



Ku-ring-gai Council

PLANNING PROPOSAL

**Include additional heritage conservation areas in KLEP 2015
and KLEP (Local Centres) 2012**

March 2017

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INTRODUCTION

This planning proposal contains justification for proposed amendments to Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) and Ku-ring-gai Local Environmental Plan (Local Centres) 2012 (KLEP (Local Centres) 2012), and the corresponding Heritage Maps to include additional heritage conservation areas in Pymble, Turramurra and Wahroonga.

This planning proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the NSW Department of Planning and Environment's "*A Guide to Preparing Planning Proposals*" (August 2016).

Council will request the plan making delegation under Section 23 of the Environmental Planning and Assessment Act 1979 for this planning proposal.

Background

On 26 November 2013 Council resolved to place fourteen (14) potential Heritage Conservation Areas on non-statutory exhibition. The study commissioned by Ku-ring-gai Council was a peer review of the areas reviewed by *Paul Davies Pty Ltd* in 2010. The study was undertaken by Heritage Consultants *Sue Jackson-Stepowski Pty Ltd*, *Carste Studios* and *John Oultram Heritage and Design*. These HCA review studies were exhibited from 7 March 2014 to 7 April 2014. The summary of submissions received for this exhibition is included in **Appendix N**.

On 26 November 2013, members from the Pymble community addressed Council regarding the heritage significance of Pymble. Council resolved to seek quotations from a heritage consultant to undertake a further heritage review of Pymble. *Perumal Murphy Alessi Pty Ltd* were engaged to undertake this review (**Appendix A**). On 26 May 2015 Council resolved to place this review of Pymble East and West HCAs on exhibition. These were exhibited for a non-statutory period from 5 June 2015 to 3 July 2015. The summary of submissions received for this exhibition is included in **Appendix O**.

A recent inspection of the proposed areas found that several properties have been demolished since the field work for the heritage studies was undertaken. The mapping has been amended to change the rating of the demolished properties from contributory to neutral. In addition where a submission has claimed the contribution rating of a property is wrong and further research supports this claim the rating has been changed. For a list of changes in HCA's refer to **Appendix P**.

On 6th December 2016 Council adopted the resolution to prepare a Planning Proposal to amend Schedule 5 of KLEP 2015 and KLEP (Local Centres) 2012 to include additional heritage conservation areas. A copy of the Resolution is included at **Appendix M**.

There are eleven (11) proposed heritage conservation areas, six (6) of which are extensions to existing heritage conservation areas, as outlined below.

Heritage Conservation Area Descriptions

Type (new/extension)	Proposed Name	Proposed Number	LEP
Extension	Mahratta Conservation Area	C4 extension	KLEP 2015
New	Gilroy Road Conservation Area	C42	KLEP (Local Centres) 2012
Extension	Hillview Conservation Area	C40 extension	KLEP (Local Centres) 2012
New	Mona Vale Road Conservation Area	C43	KLEP 2015
New	Telegraph Road Conservation Area	C44	KLEP (Local Centres) 2012
New	Lanosa Estate Conservation Area	C45	KLEP 2015
New	Athol Conservation Area	C46	KLEP (Local Centres) 2012
Extension	Pymble Heights Conservation Area	C8A and C8B extension	KLEP 2015 and KLEP (Local Centres) 2012
Extension	Fernwalk Conservation Area	C9 extension	KLEP 2015
Extension	Orinoco Street Conservation Area	C10A and C10B extension	KLEP 2015 and KLEP (Local Centres) 2012
Extension (new name)	West Pymble Conservation Area	C11A and C11B extension of Pymble Avenue Conservation Area	KLEP 2015 and KLEP (Local Centres) 2012

Mahratta Conservation Area (C4 extension)

The proposed extension to the existing Mahratta Conservation Area as defined in Image 2, is to the south of the existing Conservation Area, and on the south side of Fox Valley Road bounded by Marshall Avenue and 16-16A Fox Valley Road.

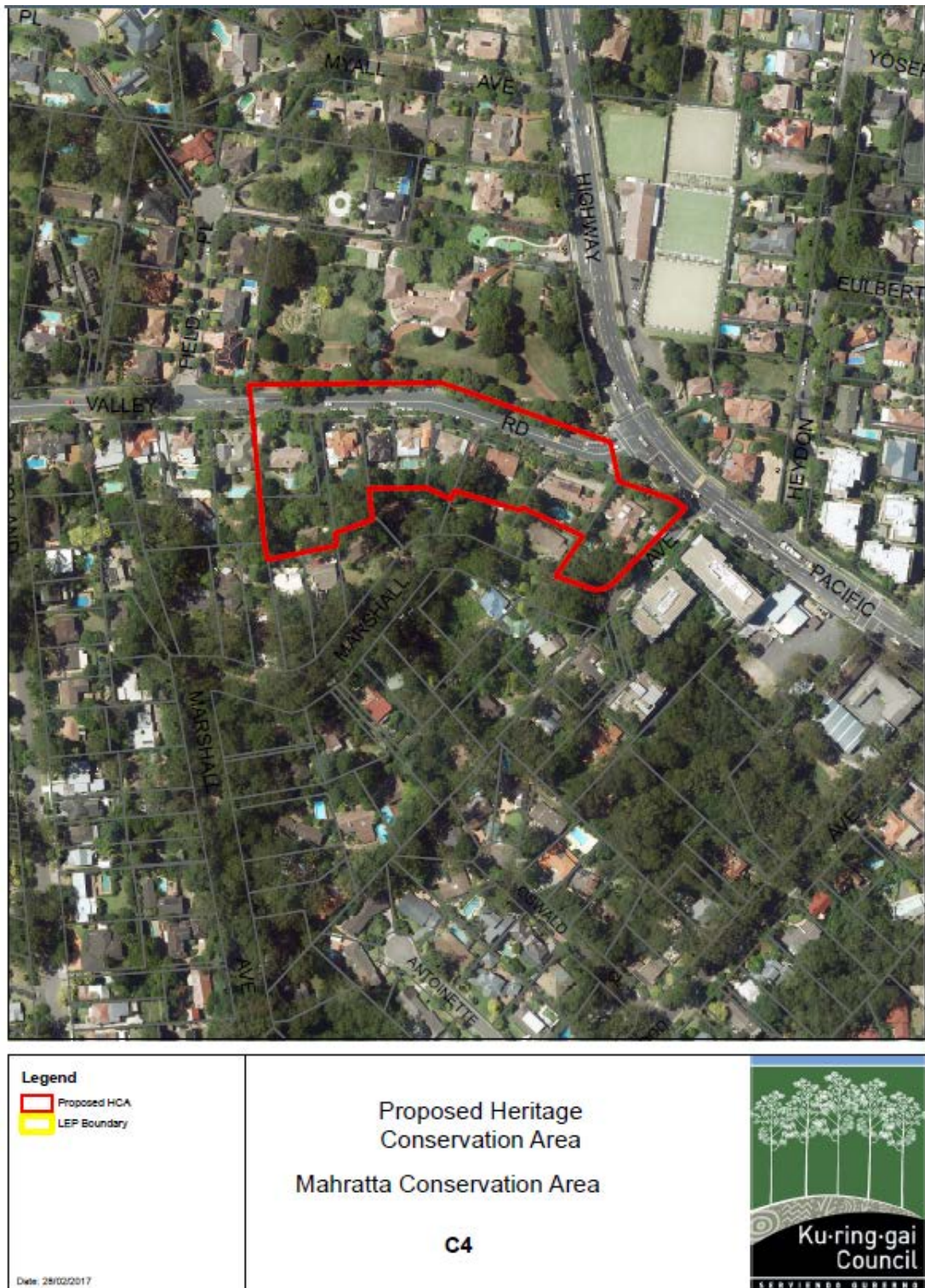


Image 1: Aerial Photo - Proposed boundary Mahratta Conservation Area C4

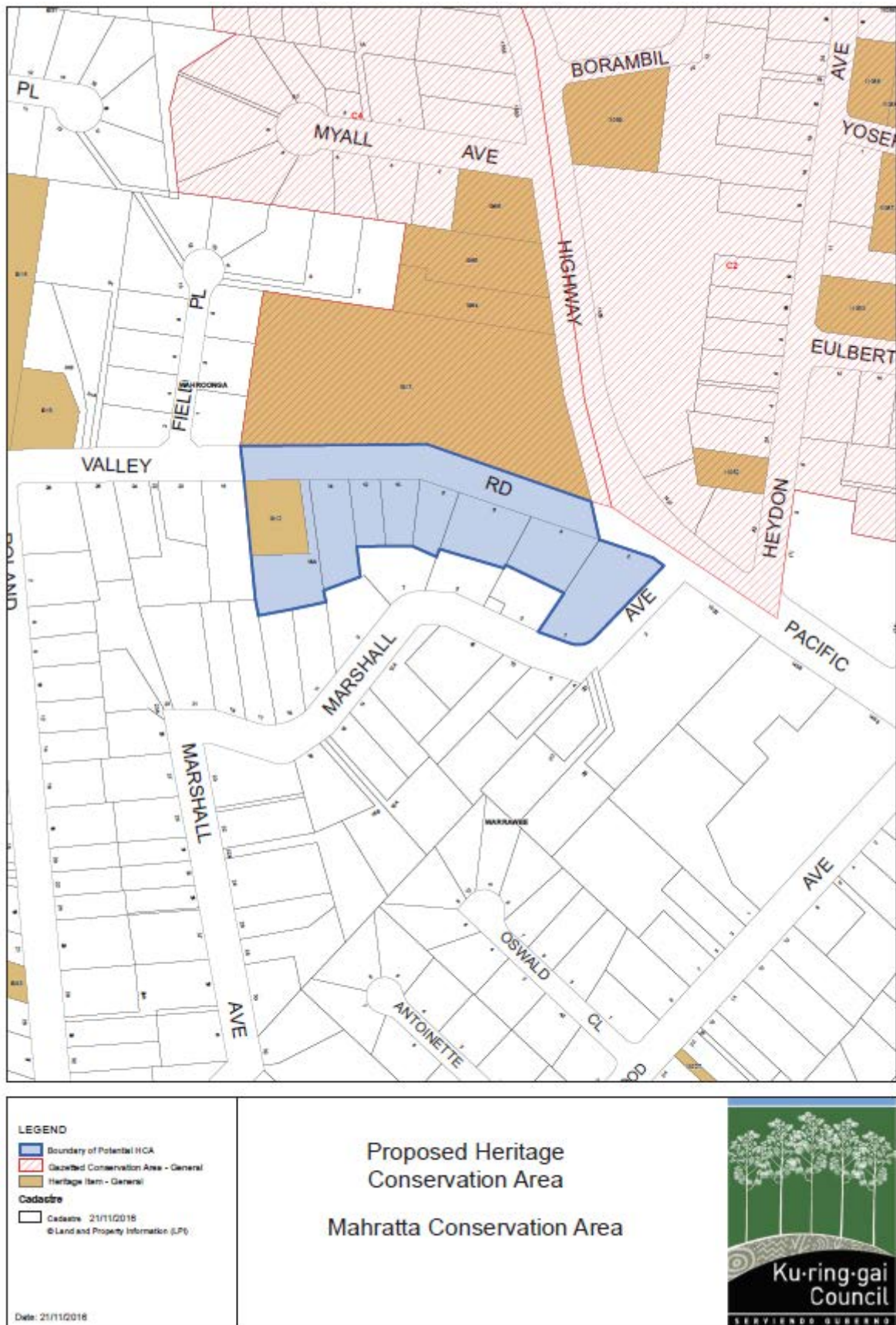


Image 2: Proposed boundary Mahratta Conservation Area

The report by Heritage Consultant *John Oultram Heritage and Design* found:

The Mahratta Heritage Conservation Area is of historical and aesthetic significance for its largely intact fabric (houses, gardens, street layout) dating from the 1890s through to the inter war period into the 1940s. The area is of aesthetic significance as it encompasses the State Heritage Listed Mahratta built 1941 on the corner of the Pacific Highway and Fox Valley Road with its substantial gardens designed by Paul Sorenson; the 1924 subdivision of Myall Avenue as a rare early cul-de-sac design, distinctive for its Inter war period housing and circular planting bed; the 1912 subdivision of the eastern end of Gilda Avenue, with its collection of Federation period to inter-war period housing.

The area is of historical significance as one of the earliest areas of housing development on the western side of the Pacific Highway at Wahroonga, encompassing the 1896 Brown's Estate that covered a large portion of the area, the 1912 Warrawee View Estate (eastern end of Gilda Avenue) and the Myall Avenue (a subdivision of part of Toohey's Estate). The 1943 aerial photo of the area shows the eastern end of Gilda Avenue with unified formal street tree plantings (likely brush box), indicating the influence of the Wahroonga Progress Association in the early 20th century. The area has associations with John Brown who owned and cleared a large portion of land to the north and south of Fox Valley Road and whose descendants subdivided and developed the land from 1896 onwards. The area also has associations with Thomas Hyndes who was granted a large parcel of land at Wahroonga in 1838 that he used for timber getting.

Gilroy Road Conservation Area (C42)

The proposed Gilroy Road Conservation Area as defined in Image 4, is bounded by Gilroy Road, Brentwood Avenue and Eastern Road. The existing Laurel Avenue/ King Street Heritage Conservation Area (C5) is to the west of the proposed area.



Image 3: Aerial Photo - Proposed boundary Gilroy Road Conservation Area C42

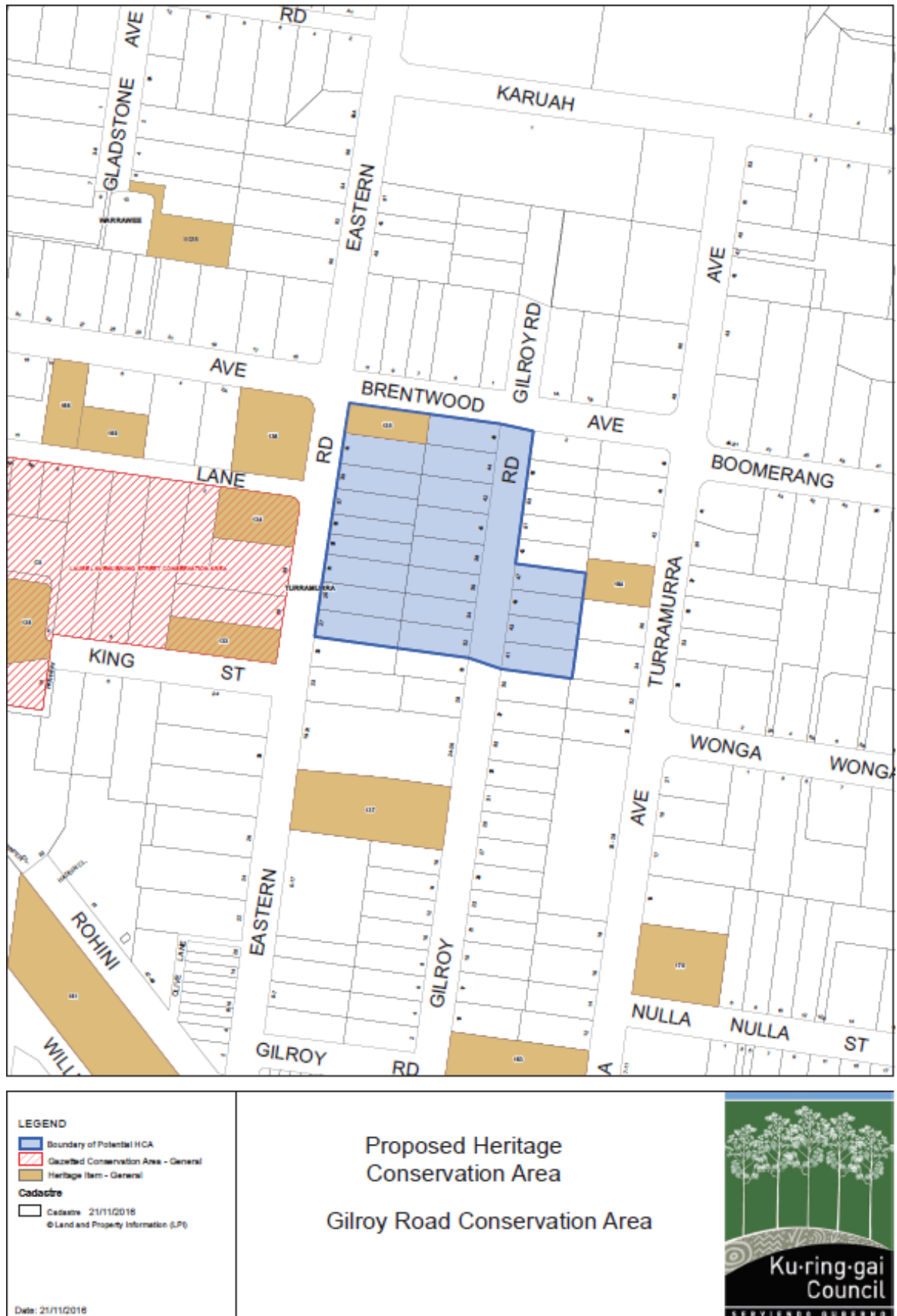


Image 4: Proposed boundary Gilroy Road Conservation Area

The study undertaken by Heritage Consultants *Sue Jackson-Stepowski Pty Ltd* and *John Oultram Heritage and Design* outlines that:

Whilst the nearby Ku-ring-gai Avenue HCA contains large houses individually designed for the late 19th century well-to-do, Gilroy Road represents an early example of a more modest subdivision deliberately designed to cater for the evolving upwardly mobile middle class at the beginning of the 20th century. The Gilroy Road subdivision demonstrates the 'Garden Suburb' philosophy of regular lot sizes (around the 19th century church lands) consistent front and side setbacks and single storey houses sited on their lots to enable access to 'natural light' and 'fresh air'. Some also show evidence of early provision for the motor car with drive way wheel strips and 'motor homes' behind the footprint of the house.

Gilroy Road is an early example in Ku-ring-gai LGA of the application of the garden suburb philosophy and together with its early 20th century building stock, it also demonstrates the application of architectural pattern book styles made accessible by major department stores for use by both small builders and home owners. The bulk of the housing stock dates from the Federation and interwar eras. The street retains a high degree of integrity in planting, layout and residential allotment and building detail, character and form and is representative of a planned "garden suburb" setting in the Ku-ring-gai area.

Hillview Conservation Area (C40 extension)

Hillview Conservation Area as defined by Image 6, is bounded to the north by the Pacific Highway, to the west by Kissing Point Road, to the south by Boyd Street and to the east by the North Shore Railway Line. The proposed extension to the Hillview Conservation Area is to the west of the existing Conservation Area and bounded by Point Road and the Pacific Highway.

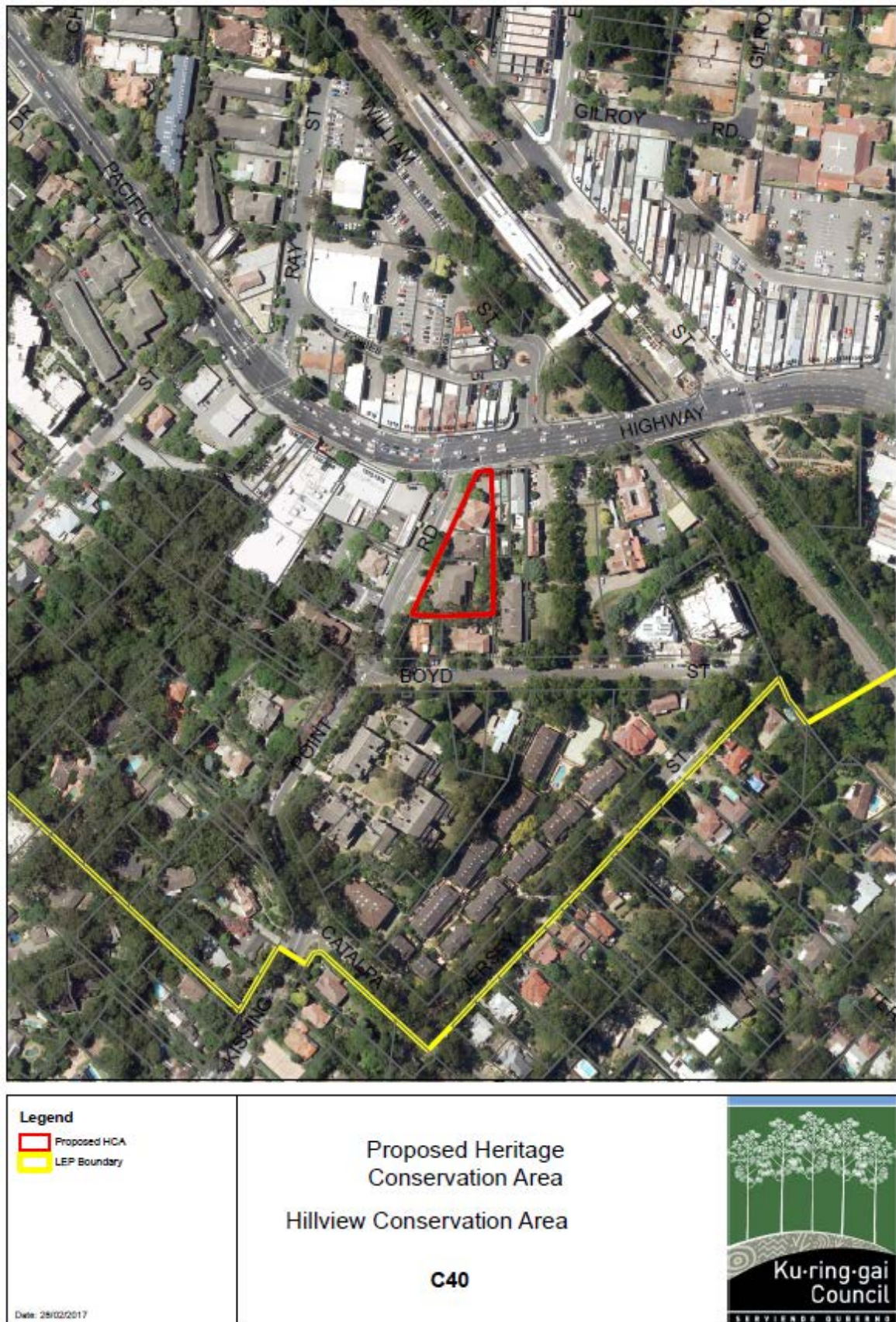


Image 5: Aerial Photo - Proposed boundary Hillview Conservation Area C40

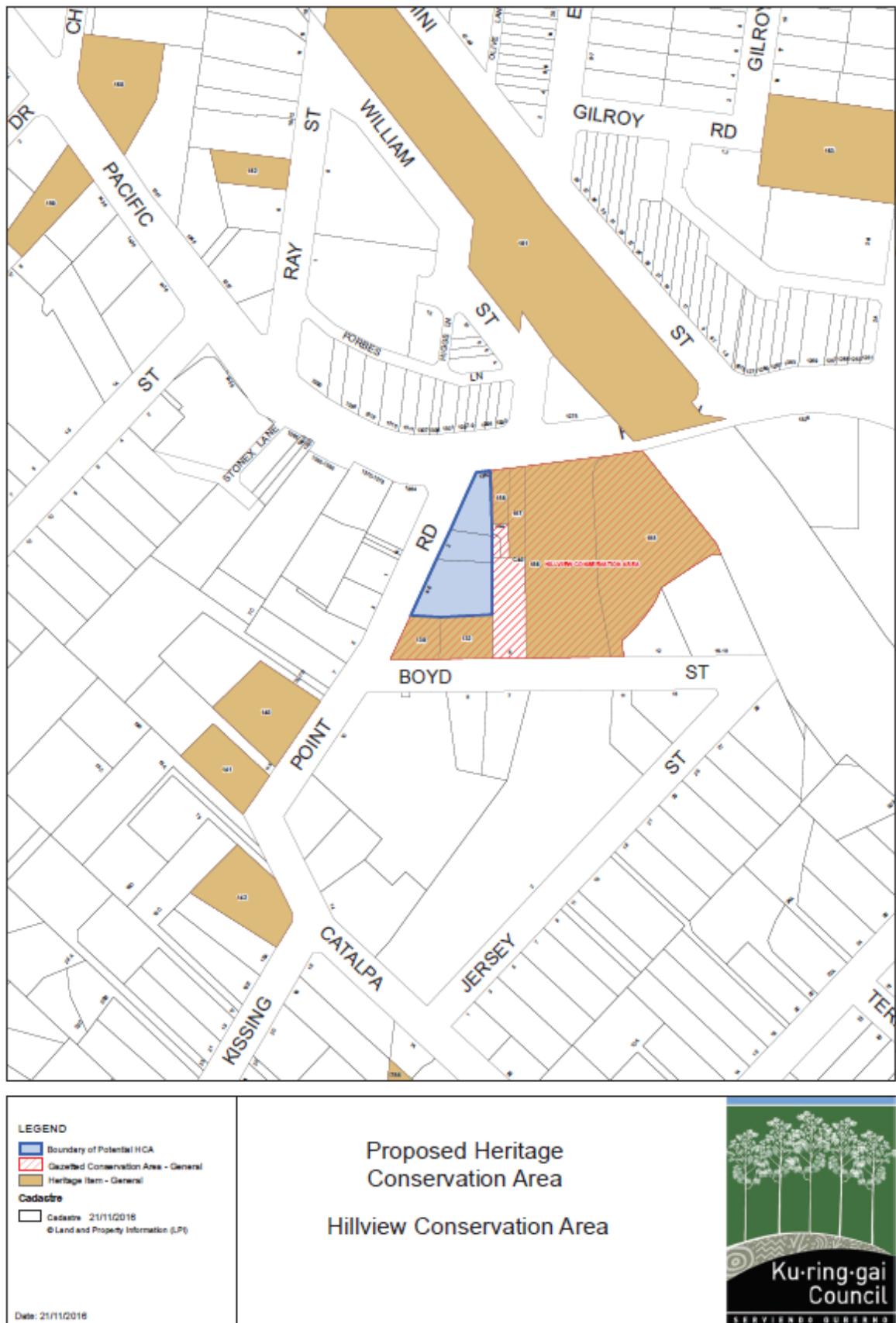


Image 6: Proposed boundary Hillview Conservation Area

The review undertaken by Heritage Consultant *Sue Jackson-Stepowski Pty Ltd* found:

The whole of the Hillview Conservation Area is significant within Ku-ring-gai as a precinct that displays values such as a mature landscape setting, varied topography that creates vistas and distant views framed by trees and a predominant built form that contributes in scale and form to the streetscape.

The Hillview Heritage Conservation Area displays a layering of history of the North Shore. The precinct is an historical record of the growth of the North Shore, its attractiveness as a retreat from the inner city of Sydney and the building of the Railway which encouraged this growth. The current subdivision pattern of Hillview and surrounding properties display the continued investment by smaller business owners and wealthy businessmen.

The buildings within Hillview are significant examples of Federation style architecture from the earlier Queen Anne Federation style with elaborate and decorative details to the simpler garage building. The dominant siting of Hillview for display and to experience panoramic views enhances the architectural significance of these buildings. The mature trees and garden setting that is partially retained today also contributes to the setting and aesthetic significance of the Hillview complex.

Mona Vale Road Conservation Area (C43)

The Mona Vale Road Conservation Area as defined in Image 8, is on the eastern side of Mona Vale Road from 3 to 83 Mona Vale Road, and then both east and west sides of Mona Vale Road to 117 Mona Vale Road, with the northern most extent of the HCA only on the west side of Mona Vale Road at 102 Mona Vale Road and including Blackbutt Park.

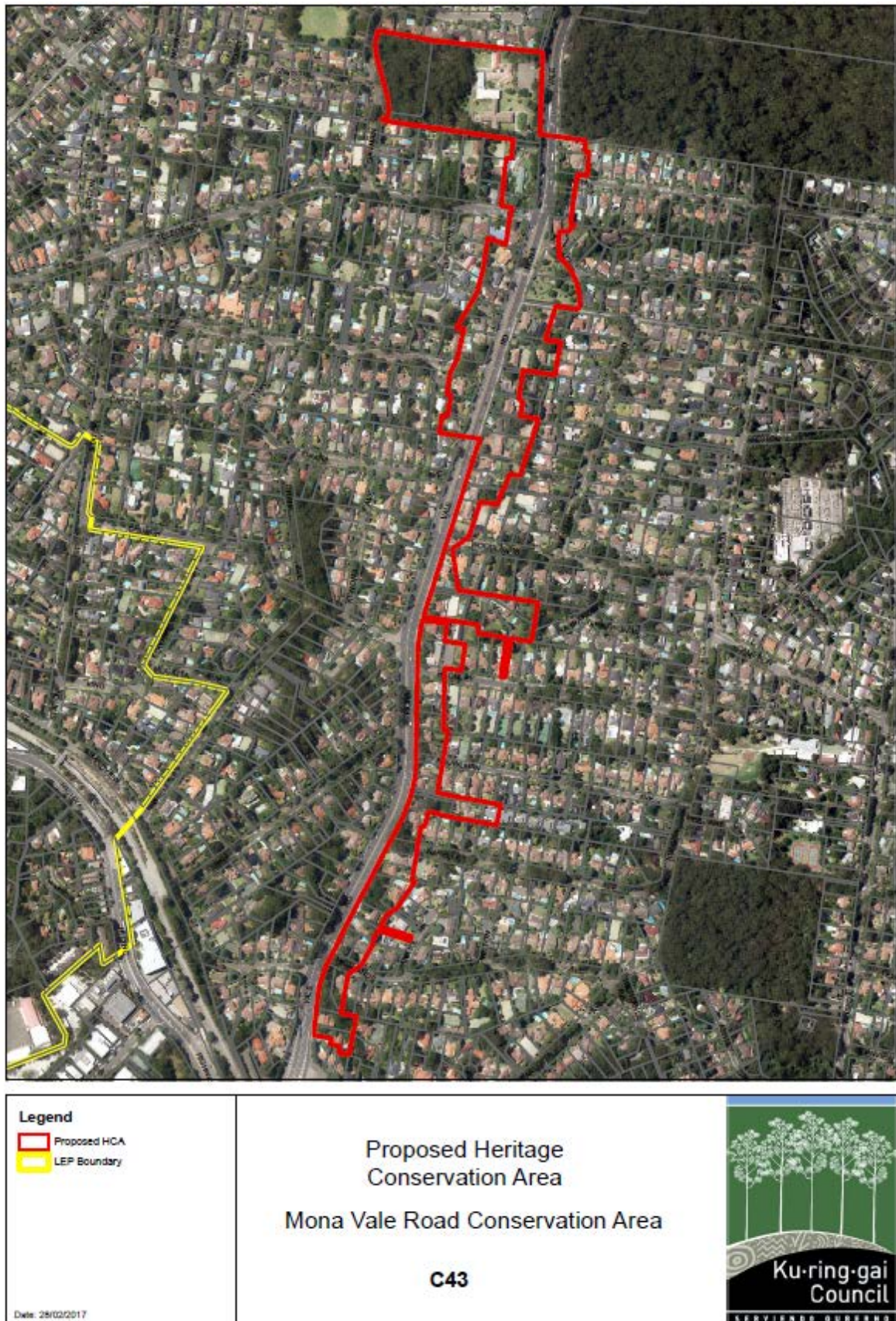


Image 7: Aerial Photo - Proposed boundary Mona Vale Road Conservation Area C43

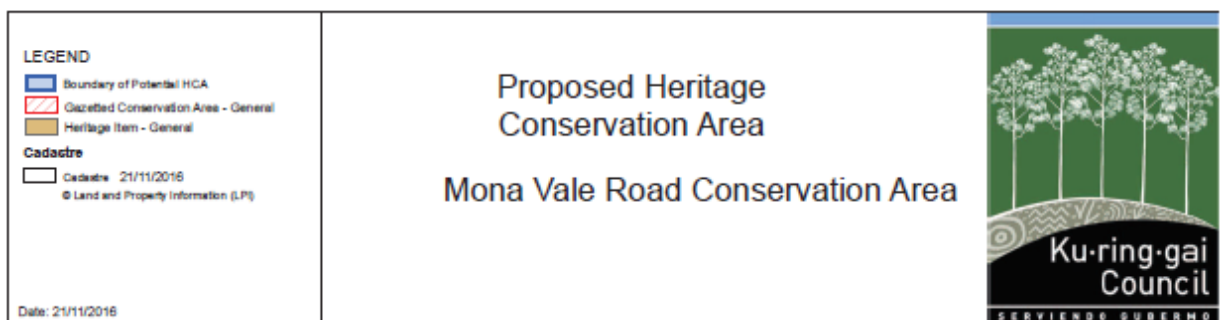
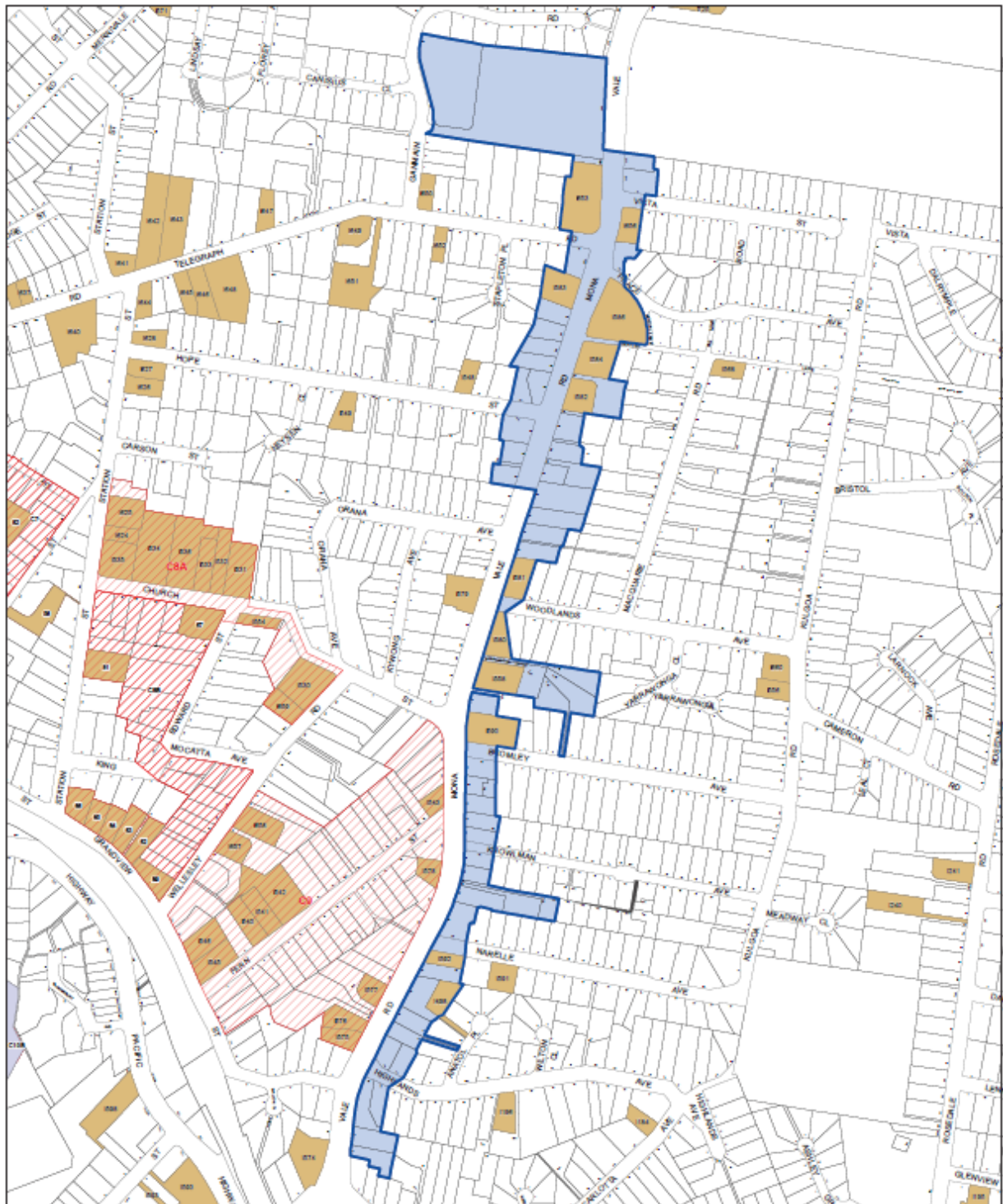


Image 8: Proposed boundary Mona Vale Road Conservation Area

The reports conducted by Heritage Consultants *Sue Jackson-Stepowski Pty Ltd* and *Perumal Murphy Alessi* outlines:

The Mona Vale Road Conservation Area records the historical layer of subdivision of rural land used for orchards for the development of suburbs of Ku-ring-gai. The houses in the area were built predominantly in the early 1900s through to the immediate post war, which provides a consistency of style, scale and materials. The setbacks from the street and between neighbouring houses allow for mature gardens and trees which creates a consistent suburban context that typifies Ku-ring-gai's suburbs. These elements in combination with street trees, a high tree canopy and the relief and backdrop of mature eucalypts provide a picturesque setting.

Telegraph Road Conservation Area (C44)

The proposed Conservation Area as defined in Image 10, extends along Telegraph Road, Pymble, with the existing Park Estate Conservation Area (C7) to the south of the proposed area.

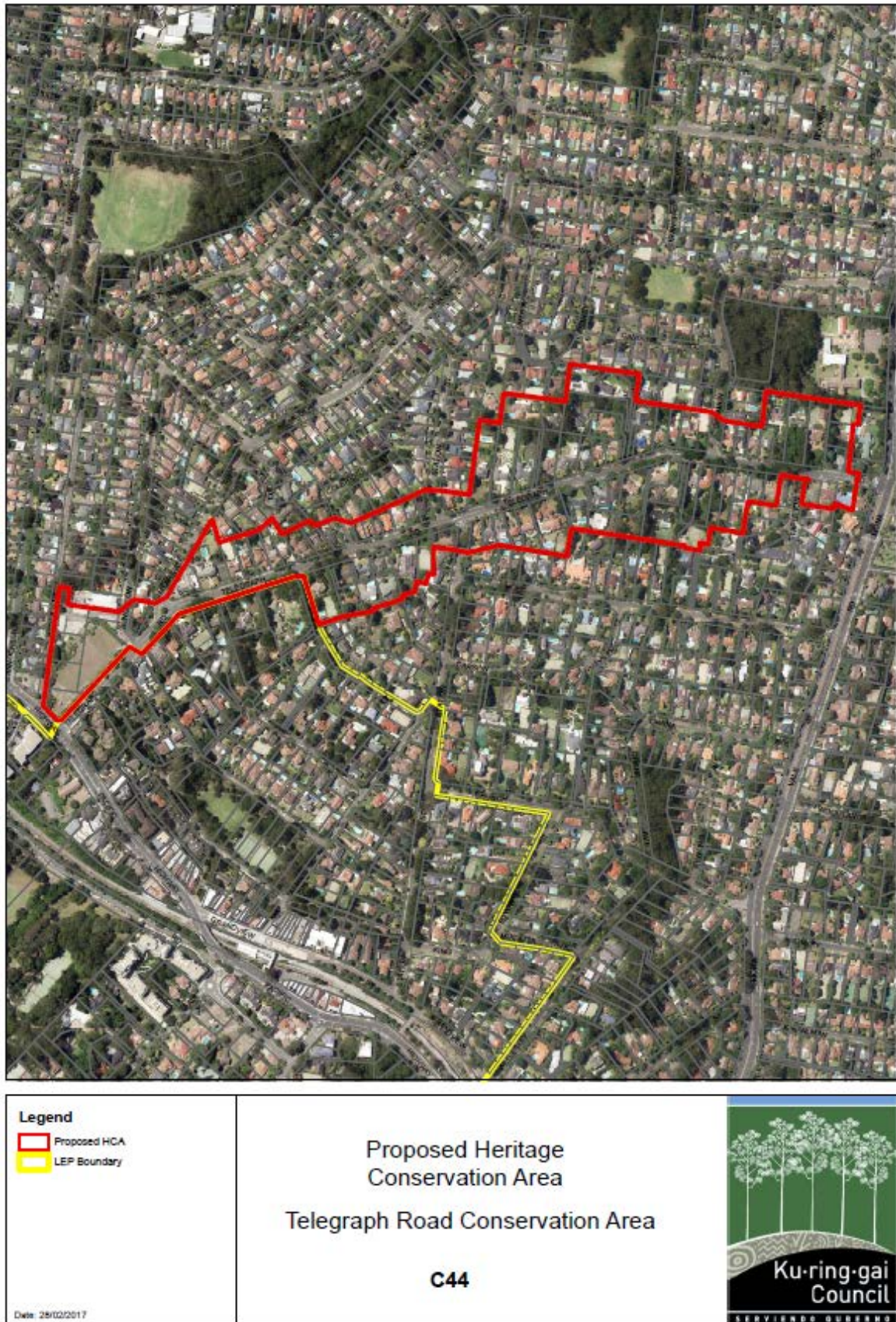


Image 9: Aerial Photo - Proposed boundary Telegraph Road Conservation Area C44

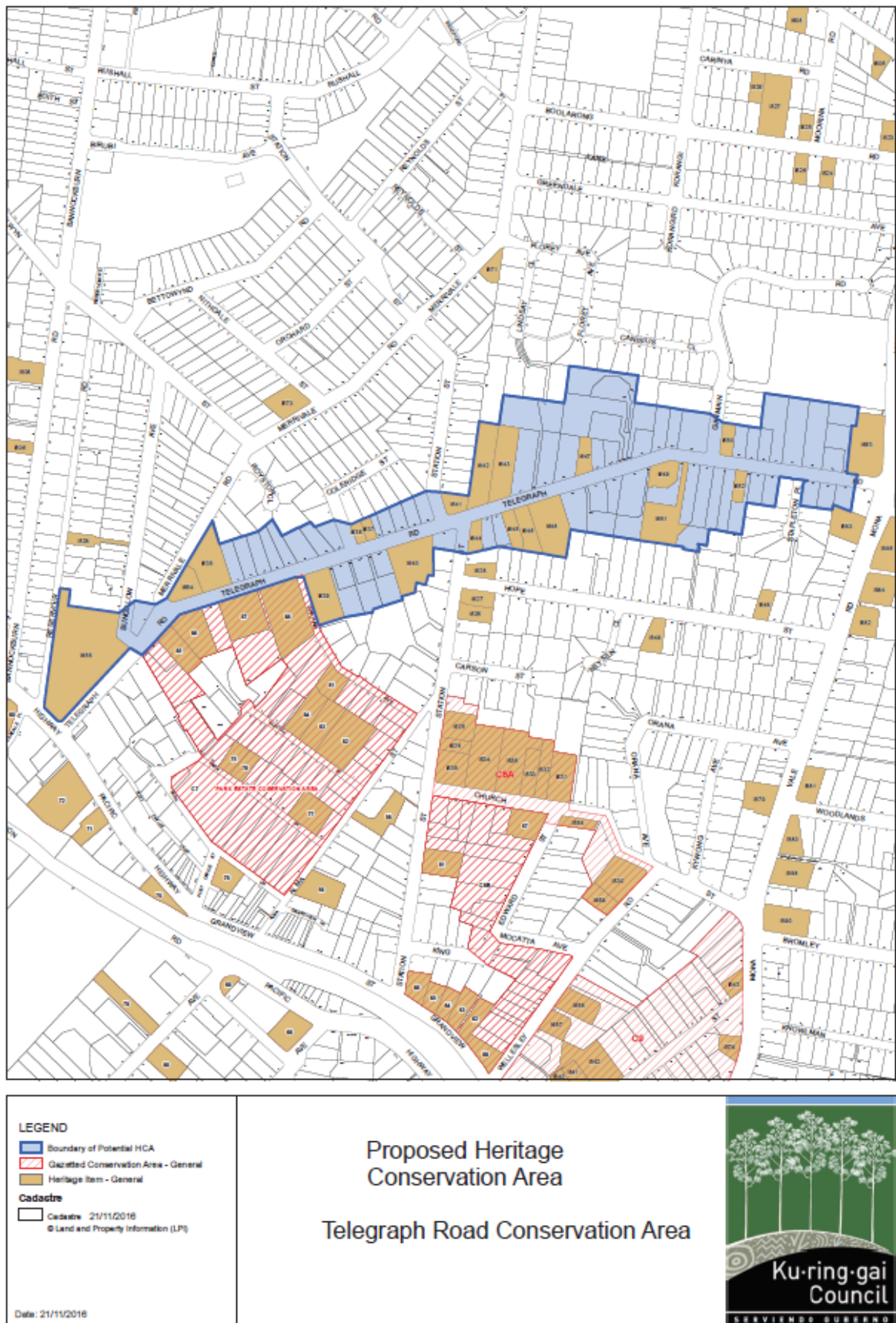


Image 10: Proposed boundary Telegraph Road Conservation Area

The review conducted by Heritage Consultant *Sue Jackson-Stepowski Pty Ltd* found:

Telegraph Road is well layered with buildings dating from the 1890s through to the present with a good representation of pre 1943 residences. The materiality of buildings and their landscaped areas and fences (sandstone, timber and brickwork) generally reflect the natural materials and colour and texture of the area and so relate strongly to the character of the place. The landscaped setting and the soft street edge, even given some of the high fences along the street, still reveal a strong relationship between houses and their garden setting. The planting is ordered and provides a parklike setting in many instances

Telegraph Road has an ability to demonstrate the economic shifts over time with waves of subdivision and then further subdivision being clearly reflected in the building styles of later interventions. There are modest cottages interspersed with grander homes, possibly a reflection of economic circumstance and opportunity, but also represents a socio economic mix. This is particularly found on the northern side of Telegraph Road.

Lanosa Estate Conservation Area (C45)

The proposed Lanosa Estate Conservation area as defined in Image 12, is bounded by Church Street, Mona Vale Road and Orana Avenue, Pymble. The existing Pymble Heights Conservation area (C8A) is to the south of the proposed area.

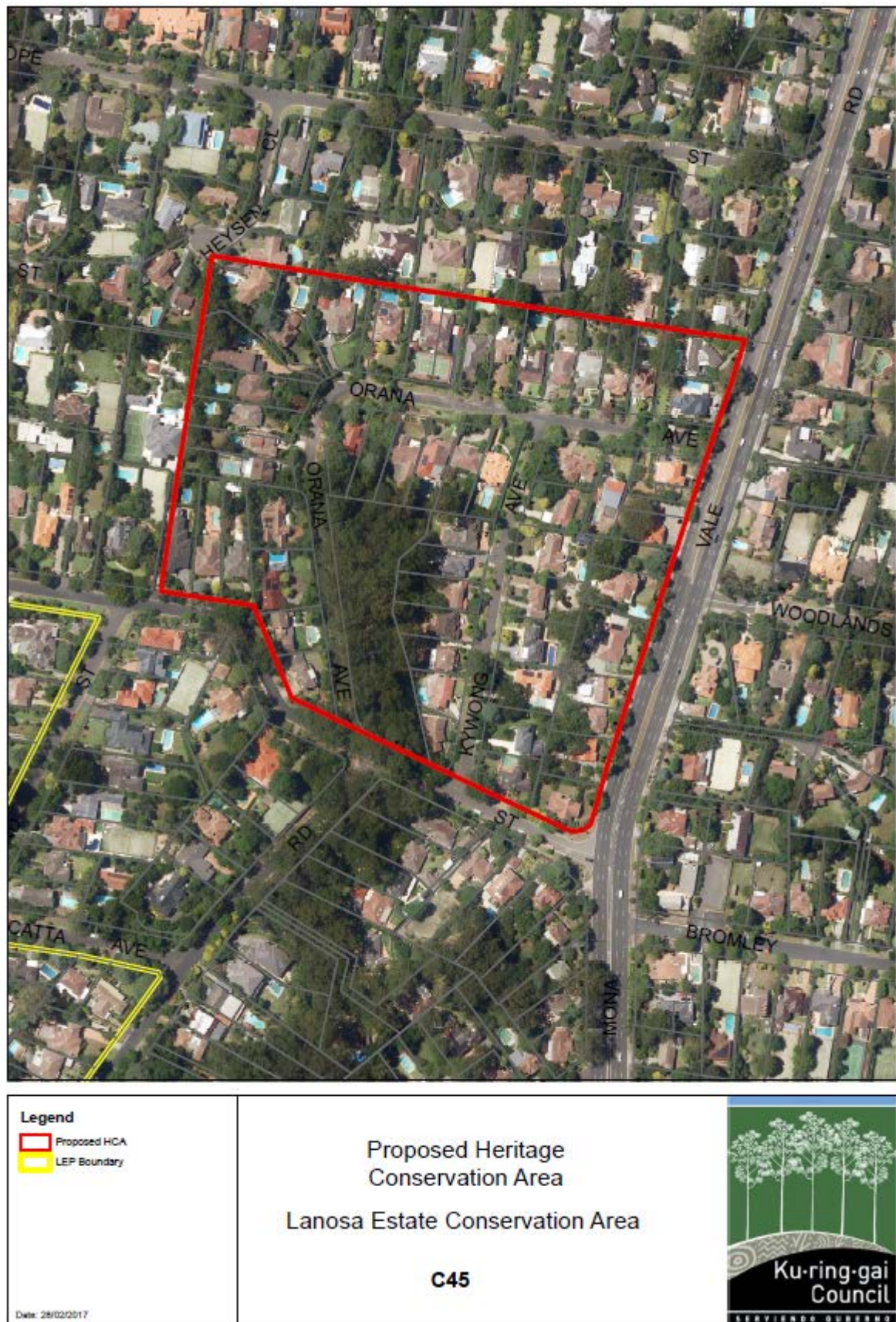


Image 11: Aerial Photo - Proposed boundary Lanosa Estate Conservation Area C45

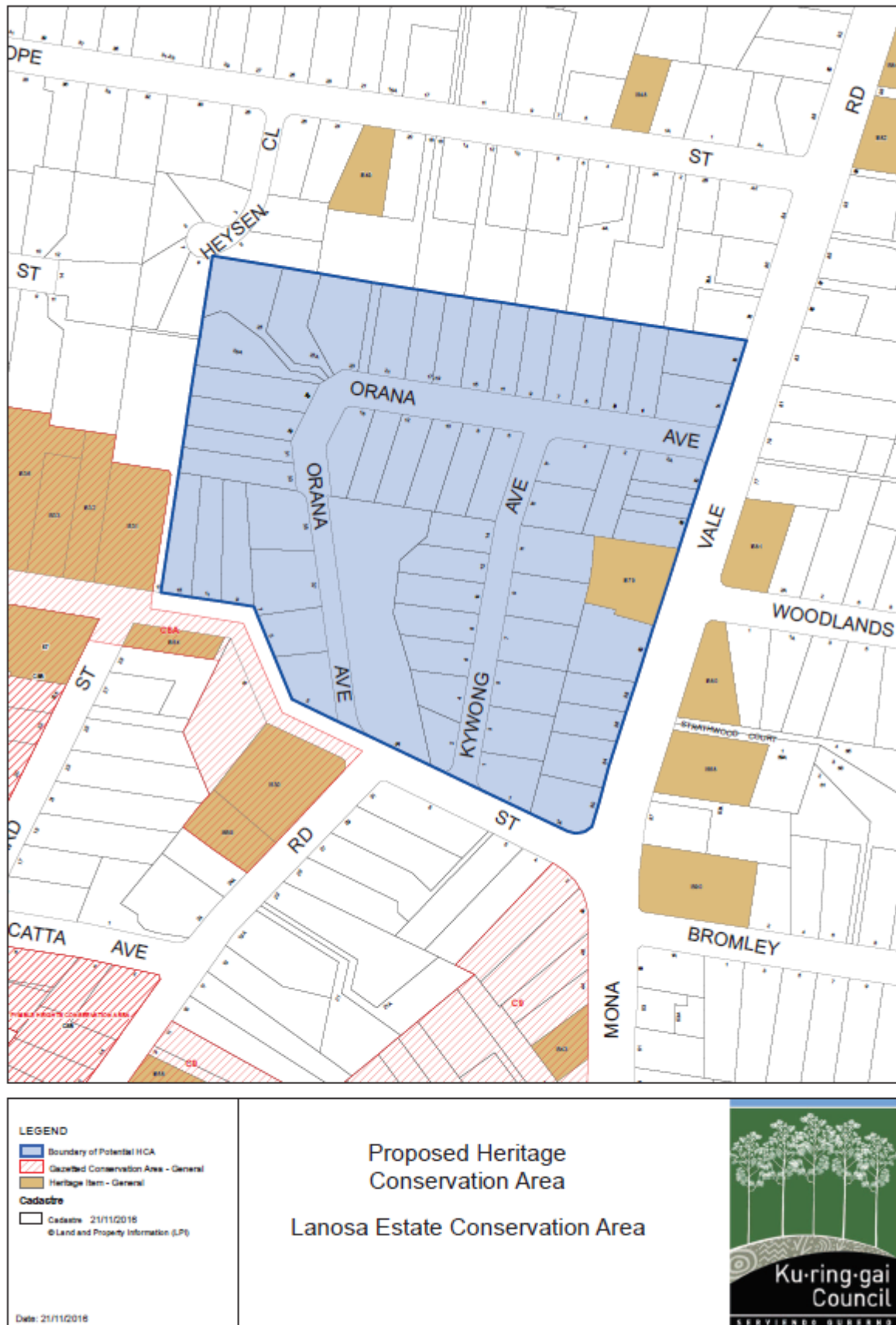


Image 12: Proposed boundary Lanosa Estate Conservation Area

The review undertaken by Heritage Consultant *Sue Jackson-Stepowski Pty Ltd* outlines:

The Lanosa Estate Conservation Area records the historical layer of subdivision of rural land used for orchards for the development of suburbs of Ku-ring-gai. Though the subdivision dates from 1892, the development of the site did not occur until the inter-War period. This is a record of the economic shifts of boom and bust when larger properties in Ku-ring-gai were subdivided and development delayed until the economy recovered. The impetus for these subdivisions was the planning of the railway with its staged development from 1887 and eventual link from St Leonards to Hornsby in 1890.

Lanosa Estate Conservation Area is built predominantly Inter-War and immediate post war houses which provides a consistency of style, scale and materials. The setbacks from the street and between neighbouring houses allow for mature gardens and trees which creates a consistent suburban context that typifies Ku-ring-gai's suburbs. These elements in combination with street trees, a high tree canopy and the relief and backdrop of mature eucalypts provide a picturesque setting.

The riparian landscape to the west of Kywong, dense vegetation and mature trees are visible from vantage points within the conservation area and this contributes to the picturesque qualities of this area. The development of relatively steeper sites on Kywong Avenue demonstrates the development of new construction methods that used split levels and suspended slabs. The mature gardens, including backdrops of trees and street trees, large suburban lots and Federation and Inter-War houses and its homogeneity of style are elements that make Ku-ring-gai desirable and are valued by the local community.

Athol Conservation Area (C46)

The proposed Athol Conservation Area, as defined in Image 14, is bounded by the existing Park Estate Conservation Area (C7) to the west, and the Pymble Heights Conservation Area (C8B) to the east.

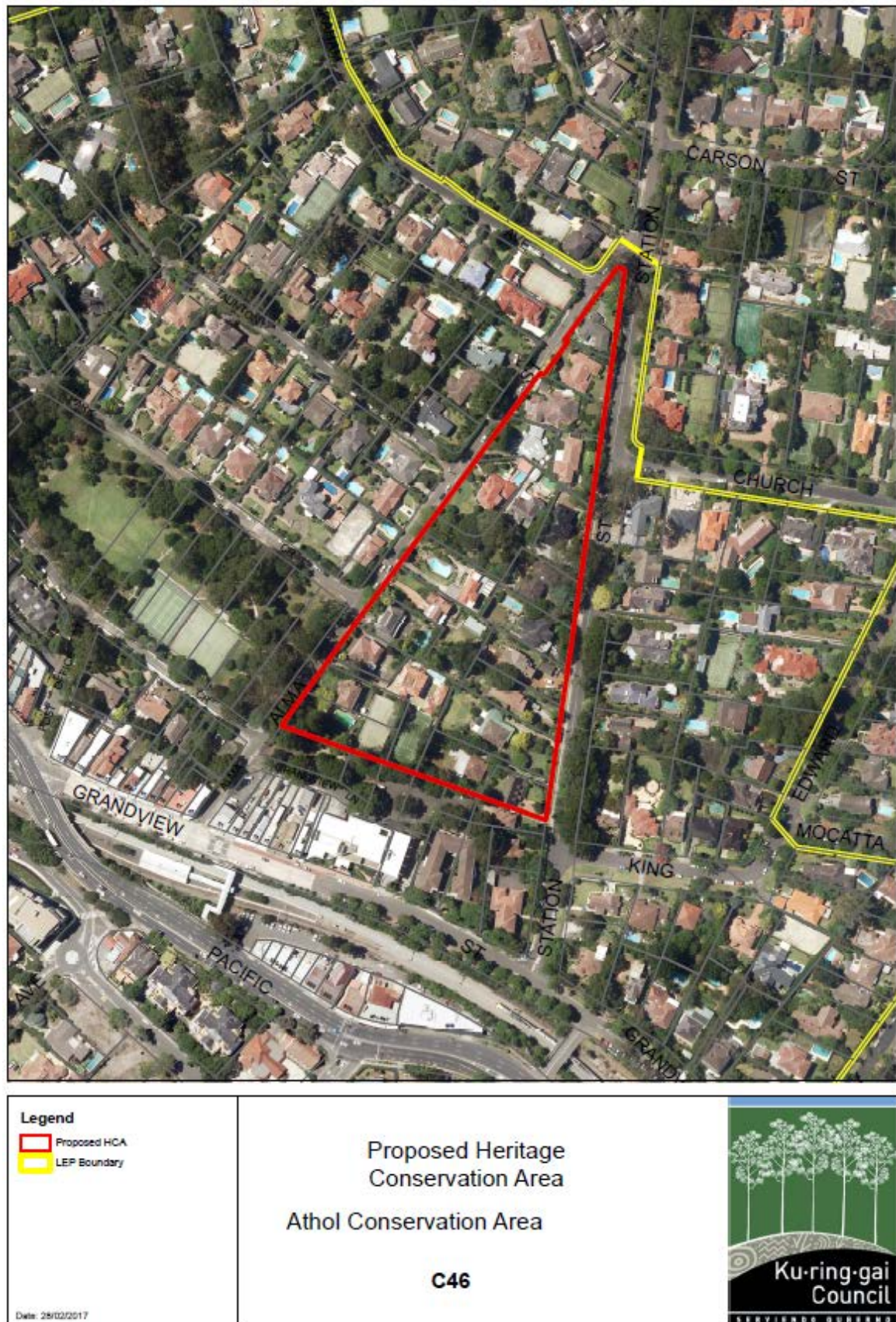


Image 13: Aerial Photo - Proposed boundary Athol Conservation Area C46

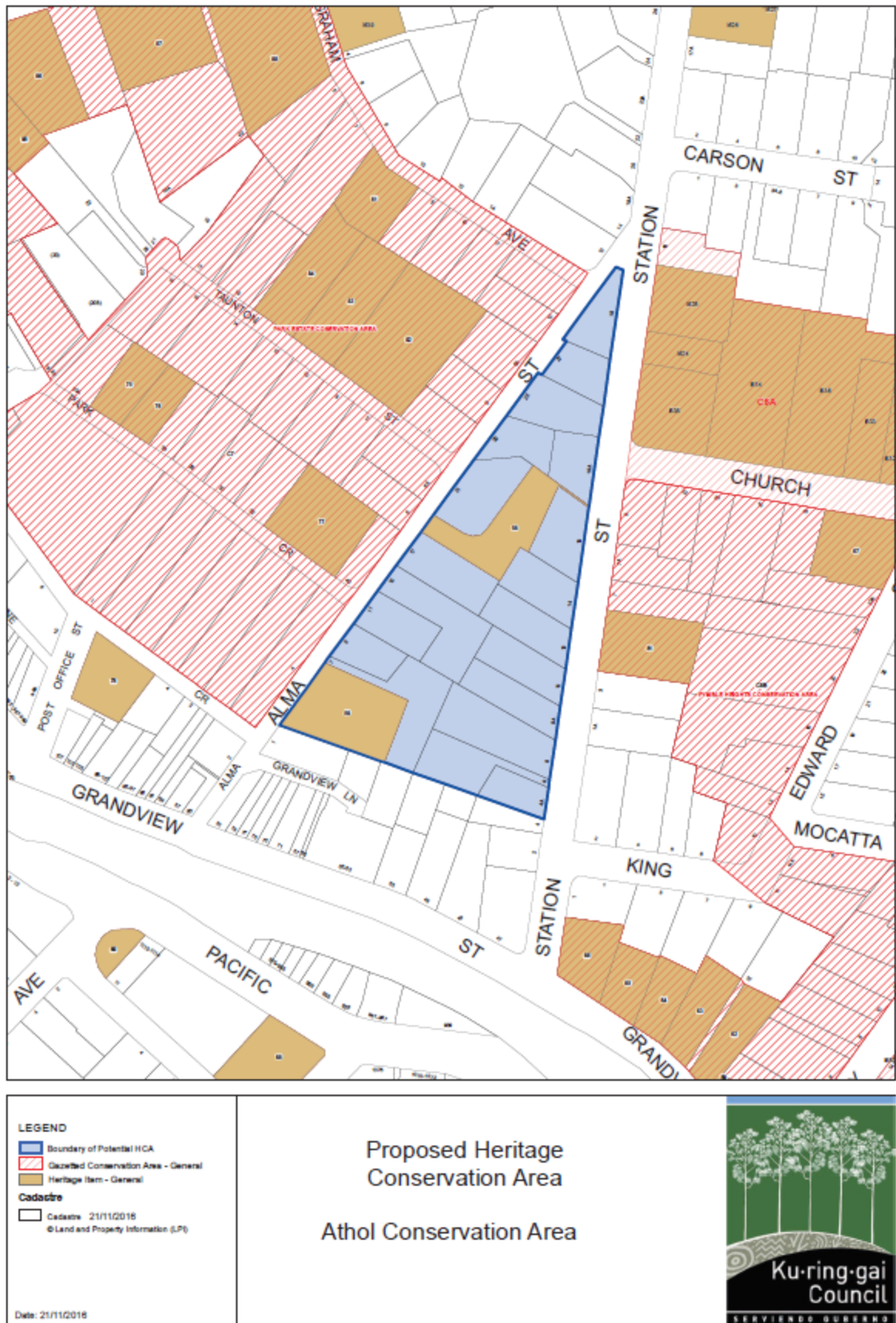


Image 14: Proposed boundary Athol Conservation Area

The review undertaken by Perumal Murphy Alessi found:

The Athol Conservation Area is of local historic and aesthetic significance retaining streetscapes of quality and mostly intact, representative examples of single detached houses from the Federation, Inter-war and Post War periods. Residential construction in this area followed the late 19th and early 20th century subdivisions and establishment of the North Shore Railway line in 1890. The street alignments and subdivision patterns significantly reflect the early boundary lines of land grants and estate subdivisions. The land is associated with the original land grant owner Robert Pymble and later owner, orchardist, Robert McIntosh.

The heritage listed Athol (formerly known as Marlboon) was built in c.1899 for Benjamin Richards. The subdivision of the Athol residence and grounds in 1941 is reflected in much of the current pattern of subdivision. The built context is enhanced by the natural topography, street proportions, grassed verges, street trees and individual garden settings which greatly contribute to the visual and aesthetic character of the area.

Pymble Heights Conservation Area (C8A and C8B extension)

The proposed extension to the Pymble Heights Conservation Area as defined in Image 17, is bounded by Edward Street, Mocatta Avenue and Wellesley Avenue.

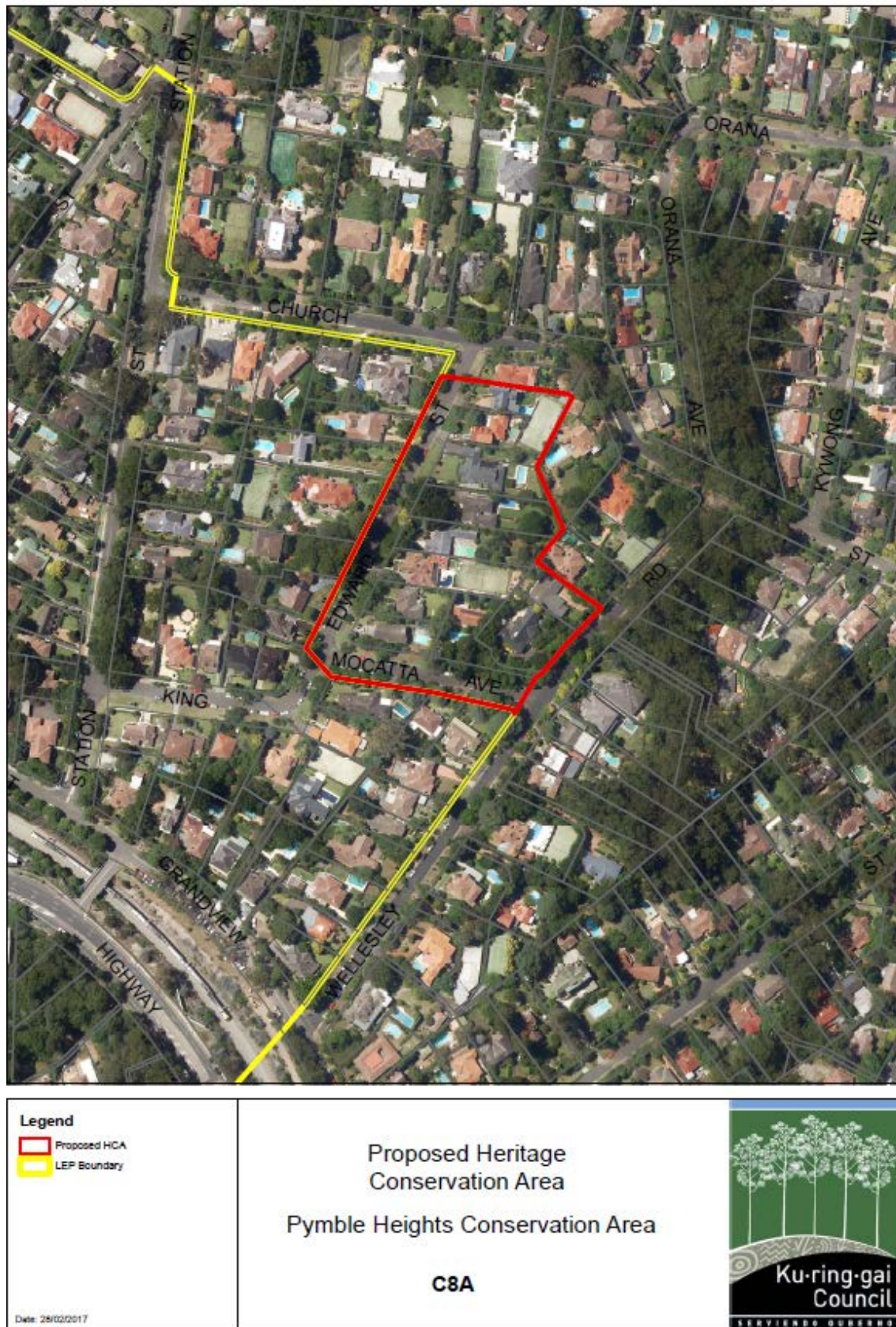


Image 15: Aerial Photo - Proposed boundary Pymble Heights Conservation Area C8A



Image 16: Aerial Photo - Proposed boundary Pymble Heights Conservation Area C8B

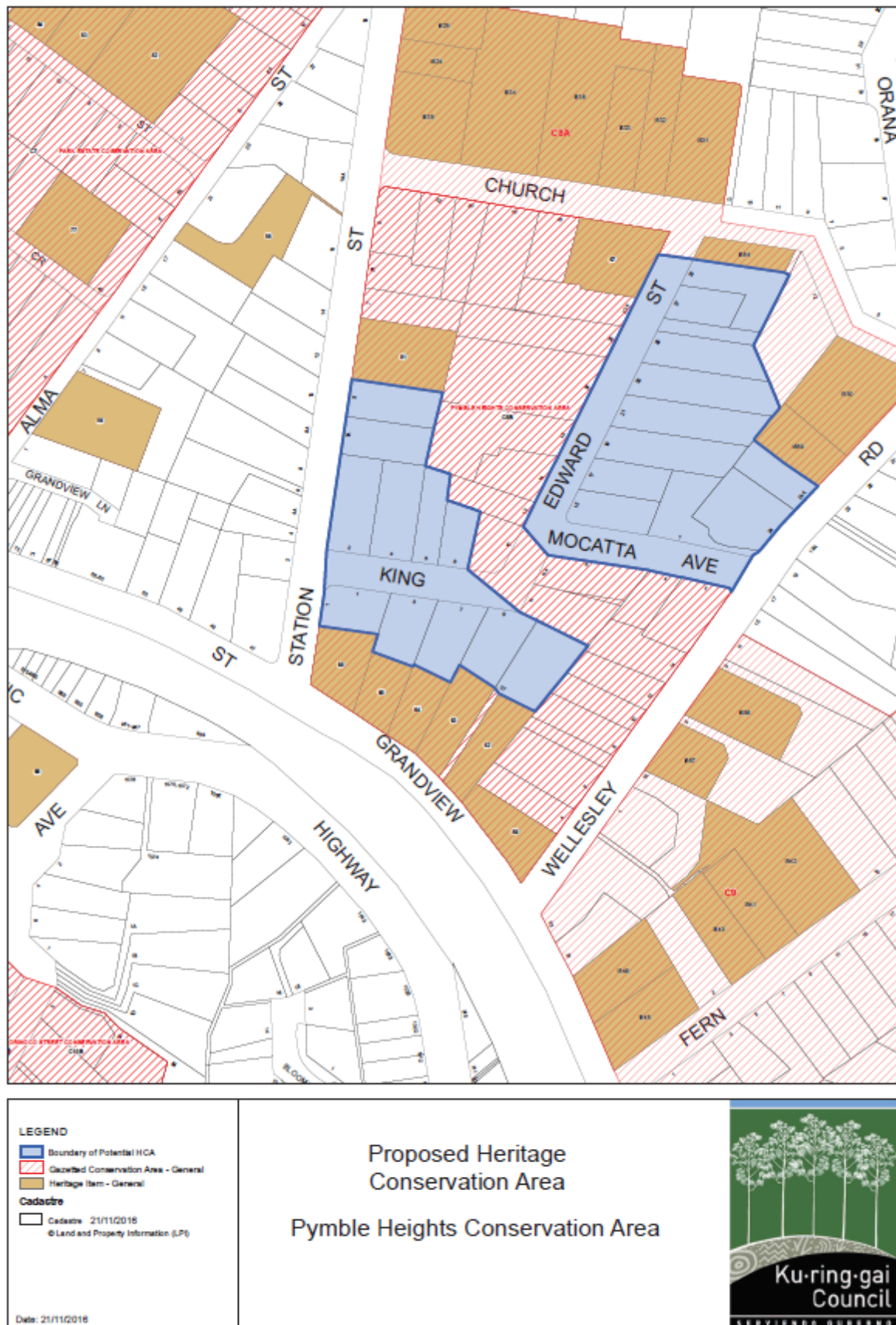


Image 17: Proposed boundary Pymble Heights Conservation Area

The study conducted by Heritage Consultant Perumal Murphy Alessi found:

The conservation area demonstrates a largely intact portion of the 1892 Pymble Heights Estate subdivision, encompassing 18 listed heritage items, with particularly intact Victorian, Federation and Inter-war period housing. The HCA is of aesthetic significance for its fine groups of Victorian, Federation period and Inter war period houses, outstanding groups including the group of heritage items at Nos. 35-45 Grandview Street and 2 Wellesley Road (corner of Grandview Street) which illustrate the transition from Victorian to Federation period architectural styles; and the group of heritage items at 19-33 Church Street, an impressive group of high quality houses built from the 1890s on a ridge top affording district views: these Church Street houses were particularly prominent in historic photos c. 1900 taken from Grandview or King Edward Streets looking north.

The Pymble Heights heritage conservation area is of historical significance as it represents the high quality housing development for wealthy families which followed closely on the opening of Pymble railway station on 1 January 1890. Both Hoffbank at 33 Church Street and Kiewa at 29 Church Street, were constructed for the wealthy woolbroker Duncan Carson.

Fernwalk Conservation Area (C9 extension)

The proposed extension to the Fernwalk Conservation Area as defined in Image 19, is bounded by Wellesley Street and Bromley Street .

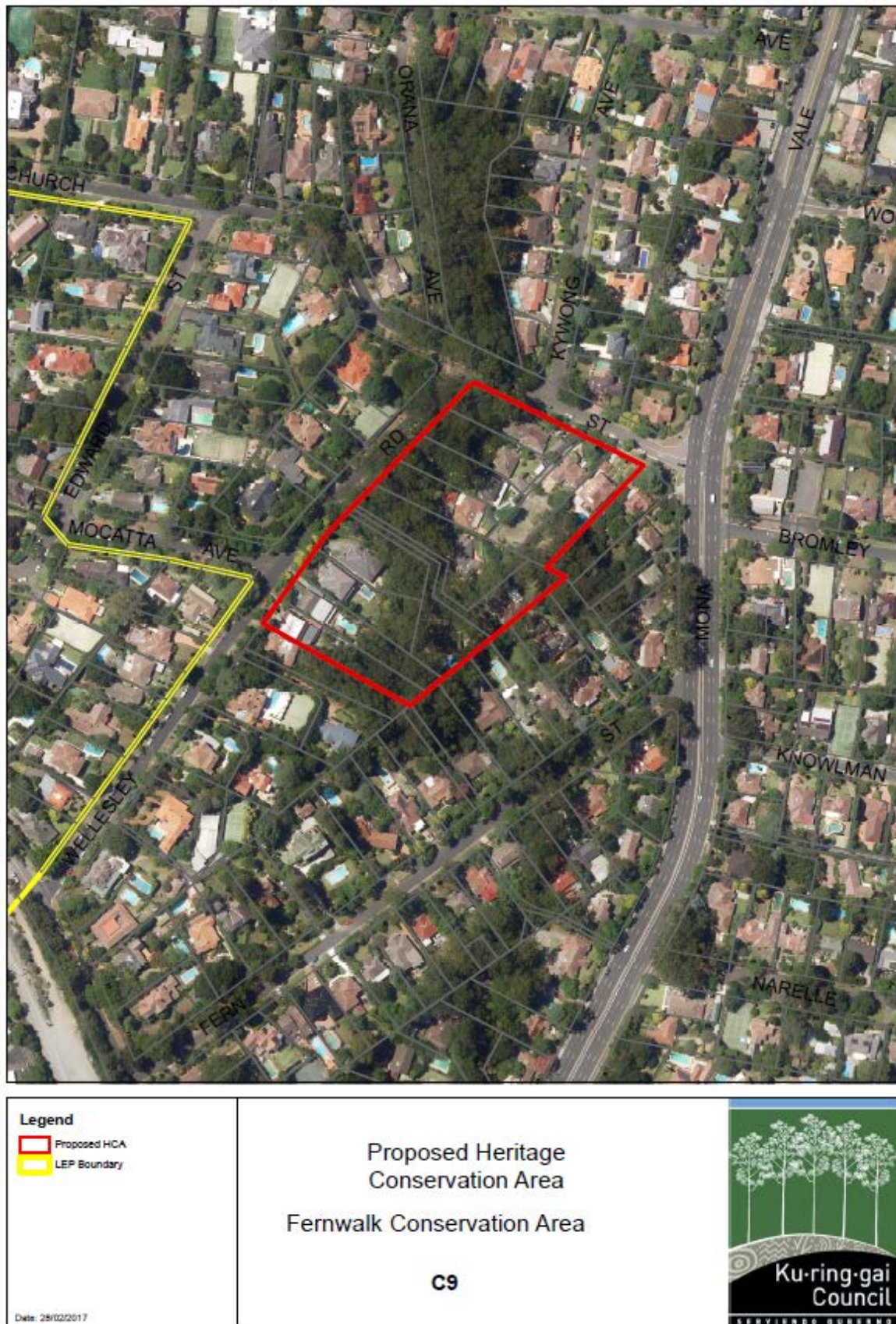


Image 18: Aerial Photo - Proposed boundary Mahratta Conservation Area C9

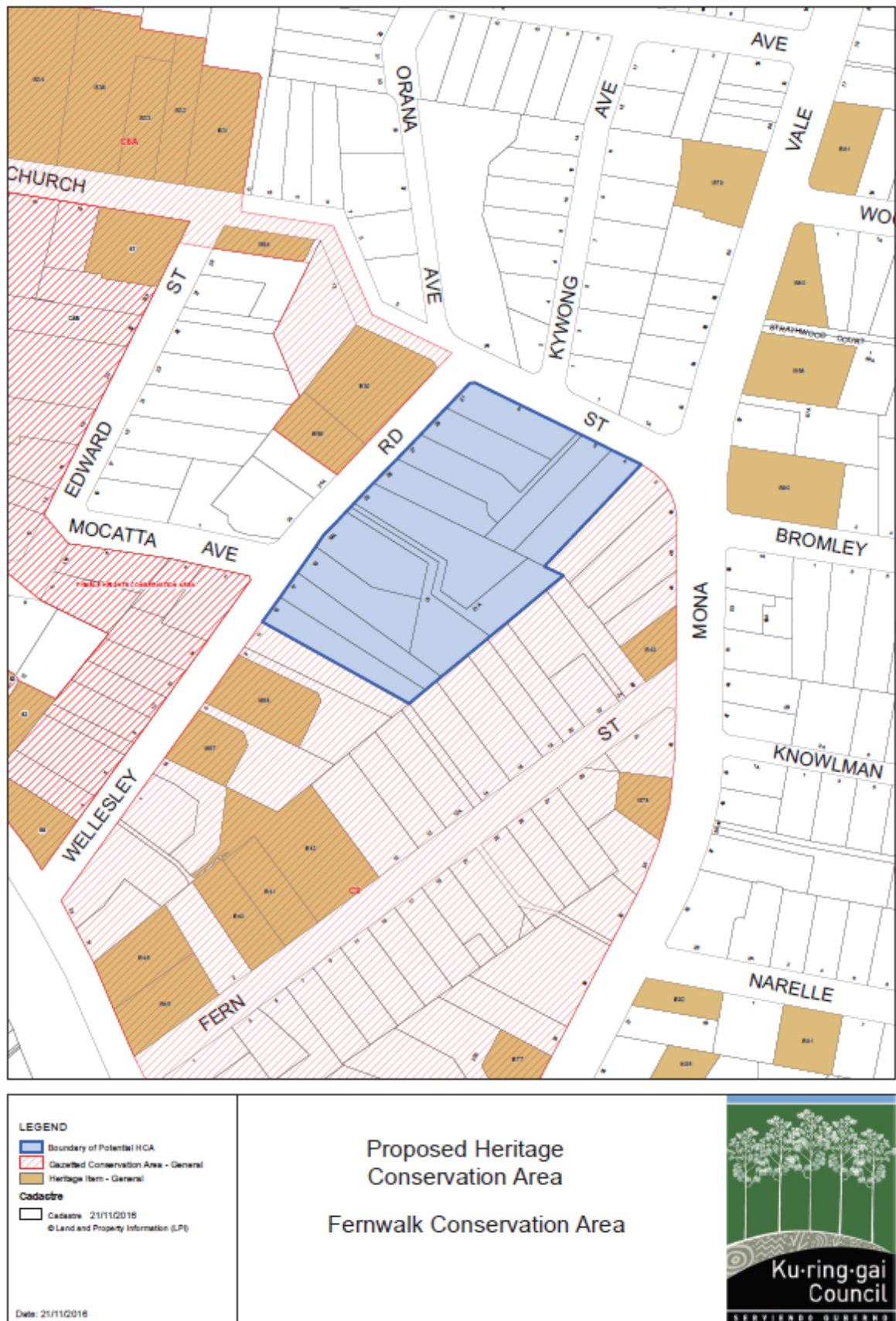


Image 19: Proposed boundary Fernwalk Conservation Area

The study conducted by Heritage Consultant Perumal Murphy Alessi outlines:

The Fernwalk Heritage Conservation Area is of historical significance as an area developed from later subdivision of land once part of McKeown's land in the 19th century. The area encompasses an intact mix of Federation, Inter-war and 1940s period housing, with some later housing. The area is of historical significance for its pattern of subdivision, re-subdivision and development from November 1892 through to the 1940s.

The Fernwalk HCA is of aesthetic significance for its collection of Federation period to 1940s housing including heritage items, and intact groups of Inter-war period to 1940s housing in Fern Street.

Orinoco Street Conservation Area (C10A and C10B extension)

The proposed extension to the Orinoco Street Conservation Area includes the battleaxe sites to the rear of the houses addressing Orinoco Street as defined in Image 22.

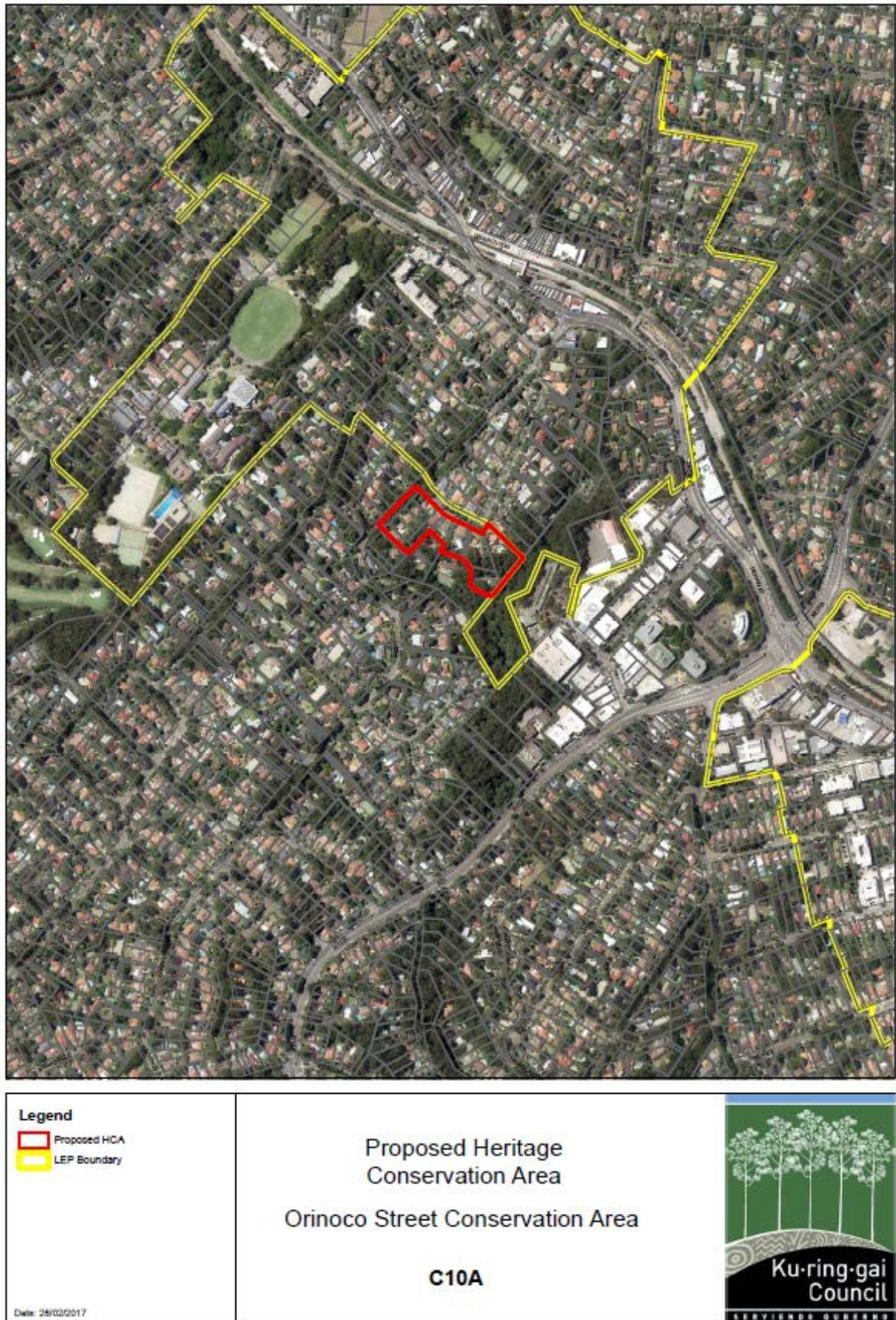


Image 20: Aerial Photo - Proposed boundary Orinoco Street Conservation Area C10A

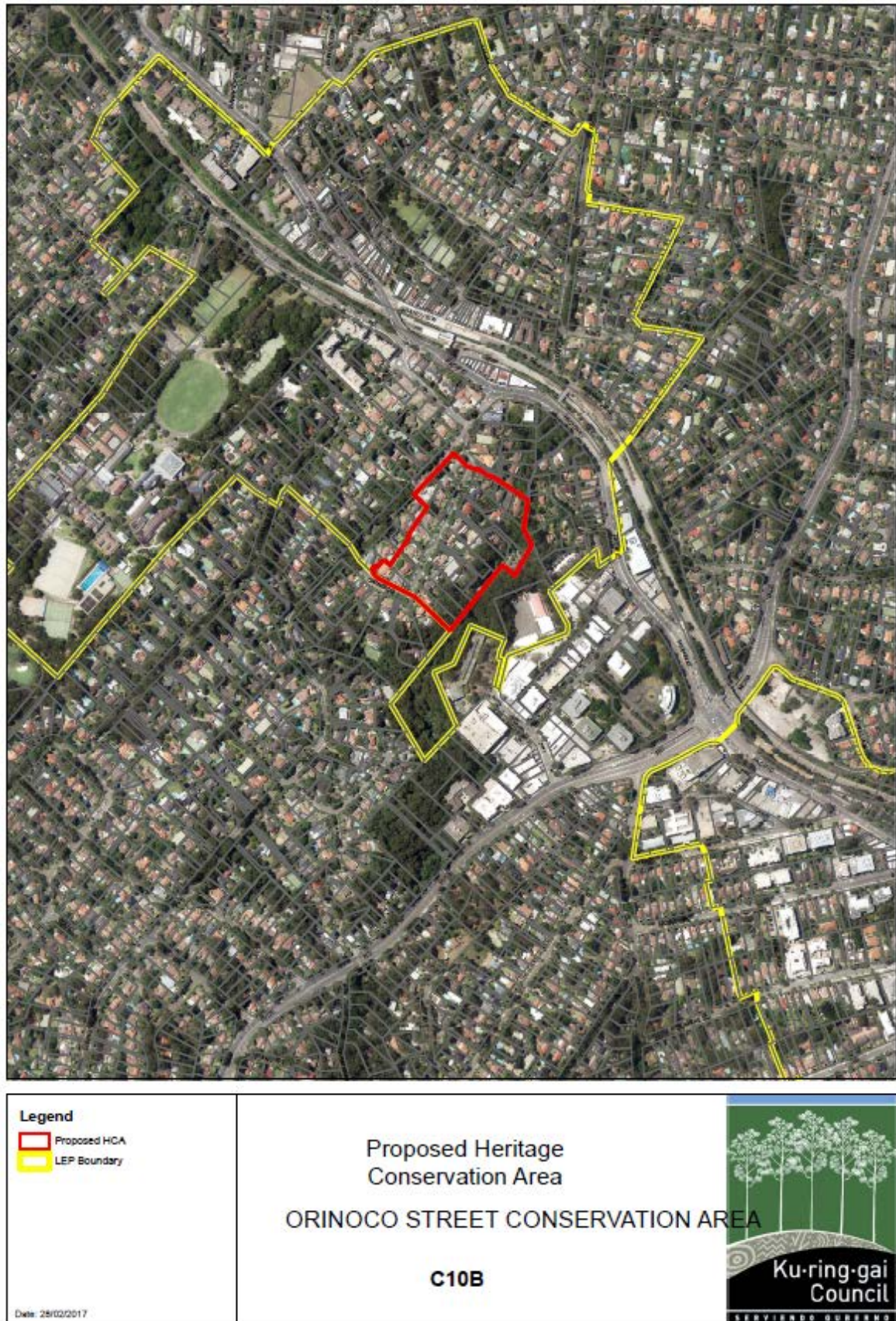


Image 21: Aerial Photo - Proposed boundary Orinoco Street Conservation Area C10B

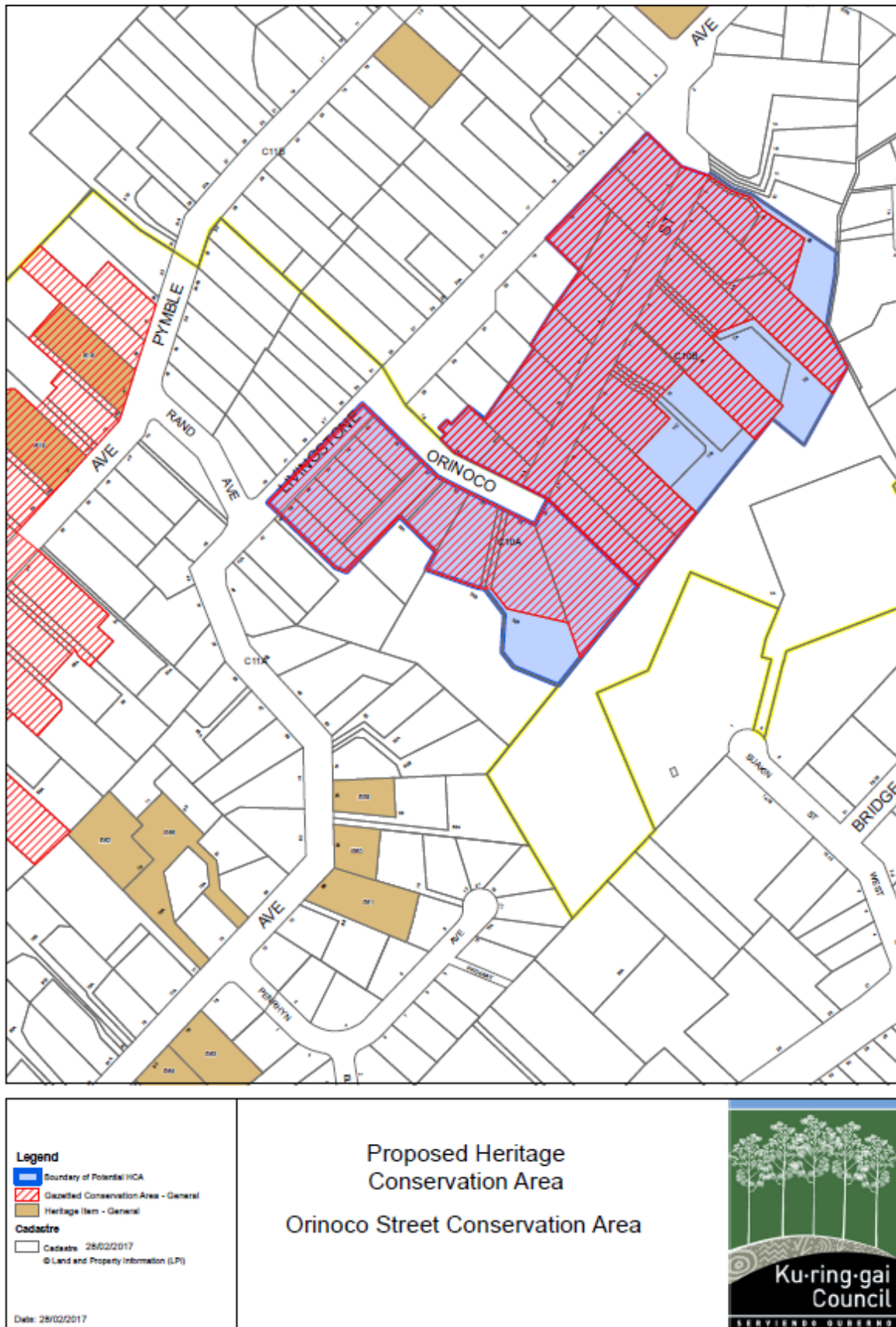


Image 22: Proposed boundary Orinoco Street Conservation Area

The study area for the Orinoco Street Conservation Area extension was included in the Perumal Murphy Alessi West Pymble study area (for statement of significance see explanation of the West Pymble Conservation Area below). Due to the relative intactness and cohesiveness of the existing Orinoco Street Conservation Area it has not been included in the larger proposed West Pymble Conservation Area. The statement of significance for the Orinoco Street Conservation Area was prepared by Paul Davies Pty Ltd who found:

Orinoco Street is significant historically and aesthetically as an highly intact portion of the 1894 Hamilton Estate subdivision developed from the early 20th century, and for its collection of Peddle Thorp designed bungalows. The Heritage Conservation Area boundary also encompasses 16 Livingstone Avenue, a house designed 1956-57 by architects Morrow & Gordon for Grace Irene Gordon, wife of Percy J. Gordon architect, principal of the firm at the time, as his family residence. The area is considered rare for its concentration of housing designed by a single architectural firm (Peddle Thorp later Peddle Thorp & Walker) between 1913 and 1930, and for its collection of fine inter war period housing at the southern end of Orinoco Street, wrapping around into Livingstone Avenue.

West Pymble Conservation Area (C11A and C11B extension)

The West Pymble HCA is as defined in Image 27, with the main boundary roads including Livingstone Avenue on the south east; Courallie Avenue and Avondale Golf Club to the south west; Ashmore Avenue to the north west; and Avon Road to the north east.

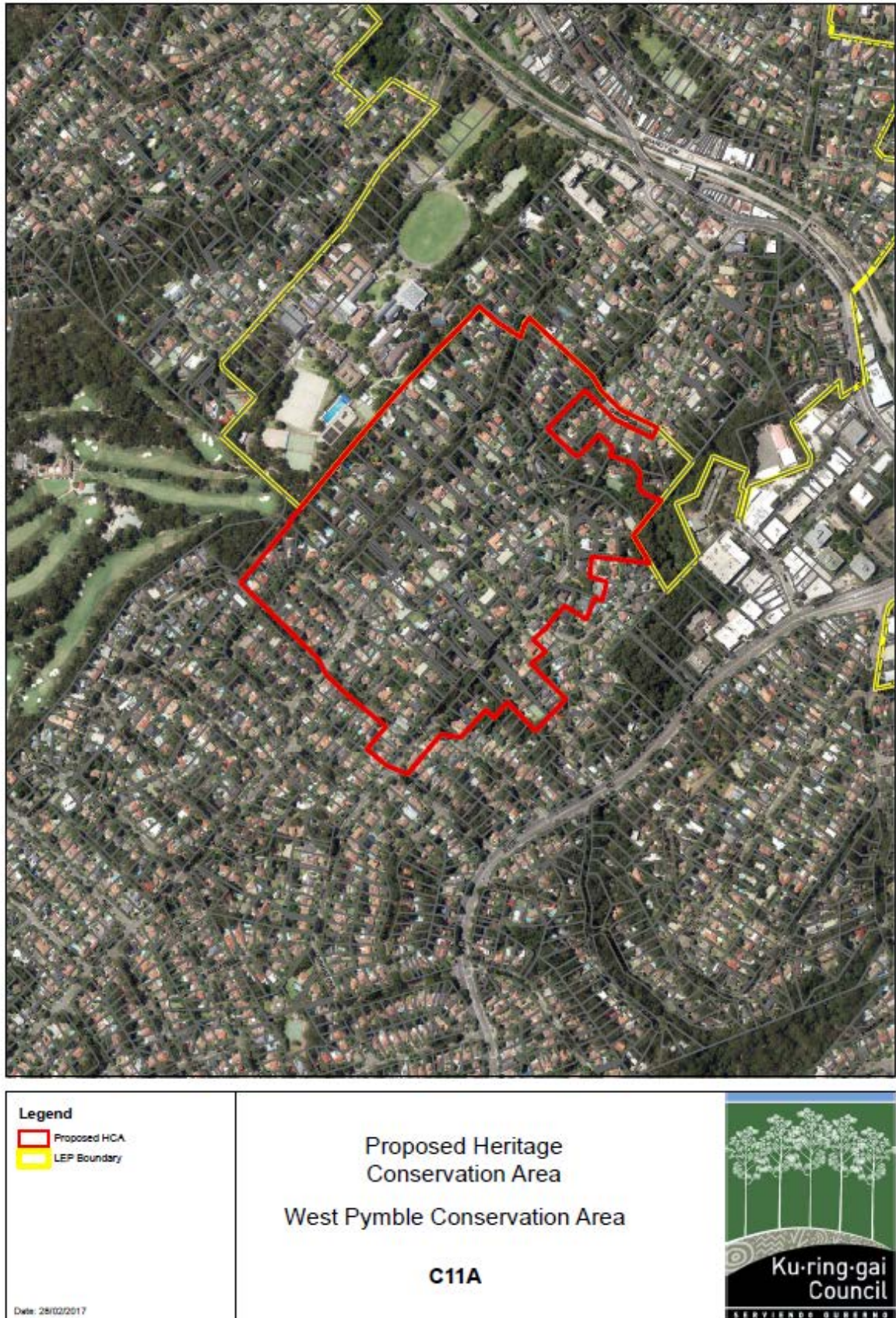


Image 23: Aerial Photo - Proposed boundary West Pymble Conservation Area C11A

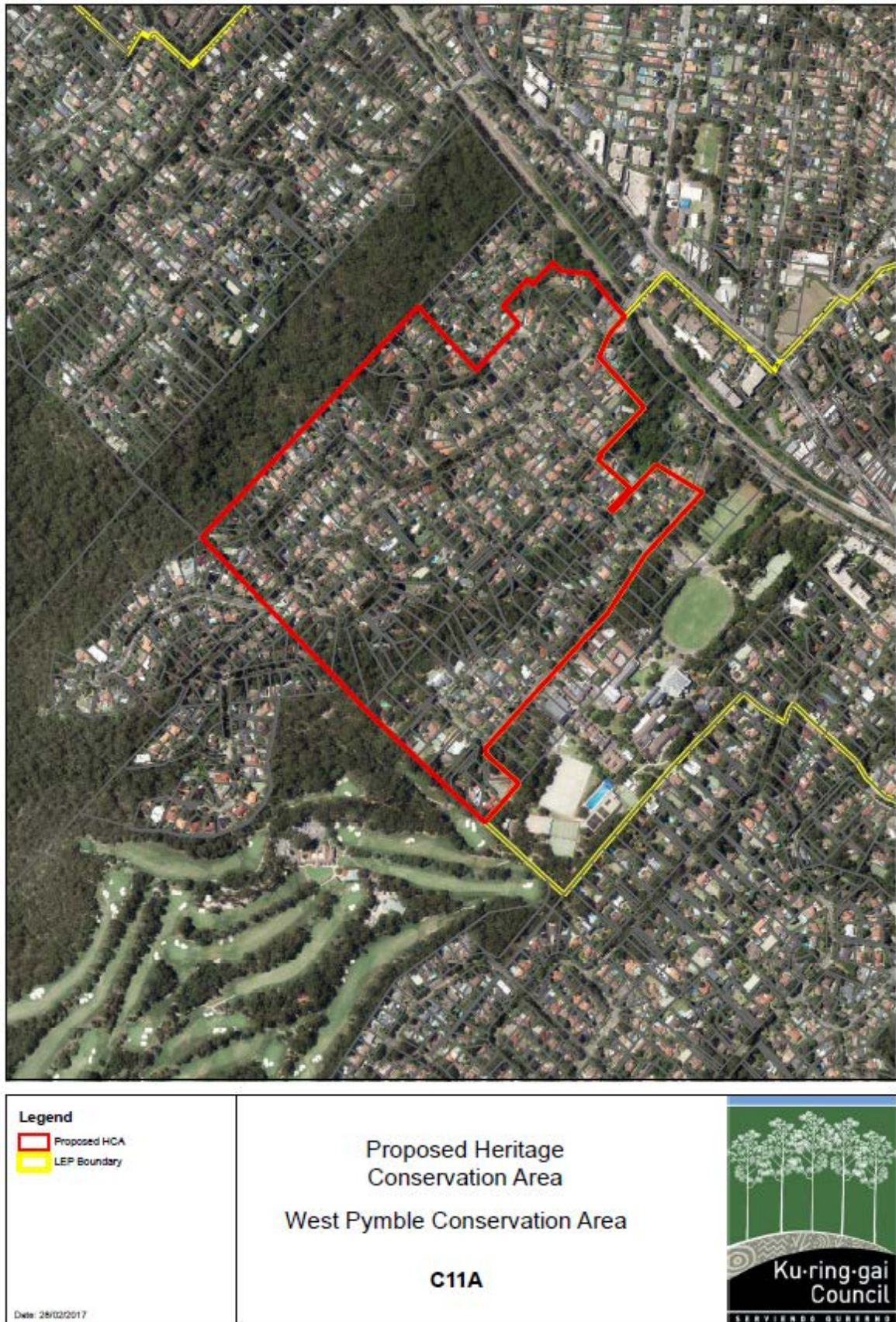
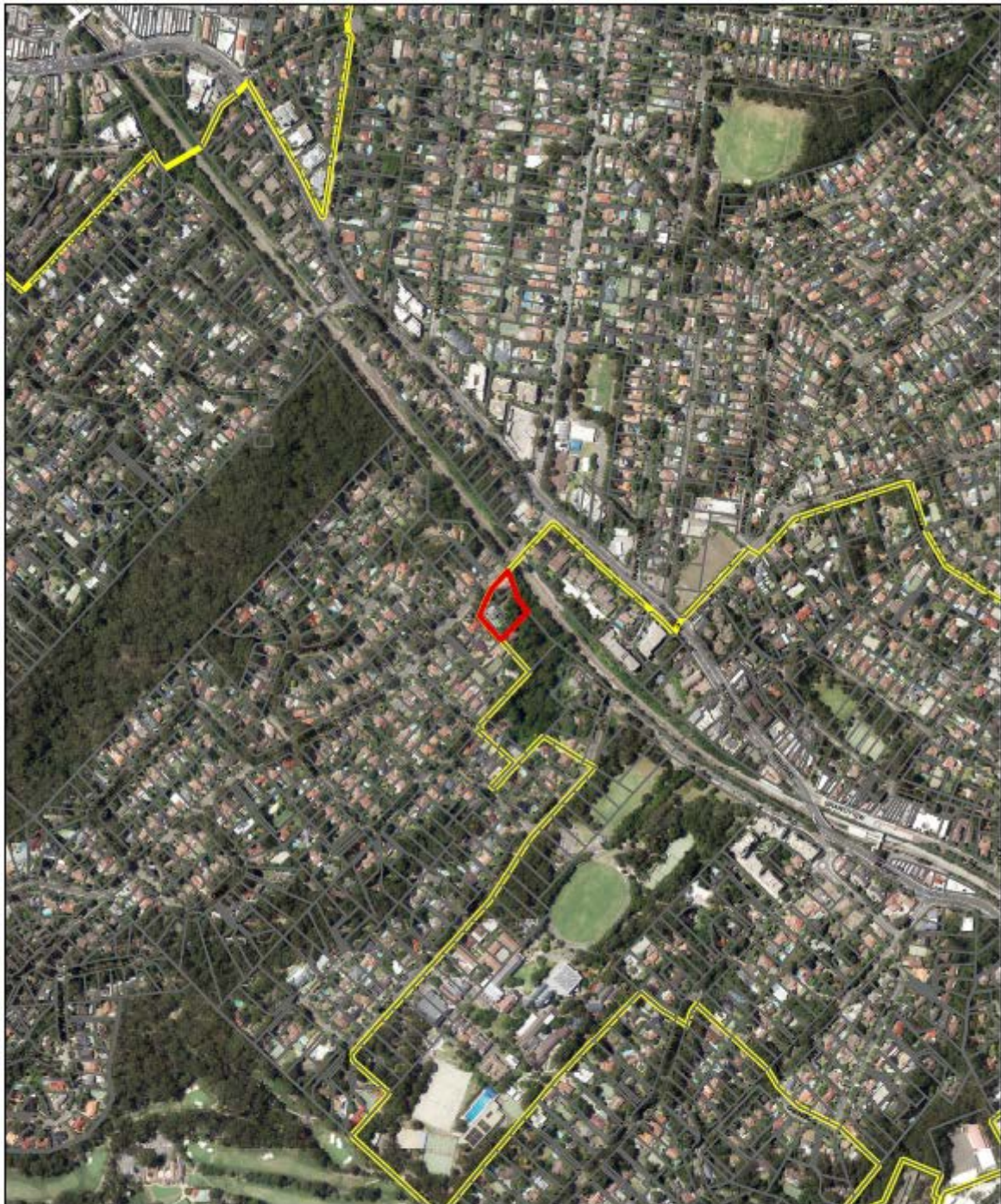


Image 24: Aerial Photo - Proposed boundary West Pymble Conservation Area C11A



Legend  Proposed HCA  LEP Boundary Date: 28/02/2017	Proposed Heritage Conservation Area West Pymble Conservation Area C11B	
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Image 25: Aerial Photo - Proposed boundary West Pymble Conservation Area C11B

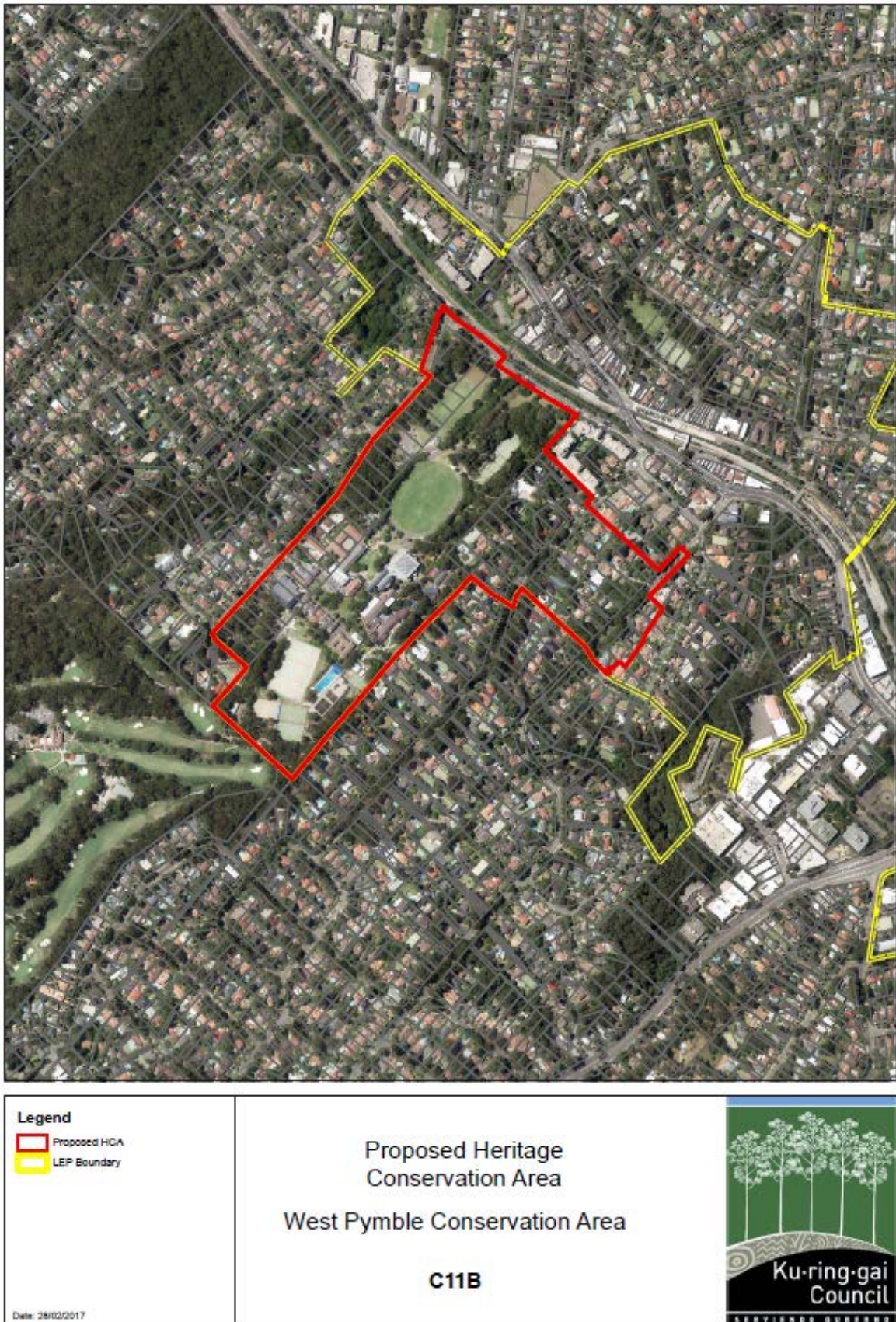


Image 26: Aerial Photo - Proposed boundary West Pymble Conservation Area C11B

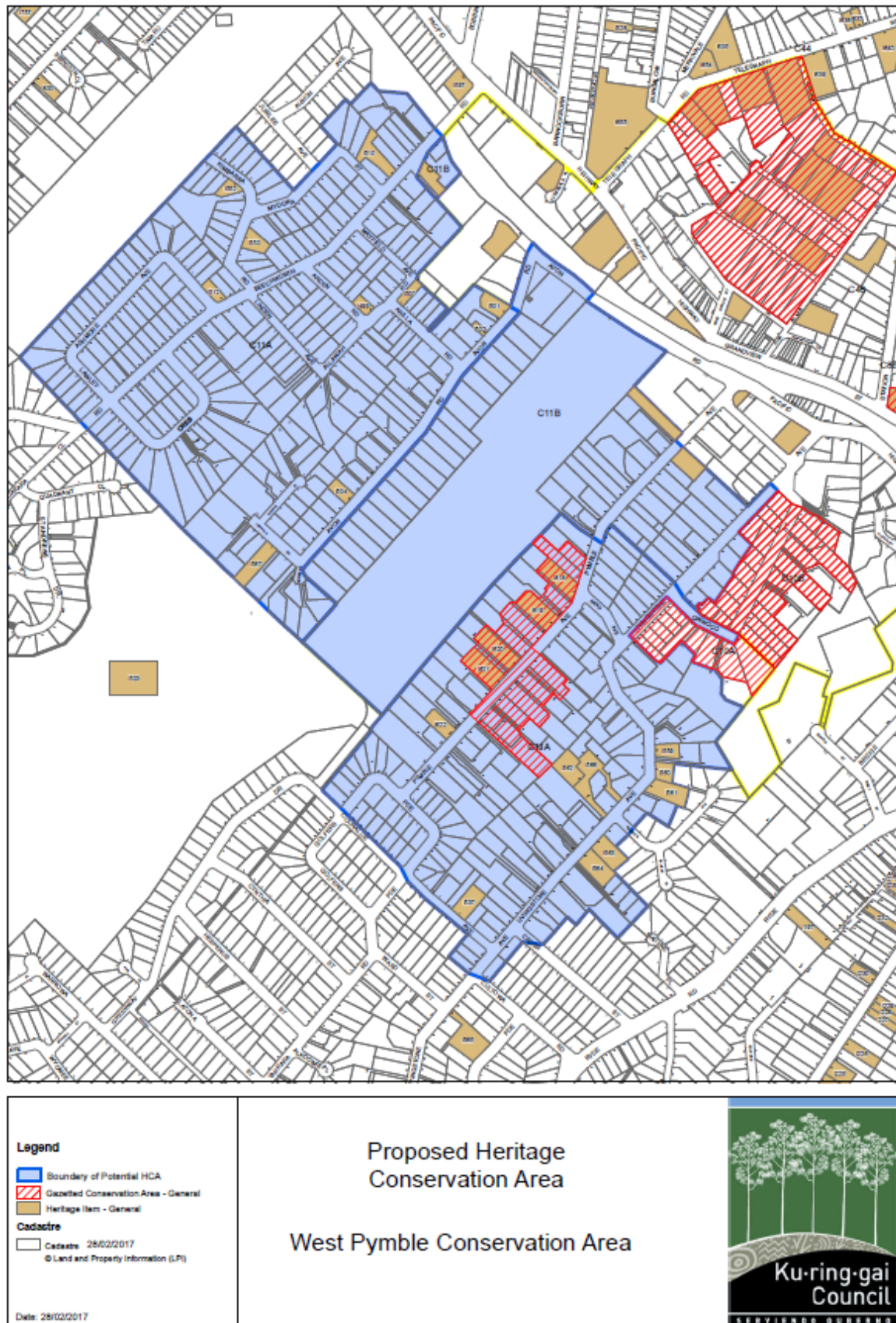


Image 27: Proposed boundary West Pymble Conservation Area

The report prepared by Heritage Consultants *Perumal Murphy Alessi* outlines that:

The West Pymble study area is of local historic, aesthetic and technological significance retaining streetscapes of good, high quality and mostly intact, representative examples of single detached houses from the Federation, Inter-war, Post War and early late Twentieth Century architectural periods constructed following the late 19th and early 20th century subdivisions and establishment of the North Shore Railway line in 1890.

The street alignments and subdivision patterns significantly reflect the early boundary lines and connections between the early estates and what is now the Pacific Highway and railway corridor and were also influenced by the natural topography and elements which have contributed to the pattern and stages of development. The predominant early 20th century development of the area also reflects the evolution of rail and road networks and particularly improvements of the rail network in the late 1920s and 1930s. The early patterns generally remain discernible, however, are now overlaid with subsequent land amalgamations and subdivisions which reflect the ongoing growth and development of the area.

The built context is enhanced by the natural topography, rises and inclines, creeks, reserves and remnant Blue Gum Forest which provides a significant backdrop and also by the street proportions, grassed verges, street trees and individual garden settings which greatly contribute to the visual and aesthetic character of the area. The topography and layout of the area, also watercourses and remnant Blue Gum forest significantly provide evidence of the early character of the area.

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

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

The objective of this Planning Proposal is to conserve the cultural heritage of Ku-ring-gai by including eleven (11) additional heritage conservation areas, six (6) of which are extensions to existing conservation areas, in Pymble, Turramurra and Wahroonga in Schedule 5 of the KLEP 2015 and the KLEP (Local Centres) 2012, and on the accompanying heritage maps.

The zoning and development standards applying to the site are not proposed to change as a result of this Planning Proposal.

PART 2 – EXPLANATION OF PROVISIONS

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

The Planning Proposal seeks to amend Schedule 5 Environmental Heritage of the KLEP 2015 by including additional HCAs as follows:

Name of Heritage Conservation Area	Identification on Heritage Map	Significance
Mahratta Conservation Area	Shown by red hatching and labelled “C4”	Local
Mona Vale Road Conservation Area	Shown by red hatching and labelled “C43”	Local
Lanosa Estate Conservation Area	Shown by red hatching and labelled “C45”	Local
Pymble Heights Conservation Area	Shown by red hatching and labelled “C8A”	Local
Fernwalk Conservation Area	Shown by red hatching and labelled “C9”	Local
Orinoco Street Conservation Area	Shown by red hatching and labelled “C10A”	Local
West Pymble Conservation Area	Shown by red hatching and labelled “C11A”	Local

The Planning Proposal seeks to amend Schedule 5 Environmental Heritage of the KLEP (Local Centres) 2012 by including additional HCAs as follows:

Name of Heritage Conservation Area	Identification on Heritage Map	Significance
Gilroy Road Conservation Area	Shown by red hatching and labelled “C42”	Local
Hillview Conservation Area	Shown by red hatching and labelled “C40”	Local
Telegraph Road Conservation Area	Shown by red hatching and labelled “C44”	Local
Athol Conservation Area	Shown by red hatching and labelled “C46”	Local
Pymble Heights Conservation Area	Shown by red hatching and labelled “C8B”	Local
Orinoco Street Conservation Area	Shown by red hatching and labelled “C10B”	Local
West Pymble Conservation Area	Shown by red hatching and labelled “C11B”	Local

This Planning Proposal will require the amendment to the following maps:

- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_007
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_008
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_013
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_014
- Ku-ring-gai Local Environmental Plan (Local Centres) 2012 – Heritage Map – Sheet HER_007A
- Ku-ring-gai Local Environmental Plan (Local Centres) 2012 – Heritage Map – Sheet HER_007C
- Ku-ring-gai Local Environmental Plan (Local Centres) 2012 – Heritage Map – Sheet HER_008A

The maps will be amended by representing the potential HCA in red hatching to indicate a Heritage Conservation Area.

Refer to **Part 4** for the proposed amended Heritage Map Sheets.

The planning proposal does not seek to change zoning or development standards for the area identified in this proposal.

PART 3 - JUSTIFICATION

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

A. Need for the planning proposal

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

The decision to list the additional heritage conservation areas is the result of several heritage assessments under taken by the following consultants:

Paul Davies Pty Ltd (2010), Sue Jackson-Stepowski Pty Ltd, Carste Studios and John Oultram Heritage and Design (2013) and Perumal Murphy Alessi Pty Ltd (2015).

The Heritage Inventory Sheets for the HCAs are included in **Appendix B - K**.

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

The planning proposal is the best means of achieving the objectives. A local heritage listing conserves and protects sites that have been assessed as satisfying the NSW Heritage Council's Criteria for local heritage significance. These heritage conservation areas do satisfy these criteria and therefore a Planning Proposal is the best means of conserving the heritage values of these places.

B. Relationship to strategic planning framework

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

The relevant *regional* strategy is "A Plan for Growing Sydney" (December 2014). The Planning Proposal is assessed against the four goals contained within the strategy below:

Goal 1 - A competitive economy with world class services and transport

The Planning Proposal will not adversely impact on the directions and actions identified in the strategy to achieve a competitive economy and transport system.

Goal 2 – A city of housing choice, with homes that meet our needs and lifestyles

This Planning Proposal will have no impact on Ku-ring-gai's ability to meet the housing and employment targets and accordingly, the Planning Proposal is not inconsistent with this goal.

Goal 3 – A great place to live with communities that are strong, healthy and well-connected

This Planning Proposal will not adversely impact on the directions and actions identified in the strategy.

Goal 4 – A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

The Planning Proposal will not adversely impact on the directions and actions identified regarding the natural environment and sustainability.

The relevant draft *district plan* is “*Draft North District Plan*” (November 2016).

Under the Draft North District Plan, *Liveability Priority 7: Conserve heritage and unique local characteristics*, requires relevant planning authorities to protect “*aboriginal, cultural and natural heritage and places, spaces and qualities valued by the local community*”. The planning proposal is consistent with this priority as the heritage conservation areas to be included in Schedule 5 of KLEP 2015 and KLEP (Local Centres) 2012 are considered to have heritage value worthy of conserving and heritage listing.

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

The Ku-ring-gai Community Strategic Plan is called “Our Community. Our Future. Community Strategy 2030”. The Planning Proposal is consistent with the following objectives within the community strategic plan:

P1.1 Ku-ring-gai's unique visual character and identity is maintained

P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai

P5.1 Ku-ring-gai's heritage is protected, promoted and responsibly managed

The Planning Proposal is consistent with the following aims of the KLEP 2015:

(a) To guide the future development of land and the management of environmental, social, economic, heritage and cultural resources within Ku-ring-gai

(f) To recognise, protect and conserve Ku-ring-gai's indigenous and non-indigenous cultural heritage

The planning proposal is consistent with these objectives as inclusion on Schedule 5 of KLEP 2015 will conserve the cultural heritage of recognised heritage places.

The Planning Proposal is also consistent with the following aims of the KLEP (Local Centres) 2012:

(b) to guide the future development of land and the management of environmental, social, economic, heritage and cultural resources in Ku-ring-gai for the benefit of present and future generations

(f) to recognise, protect and conserve Ku-ring-gai's indigenous and non-indigenous cultural heritage

The planning proposal is consistent with these objectives as inclusion on Schedule 5 of KLEP (Local Centres) 2012 will conserve the cultural heritage of recognised heritage places.

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

The following table identifies the key applicable SEPPs and outlines this Planning Proposal's consistency with those SEPPs.

SEPP	Comment on Consistency
SEPP 55 Remediation of Land	Consistent. The planning proposal does not seek to change the permissible land uses on the sites subject to the planning proposal.
SEPP (Housing for Seniors or People with a Disability) – 2004	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Infrastructure 2007	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Affordable Rental Housing 2009	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Exempt and Complying Development Codes 2008	Consistent. The Planning Proposal is consistent with the aims of the policy.

SREPP	Comment on Consistency
SYDNEY REP 20	Consistent.

SREPP	Comment on Consistency
Hawkesbury-Nepean River	The Planning Proposal is consistent with the aims of the policy and will have no adverse impacts on the Hawkesbury-Nepean River.
SYDNEY REP (Sydney Harbour Catchment) 2005	Consistent. The Planning Proposal is consistent with the aims of the policy and will have no adverse impacts on the Sydney Harbour Catchment.