</p>

s.117 Direction Title	Consistency of Planning Proposal
<p>reduction and located on the bushland side of the perimeter road,</p> <p>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for fire fighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,</p> <p>(f) introduce controls on the placement of combustible materials in the Inner Protection Area.</p> <p>Consistency</p> <p>(7) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the council has obtained written advice from the Commissioner of the NSW Rural Fire Service, to the effect that, notwithstanding the noncompliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.</p>	
<p>6.1 Approval and Referral Requirements</p> <p>Objective</p> <p>(1) The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>Where this direction applies</p> <p>(2) This direction applies to all relevant planning authorities.</p> <p>When this direction applies</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) A planning proposal must:</p> <p>(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</p> <p>(b) not contain provisions requiring concurrence,</p>	<p>Consistent. The Planning Proposal does not include provisions that require the concurrence, consultation or referral of future DAs to a Minister or Public Authority.</p>

s.117 Direction Title	Consistency of Planning Proposal
<p>consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</p> <p>(i) the appropriate Minister or public authority, and</p> <p>(ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and</p> <p>(c) not identify development as designated development unless the relevant planning authority:</p> <p>(i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and</p> <p>(ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.</p> <p>Consistency</p> <p>(5) A planning proposal must be substantially consistent with the terms of this direction.</p> <p>Note: In this direction "public authority" has the same meaning as section 4 of the Environmental Planning and Assessment Act 1979.</p>	
<p>6.2 Reserving land for public purposes</p> <p>Objectives</p> <p>(1) The objectives of this direction are:</p> <p>(a) to facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p> <p>Where this direction applies</p> <p>(2) This direction applies to all relevant planning authorities.</p> <p>When this direction applies</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).</p> <p>(5) When a Minister or public authority requests a</p>	<p>Consistent. Council is the relevant public authority.</p>

s.117 Direction Title	Consistency of Planning Proposal
<p>relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</p> <p>(a) reserve the land in accordance with the request, and</p> <p>(b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and</p> <p>(c) identify the relevant acquiring authority for the land.</p> <p>(6) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</p> <p>(a) include the requested provisions, or</p> <p>(b) take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired.</p> <p>(7) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</p> <p>Consistency</p> <p>(8) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:</p> <p>(c) with respect to a request referred to in paragraph (7), that further information is required before appropriate planning controls for the land can be determined, or</p> <p>(d) the provisions of the planning proposal that are inconsistent with the terms of this direction are of minor significance.</p> <p>Note: Clause 12 of the EP&A Reg 2000 provides that a planning proposal for a proposed local environmental plan:</p> <p>(a) may not contain a provision reserving land for a purpose referred to in section 26 (1) (c) of the EP&A Act, and</p>	

s.117 Direction Title	Consistency of Planning Proposal
<p>(b) may not contain a provision in respect of that reservation as required by section 27 of the EP&A Act, unless the public authority responsible for the acquisition of the land has notified the relevant planning authority of its concurrence to the inclusion of such a provision in the planning proposal.</p> <p>In this direction: "public authority" has the same meaning as section 4 of the EP&A Act.</p> <p>the use or reservation of land for a public purpose has the same meaning as in section 26(1)(c) of the EP&A Act.</p>	
<p>6.3 Site specific provisions</p> <p>Objective</p> <p>(1) The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p> <p>Where this direction applies</p> <p>(2) This direction applies to all relevant planning authorities.</p> <p>When this direction applies</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</p> <p>(a) allow that land use to be carried out in the zone the land is situated on, or</p> <p>(b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</p> <p>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>(5) A planning proposal must not contain or refer to drawings that show details of the development proposal.</p> <p>Consistency</p> <p>(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are</p>	<p>Consistent. The Planning Proposal will permit residential development on the three sites. The Planning Proposal seeks to rezone the three sites to existing zones within the KPSO without imposing any new development standards.</p>

s.117 Direction Title	Consistency of Planning Proposal
inconsistent are of minor significance.	
7.1 Implementation of the Metro Strategy	The development of the three sites for residential purposes will contribute to meeting the residential housing targets in the Metropolitan Plan.

Should the Planning Proposal be supported at the Gateway Determination, further detail on consistency with Ministerial Directions will be provided following the consultation with the relevant public and private authorities.

4.3 Section C – Environmental, Social and Economic Impact

1. 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?

No. As noted in Section 4.1 above, Council has recently exhibited a planning proposal (submission period closed on 27 February 2012) to introduce biodiversity and riparian overlays (as well as heritage conservation overlays however none of the sites are to be affected by this overlay) along with associated provisions into the KPSO. These provisions will also apply to the subject sites and will become matters for consideration in any future development of the site. Further investigation is required at the DA stage in relation to threatened species.

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

Biodiversity Significance

- 21 Calga Street, Roseville Chase – this site is not identified as an area of biodiversity significance under the maps that were recently exhibited as part of a planning proposal (submission period closed on 27 February 2012) to introduce biodiversity and riparian overlays into the KPSO;
- 90 Babbage Road, Roseville Chase – this site is identified as an area of biodiversity significance under the maps that were recently exhibited as part of a planning proposal (submission period closed on 27 February 2012) to introduce biodiversity and riparian overlays into the KPSO; and
- 4 Binalong Street, West Pymble – part of this site is identified as an area of biodiversity significance under the maps that were recently exhibited as part of a planning proposal (submission period closed on 27 February 2012) to introduce biodiversity and riparian overlays into the KPSO.

Riparian Lands

- None of the three sites are identified as containing riparian corridors under the maps that were recently exhibited as part of a planning proposal (submission period closed on 27 February 2012) to introduce biodiversity and riparian overlays into the KPSO.



Bushfire

- 90 Babbage Road, Roseville Chase is identified as being bushfire prone land under Council's current bushfire prone land map.

These issues would be properly addressed during the assessment of any development application/s on the land.

3. How has the planning proposal adequately addressed any social and economic effects?

Yes. As outlined above, the redevelopment of the West Pymble Pool has major social benefits for the community. Conversely, the disposal of any land may have the potential to impact on surrounding and nearby residents. However these matters would need to be addressed at the DA stage.

According to the Council report dated 21 February 2012 (see **Appendix 2**):

"The sale of these lands shall result in the repayment of Council's borrowings from the Infrastructure and Facilities Reserve that are funding the pool upgrade. Surplus net funds shall then be used to increase the balance in the Infrastructure and Facilities Reserve.

In order to repay the Infrastructure and Facilities Reserve the net amount of \$1,738,606, it is necessary to dispose of all three properties, therefore no priority order has been established."

4.4 Section D – State and Commonwealth Interests

1. Is there adequate public infrastructure for the planning proposal?

Consultation with key agencies about the capacity to service the three sites was not undertaken prior to submitting this Planning Proposal to the Department of Planning and Infrastructure. Consultation will need to be undertaken with public authorities, such as Sydney Water to determine any requirements for connections to water and sewerage systems. Similar consultations will be required in relation to other utility services.

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

Consultation with State and Commonwealth agencies will be undertaken in accordance with **Section 5** of this Planning Proposal.

2. 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 have not been identified or consulted, and the Gateway Determination has yet to be issued by the Minister for Planning and Infrastructure. Consultation with the following Government authorities, agencies and other stakeholders in regard to this Planning Proposal are proposed to include:-

- NSW Department of Planning of Infrastructure;



- State Transit Authority of NSW;
- Roads and Maritime Services (formerly the RTA) NSW;
- Sydney Water Corporation;
- Energy Australia;
- NSW Department of Transport;
- Lifetime Care and Support Authority of NSW;
- NSW Department of Family and Community Services (Housing);
- NSW Department of Education and Communities;
- Ministry of Police;
- NSW Health Department;
- Rail Corporation of NSW; and
- Adjoining Councils.

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



5. PART 4 – COMMUNITY CONSULTATION

Extensive 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”, published by the Department of Planning. The community consultation will not be commenced prior to obtaining approval from the Minister or Director-General and not before Council has consulted with the Commissioner of the NSW Rural Fire Service as per the relevant Local Planning Direction. The notification and consultation process will be initiated after the s.55 submission has been sent to the Department of Planning and Infrastructure.

Council's consultation methodology will include, but not be limited to:-

- forwarding a copy of the Planning Proposal, the gateway determination and any relevant supporting studies or additional information to State and Commonwealth Public Authorities identified in the gateway determination;
- undertaking consultation if required in accordance with requirements of a Ministerial Direction under section 117 of the EP&A Act and/or consultation that is required because, in the opinion of the Minister (or delegate), a State or Commonwealth public authority will be or may be adversely affected by the proposed LEP;
- giving notice of the public exhibition in the main local newspaper (the North Shore Times);
- exhibiting the Planning Proposal in accordance with the gateway determination. It is assumed this would require an exhibition period of at least 28 days duration;
- exhibiting the Planning Proposal pursuant to s.57 and all supporting documentation at Council's Administration Centre and notification of exhibition at Council's Libraries;
- notifying of the Planning Proposal's exhibition on Council's website, including providing copies of the Planning Proposal, all supporting studies and additional information and the gateway determination;
- notifying affected landowners and adjoining land owners where relevant;
- holding a Public Hearing; and
- any other consultation methods deemed appropriate for the proposal.

6. RECLASSIFICATION OF PUBLIC LAND

Pursuant to Section 55(3) of the Act, the Director-General may issue requirements with respect to the preparation of a planning proposal. In this regard, the Department of Planning Guideline *A Guide to Preparing Local Environmental Plans* sets out the Director-General's requirements regarding the matters that must be addressed in the justification of all planning proposals to reclassify public land.

These requirements are addressed below:

6.1.1 A - Is the planning proposal the result of any strategic study or report?

Yes. As outlined in Section 4.1 of this Planning Proposal Council resolved, at the Ordinary Meeting held on 21 February 2012, to prepare a Planning Proposal to rezone and reclassify the surplus lands from Community land to Operational land. This is consistent with Council's intention to dispose of the land to fund the development of the West Pymble Pool.

6.1.2 B - Is the planning proposal consistent with the local council's community plan, or other local strategic plan?

Yes. Ku-ring-gai Council has adopted a number of 'strategic' plans, including the following:-

- Ku-ring-gai Council Community Strategic Plan 2030;
- Ku-ring-gai Sustainability Vision 2008-2033; and
- Ku-ring-gai Integrated Transport Strategy – July 2011.

These reports support the conclusions derived above in 4.1 and the Planning Proposal is considered to be consistent with the above plans/strategies.

6.1.3 C- If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.

Certificates of Title for each property indicate that there are no easements or restrictions on the land that would need to be extinguished or changed.

Available Council records suggest that there are no unregistered interests in 4 Binalong Street, 90 Babbage Road or 21 Calga Street that would need to be extinguished.

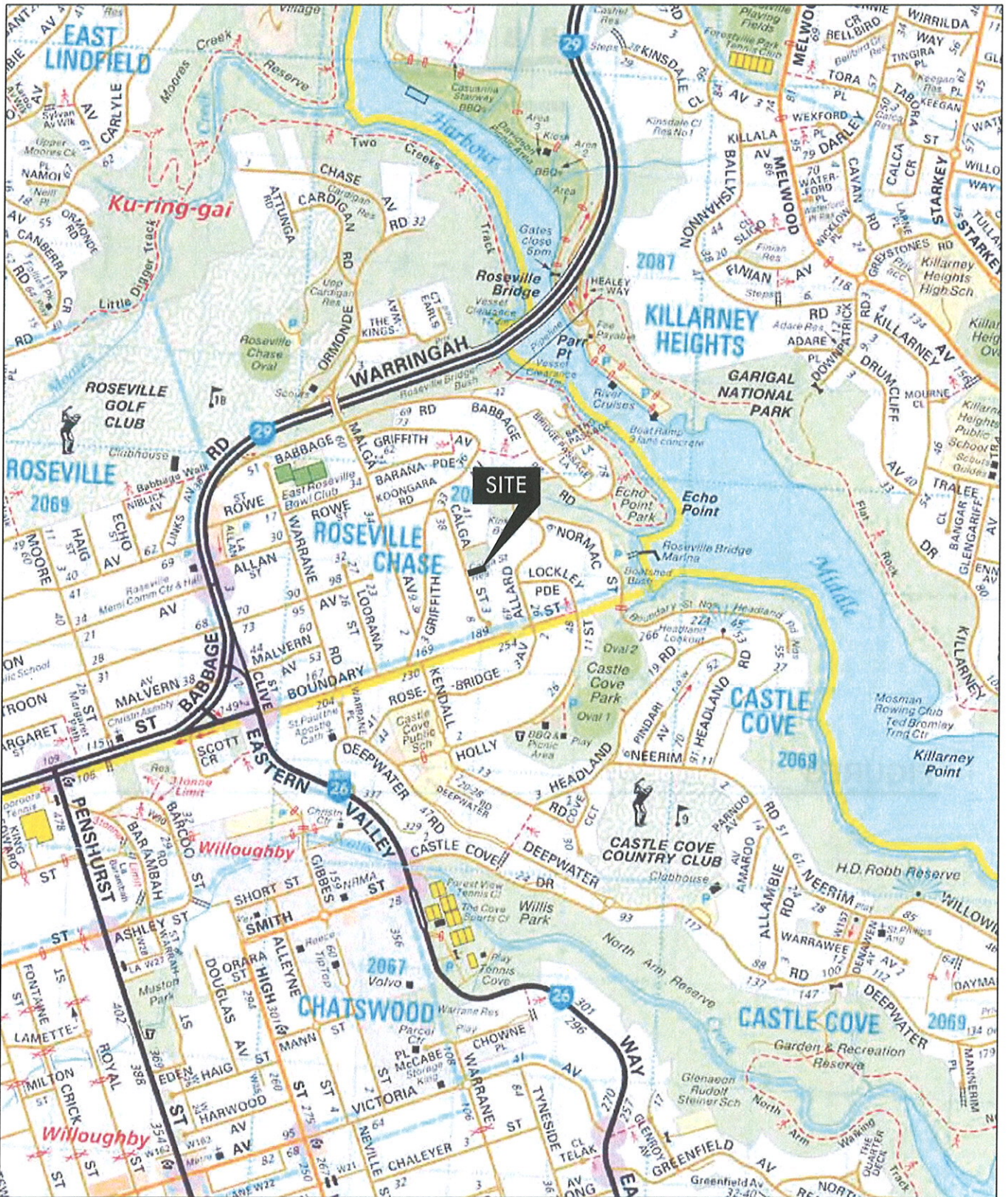
At the Ordinary Meeting held on 21 February 2012, Council resolved to formally seek to discharge all interests in these properties (see page 2).

6.1.4 D - The concurrence of the landowner, where the land is not owned by the relevant planning authority.

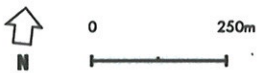
Council is the landowner of all three sites and has endorsed the Preparation of the Planning Proposal.



FIGURES



Source: Sydney 2012



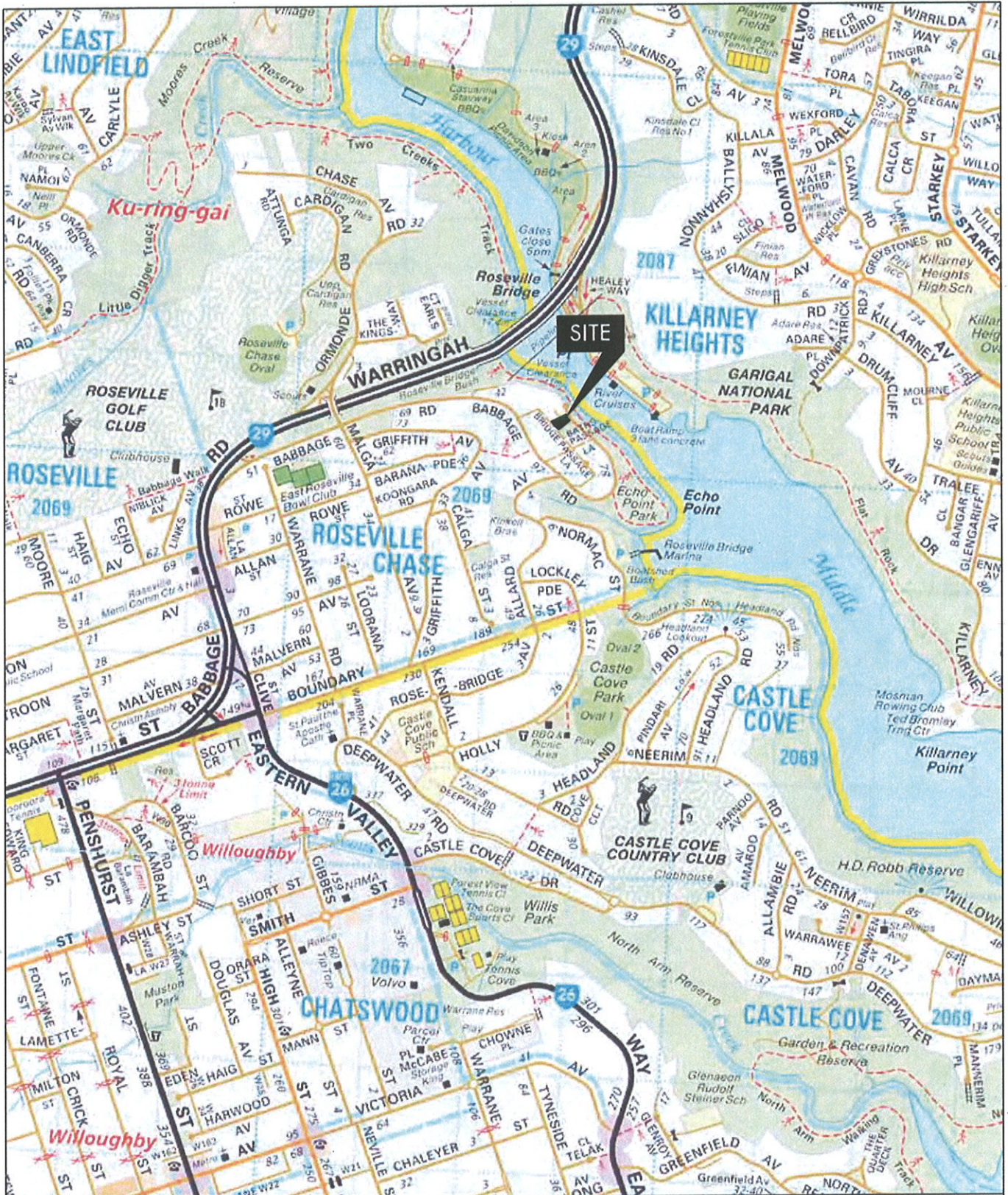
PLANNING PROPOSAL
 Rezone and reclassify three council owned sites from community land to operational land

FIGURE 1
 Location Plan showing land to which the Planning Proposal relates at 21 Calga Street, Roseville Chase

Prepared For - Ku-ring-gai Council



CONSULTING PLANNERS



Source: Sydney 2012

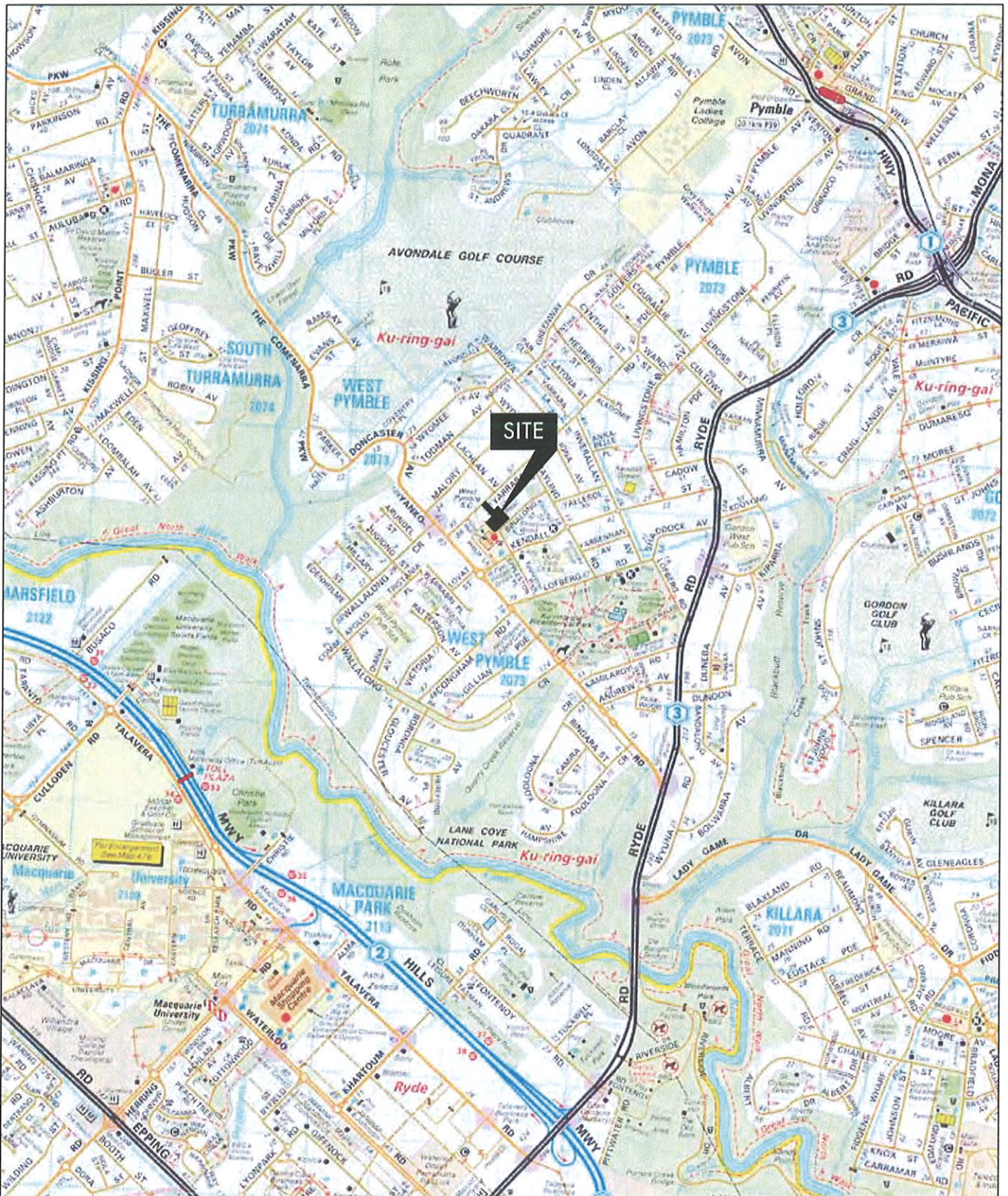


PLANNING PROPOSAL
 Rezone and reclassify three council owned sites from community land to operational land

FIGURE 2
 Location Plan showing land to which the Planning Proposal relates at 90 Babbage Road, Roseville Chase

Prepared For - Ku-ring-gai Council





Source: Sydney 2012



PLANNING PROPOSAL
 Rezone and reclassify three council owned sites from community land to operational land

FIGURE 3
 Location Plan showing land to which the Planning Proposal relates at 4 Binalong Street, West Pymble

Prepared For - Ku-ring-gai Council

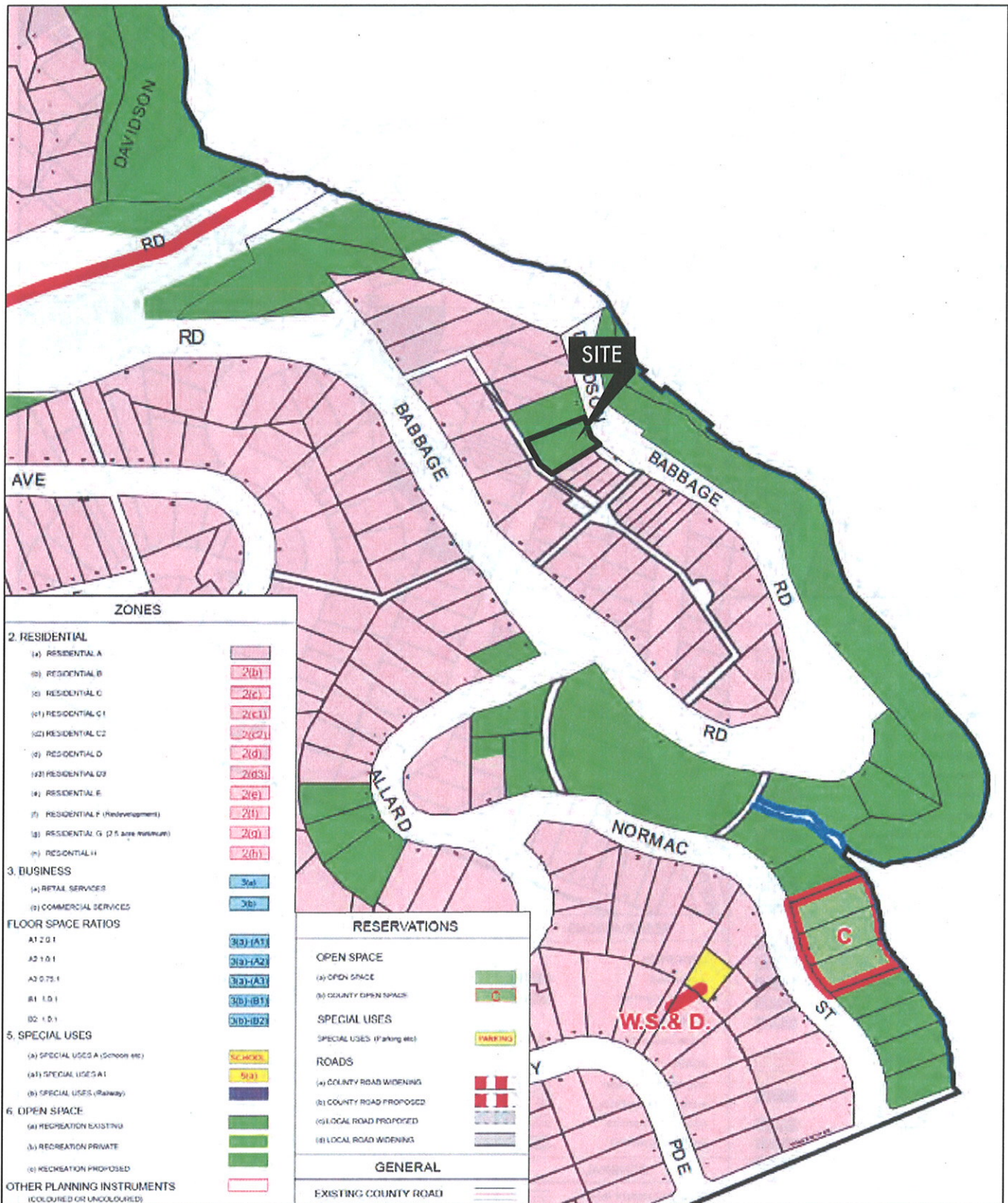




PLANNING PROPOSAL
 Rezone and reclassify three council owned sites from community land to operational land

FIGURE 4
 Extract of Zoning Map relating to 21 Calga Street, Roseville Chase
 pursuant to Ku-ring-gai Planning Scheme Ordinance 1971

Prepared For - Ku-ring-gai Council



PLANNING PROPOSAL
 Rezone and reclassify three council owned sites from community land to operational land

FIGURE 5
 Extract of Zoning Map relating to 90 Babbage Road, Roseville Chase
 pursuant to Ku-ring-gai Planning Scheme Ordinance 1971

Prepared For - Ku-ring-gai Council



PLANNING PROPOSAL
 Rezone and reclassify three council owned sites from community land to operational land

FIGURE 6
 Extract of Zoning Map relating to 4 Binalong Street, West Pymble
 pursuant to Ku-ring-gai Planning Scheme Ordinance 1971

Prepared For - Ku-ring-gai Council





PLANNING PROPOSAL
 Rezone and reclassify three council owned sites from community land to operational land

FIGURE 7
 Proposed Zoning Map relating to 21 Calga Street, Roseville Chase

Prepared For - Ku-ring-gai Council





PLANNING PROPOSAL
 Rezone and reclassify three council owned sites from community land to operational land

FIGURE 8
 Proposed Zoning Map relating to 90 Babbage Road, Roseville Chase

Prepared For - Ku-ring-gai Council



PLANNING PROPOSAL
Rezone and reclassify three council owned sites from community land to operational land

FIGURE 9
Proposed Zoning Map relating to 4 Binalong Street, West Pymble

Prepared For - Ku-ring-gai Council