

Ku-ring-gai Council

PLANNING PROPOSAL

Consolidation of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 and Ku-ring-gai Local Environmental Plan 2015

October 2018

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INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for the proposed consolidation of the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* and *Ku-ring-gai Local Environmental Plan 2015*.

It has been prepared in accordance with Section 3.4 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment guide 'A Guide to *Preparing Planning Proposals*' (August 2016).

Council has requested to be authorised as the local plan making authority to exercise the functions under Section 3.36(2) of the *Environmental Planning and Assessment Act 1979* for this Planning Proposal.

Background and Context

Ku-ring-gai Council currently has three environmental planning instruments that apply to the local government area:

- Ku-ring-gai Local Environmental Plan (Local Centres) 2012
- Ku-ring-gai Local Environmental Plan 2015
- Ku-ring-gai Planning Scheme Ordinance

Ku-ring-gai Local Environmental Plan (Local Centres) 2012

The Ku-ring-gai Local Environmental Plan (Local Centres) 2012 (KLEP (Local Centres) 2012) applies to the 6 local centres within Ku-ring-gai, comprising of the land surrounding Turramurra, Pymble, Gordon, Lindfield, Roseville railways stations and St Ives centre.

The KLEP (Local Centres) 2012 was prepared in accordance with the *Standard Instrument LEP*, and came into effect on 8 February 2013.



Image 1 - Land to which the KLEP (Local Centres) 2012 applies

Ku-ring-gai Council

Ku-ring-gai Local Environmental Plan 2015

The Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) applies to the majority of land within the local government area. The KLEP 2015 was largely a translation of the Ku-ring-gai Planning Scheme Ordinance into the standard instrument format. The KLEP 2015 was prepared in accordance with the *Standard Instrument LEP*, and came into effect on 2 April 2015.



Image 2 - Land to which the KLEP 2015 applies

Ku-ring-gai Planning Scheme Ordinance

The Ku-ring-gai Planning Scheme Ordinance (KPSO) was initially gazetted in 1971 and has been subject to a significant number of changes over the subsequent 40years. The KPSO is a non-standard environmental planning instrument. The KPSO now only applies to two 'Deferred Areas' - which are areas that were deferred from inclusion within the KLEP 2015 when the plan came into effect. These areas are:

- Area 14 Land in the vicinity of '*The Briars*', 14 Woonona Avenue, Wahroonga This area involves land in the vicinity of '*The Briars*', a state significant heritage item at 14 Woonona Avenue, Wahroonga. The properties that make up Deferred Area 14 include 16 & 18 Woonona Avenue (also known as 2-14 Everett Way) and 3-13, 15, 17, 19 Bundarra Avenue South, Wahroonga. The area was deferred to allow a reassessment of the proposed R4 High Density zone and development standards in this location. The reassessment of this Deferred Area 14 has been undertaken as part of the preparation of this Planning Proposal.
- Area 15 Killara Golf Course
 This involves an area of land at the Killara Golf Course. The land comprises Lot 2
 DP535219, located at the eastern portion of the Golf Club. The area was deferred to allow reassessment of the proposed RE2 Private Recreation zoning. A private Planning Proposal

(PP_2017_KURIN_005_00) has been lodged by Killara Golf Club which seeks to rezone the deferred area to part R4 High Density Residential and part R2 Low Density Residential. This Planning Proposal was placed on public exhibition from 3 May – 31 May 2018. This deferred area does not form part of this Planning Proposal.

Council Report and Resolution 11 September 2018

At the Council Meeting of 11 September 2018, Council considered a report and resolved to prepare a Planning Proposal for the consolidation of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 and Ku-ring-gai Local Environmental Plan 2015, as follows:

- A. That a Planning Proposal be prepared for the consolidation of Ku-ring-gai Local Environmental Plan 2015 and of Ku-ring-gai Local Environmental Plan (Local Centres) 2012. The Planning Proposal is to include the mapping changes identified in **Attachment A1** and the amendments to the Written Instrument identified in **Attachment A2**.
- *B.* That the Planning Proposal be forwarded to the Department of Planning and Environment for a Gateway Determination in accordance with the provisions of the EP&A Act and Regulations.
- *C.* That Council requests the plan making delegation under Section 2.4 of the EP&A Act for this Planning Proposal.
- D. That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the EP&A Act and with the Gateway Determination requirements.
- E. That a report be brought back to Council at the conclusion of the exhibition period.
- *F.* That the Killara Golf Club Planning Proposal not be part of the consolidation until such time as Councillors can review it.

A copy of the Council Report and Resolution from 11 September 2018 is included at Appendix A.

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

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

1. Consolidation of KLEP (Local Centres) 2012 and KLEP 2015

This Planning Proposal seeks to consolidate the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* into the *Ku-ring-gai Local Environmental Plan 2015* to form a single LEP applying to the whole of the local government area. Merging the two LEPs into one planning instrument will remove any inconsistencies between the two plans and assist in reducing the complexity of the local planning system.

2. Resolve mapping errors

The Planning Proposal seeks to amend site specific mapping errors. The mapping errors are minor in nature, and are generally fall into the following categories:

- residential zoned land with missing or incorrect development standards
- development standards applied to land in a zone that would not normally contain development standards e.g. Council bushland zoned E2 Environmental Conservation
- incorrect zoning being applied to land in the process of translating from the KPSO e.g.
 Council bushland or open space picking up adjoining R2 Low Density Residential zone.

3. Resolve Deferred Area 14 land surrounding 'The Briars' Wahroonga

The Planning Proposal seeks to incorporate Deferred Area 14 into the KLEP 2015 with appropriate zoning and development standards compatible with the heritage significance of the adjoining state listed heritage item '*The Briars*'.

4. Removal of existing land reservations

The Planning Proposal seeks to remove a local road reservation in Holford Crescent, Gordon and a local open space reservation in Glen Road, Roseville as the acquisition commitment represents an unfunded liability to Council. It is also proposed to remove of the local road reservation from 33 Moree Street, Gordon as the land has now been acquired by Council.

5. Amendments to heritage listings

The Planning Proposal seeks to:

- Include new heritage listings for Turramurra, Lindfield, Pymble and Roseville train stations as local heritage items.
- Removal or adjustment of heritage listings in cases where subdivision of existing heritage items have been approved and new dwellings have been constructed on new lots.
- Minor miscellaneous corrections to Schedule 5

PART 2 – EXPLANATION OF PROVISIONS

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

1. Consolidation of KLEP (Local Centres 2012) and KLEP 2015

The consolidation of the two LEPs will largely be an administrative process, which will be achieved via an amendment to the KLEP 2015 and will result in the repeal of the KLEP (Local Centres) 2012. The consolidation will involve both:

A. Merging of written instruments

Both the KLEP (Local Centres) 2012 and KLEP 2015 were prepared in accordance with the *Standard Instrument (Local Environmental Plan) Order 2006,* which mandated a common format and content for LEPs across NSW. Accordingly, the two LEP written instruments are similar, however there are some differences to the wording, content and application of some clauses.

As the consolidation will be achieved via an amendment to the KLEP 2015, in the majority of instances the existing clauses contained within the KLEP 2015 will continue to apply. Amendments are only being made where specific provisions or clauses relating to the local centres need be retained to ensure appropriate development controls will continue to apply in the local centres once these areas are merged in the KLEP 2015. The table below outlines the proposed amendments to the KLEP 2015 written instrument:

KLEP 2015 - Clause	Proposed Amendment to KLEP 2015
1.2 Aims of Plan	 Transfer the following aims from the KLEP LC 2012: to establish a hierarchy of centres for Ku-ring-gai to facilitate development of the centres to enhance Ku-ring-gai's economic role and cater to the retail and commercial needs of the local community to protect the character of low density residential areas, and the special aesthetic values of land in the Ku-ring-gai area
2.1 Land Use Zones	
Land Use Table - B4 Mixed Use	Transfer B4 Mixed Use zone from KLEP (Local Centres) 2012 Land Use Table – including: 1. Objectives of zone 2. Permitted without consent 3. Permitted with consent 4. Prohibited
Land Use Table – B5 Business Development	Transfer B5 Business Development zone from KLEP (Local Centres) 2012 Land Use Table – including: 1. Objectives of zone 2. Permitted without consent 3. Permitted with consent 4. Prohibited
4.3 Height of Buildings	Transfer KLEP (Local Centres) 2012 Clause 4.3(2B)
	(2B) Despite subclause (2), the height of a commercial building on land identified as "Area 2" on the Height of Buildings Map must not exceed 26.5 metres.

4.4 Floor Space Ratio	objectives: (a) to ensu- approp within I (c) to ensu- balanced m zones. Transfer KLEP	Ku-ring-gai, re that developmen nix of uses in buildin	nt density is of the different centres at density provides a ngs in the business 012 Clause 4.4(2D)
	development of to this subclause Column 1 of the Ratio Map must	a type specified in e in an area specifie	Column 2 of the table ed opposite in d on the Floor Space io for that
	Column 1	Column 2	Column 3
	Area	Development type	Floor space ratio
	Area 1	Retail premises	
	Area 2	Retail premises	
	Area 3	Commercial premises	1.0:1
	Area 4	Commercial premises	1.2:1
	(2F) Despite cla commercial build	ause (2), the floor s	as "Area 6" on the
5.3 Development near zone boundaries	Include B5 Bus	siness Developme	nt zone under
	Clause 5.3(3)(a		
6.6 Site Requirements for multi dwelling housing and			
6.6 Site Requirements for multi dwelling housing and residential flat buildings	Transfer Clause 2012 (3) Despite sub not be granted f or a residential f identified as "Ard	b) e 6.5(3) from KLEF oclause (2), develop for the erection of m flat building on any	P (Local Centres) ment consent must nulti dwelling housing lot on the land ze Map unless the lot
	Transfer Clause 2012 (3) Despite sub not be granted f or a residential f identified as "An has an area of 5 Transfer Clause	b) e 6.5(3) from KLEF oclause (2), develop for the erection of m flat building on any ea 1" on the Lot Siz	P (Local Centres) ment consent must bulti dwelling housing lot on the land ze Map unless the lot s or more.
	Transfer Clause 2012 (3) Despite sub not be granted f or a residential f identified as "An has an area of 5 Transfer Clause 2012 (4) For the purp axe lot or other	b) e 6.5(3) from KLEF oclause (2), develop for the erection of m flat building on any ea 1" on the Lot Siz 5,000 square metres e 6.5(4) from KLEF poses of this clause lot with an access h	P (Local Centres) ment consent must bulti dwelling housing lot on the land the Map unless the lot s or more. P (Local Centres) , if a lot is a battle-
	Transfer Clause 2012 (3) Despite sub not be granted f or a residential f identified as "An has an area of 5 Transfer Clause 2012 (4) For the purp axe lot or other the access hand lot size.	b) e 6.5(3) from KLEF oclause (2), develop for the erection of m flat building on any ea 1" on the Lot Siz 5,000 square metres e 6.5(4) from KLEF poses of this clause lot with an access h	P (Local Centres) ment consent must bulti dwelling housing lot on the land the Map unless the lot is or more. P (Local Centres) h, if a lot is a battle- handle, the area of uded in calculating the
residential flat buildings	Transfer Clause 2012 (3) Despite sub not be granted f or a residential f identified as "An has an area of 5 Transfer Clause 2012 (4) For the purp axe lot or other the access hand lot size.	b) e 6.5(3) from KLEF oclause (2), develop for the erection of m flat building on any ea 1" on the Lot Siz 5,000 square metres e 6.5(4) from KLEF poses of this clause lot with an access h dle is not to be inclu ed Use zone and E	P (Local Centres) ment consent must bulti dwelling housing lot on the land the Map unless the lot is or more. P (Local Centres) h, if a lot is a battle- handle, the area of uded in calculating the
residential flat buildings	Transfer Clause 2012 (3) Despite sub not be granted f or a residential f identified as "Arc has an area of 5 Transfer Clause 2012 (4) For the purp axe lot or other the access hand lot size. Include B4 Mixe Development z	b) e 6.5(3) from KLEF oclause (2), develop for the erection of m flat building on any rea 1" on the Lot Siz 5,000 square metres e 6.5(4) from KLEF poses of this clause lot with an access h dle is not to be inclu ed Use zone and E sone as follows:	P (Local Centres) ment consent must bulti dwelling housing lot on the land the Map unless the lot is or more. P (Local Centres) h, if a lot is a battle- handle, the area of uded in calculating the
residential flat buildings	Transfer Clause 2012 (3) Despite sub not be granted f or a residential f identified as "An has an area of 5 Transfer Clause 2012 (4) For the purp axe lot or other the access hand lot size. Include B4 Mixe Development z (2) This clause zones: (a) Zone B1 Ne (b) Zone B2 Loo	b) e 6.5(3) from KLEF oclause (2), develop for the erection of m flat building on any rea 1" on the Lot Siz 5,000 square metres cone sof this clause lot with an access h dle is not to be inclu ed Use zone and E cone as follows: applies to land in t sighbourhood Centre cal Centre,	P (Local Centres) ment consent must builti dwelling housing lot on the land ce Map unless the lot s or more. P (Local Centres) andle, the area of oded in calculating the B5 Business the following business
residential flat buildings	Transfer Clause 2012 (3) Despite sub not be granted f or a residential f identified as "Arc has an area of 5 Transfer Clause 2012 (4) For the purp axe lot or other the access hand lot size. Include B4 Mixe Development z (2) This clause zones: (a) Zone B1 Ne (b) Zone B2 Loo (c) Zone B4 Mi	b) e 6.5(3) from KLEF oclause (2), develop for the erection of m flat building on any rea 1" on the Lot Siz 5,000 square metres e 6.5(4) from KLEF ooses of this clause lot with an access h dle is not to be inclu ed Use zone and E cone as follows: e applies to land in t sighbourhood Centre cal Centre, ixed Use,	P (Local Centres) ment consent must hulti dwelling housing lot on the land the Map unless the lot is or more. P (Local Centres) h, if a lot is a battle- handle, the area of uded in calculating the B5 Business the following business re,
residential flat buildings 6.7 Active street frontages in certain business zones	Transfer Clause 2012 (3) Despite sub not be granted f or a residential f identified as "Arc has an area of 5 Transfer Clause 2012 (4) For the purp axe lot or other the access hand lot size. Include B4 Mixe Development z (2) This clause zones: (a) Zone B1 Ne (b) Zone B2 Loo (c) Zone B4 Mit (d) Zone B5 Bu	b) e 6.5(3) from KLEF oclause (2), develop for the erection of m flat building on any rea 1" on the Lot Siz 5,000 square metres cone sof this clause lot with an access h dle is not to be inclu ed Use zone and E cone as follows: applies to land in t sighbourhood Centre cal Centre,	P (Local Centres) ment consent must hulti dwelling housing lot on the land the Map unless the lot is or more. P (Local Centres) h, if a lot is a battle- handle, the area of uded in calculating the B5 Business the following business re, ment
residential flat buildings	Transfer Clause 2012 (3) Despite sub not be granted f or a residential f identified as "An has an area of 5 Transfer Clause 2012 (4) For the purp axe lot or other in the access hand lot size. Include B4 Mixe Development z (2) This clause zones: (a) Zone B1 Ne (b) Zone B2 Loo (c) Zone B4 Mi (d) Zone B5 Bu Include zone B (2) Development erection of a bui zone B4 Mixed	b) e 6.5(3) from KLEF oclause (2), develop for the erection of m flat building on any ea 1" on the Lot Siz 5,000 square metres booses of this clause lot with an access h dle is not to be inclu ed Use zone and E sone as follows: a applies to land in t eighbourhood Centre is a consent must not ilding on land in Zon Use or zone B5 B f the land will not ha	P (Local Centres) ment consent must hulti dwelling housing lot on the land ce Map unless the lot s or more. P (Local Centres) , if a lot is a battle- handle, the area of ided in calculating the 35 Business the following business e, be granted for the he B2 Local Centre,

Schedule 1 Transfer properties listed in Schedule 1 of KLEP (Local Centres) 2012		n Schedule 1 of KLEP
	Amendment of following inaccuracies:	
	Property	Amendment and Reason
	KLEP LC 2012	3. 2 Forsyth Street, Gordon
	3. 2 Forsyth Street, Killara	Incorrect suburb is currently included in listing.
	 KLEP LC 2012 4. Use of certain land at 3 and 3a Beaconsfield Parade and 1-7 Bent Street, Lindfield (1) This clause applies to land at 3 and 3A Beaconsfield Parade and 1– 7 Bent Street, Lindfield, being Lots 1–3, DP 318518, Lot 10, DP 305356 and Lots 2–4, DP 10126 	1) This clause applies to land at 3 and 3A Beaconsfield Parade and 1–7 Bent Street, Lindfield, being Lots 1–3, DP 318518, Lot 10, DP 305356 and Lots 2–4, DP 10120 Incorrect Lot and DP listed.
	KLEP LC 2012	Remove.
	 12. Use of certain land at 14 Orinoco Street, Pymble (1) This clause applies to land at 14 Orinoco Street, Pymble, being Lot 71, DP 539990 (2) Development for the 	A Dual Occupancy has been approved, developed and subdivided to create 14 and 14a Orinoco Street, Pymble (Lots 501 and 502 DP1169176).
	(2) Development for the purpose of a dual occupancy (detached) is permitted with development consent.	
	KLEP LC 2012 21 Use of certain land at 167, 169, 169A and 171 Mona Vale Road, St Ives (1) This clause applies to land at 167, 169, 169A and 171 Mona Vale Road, St Ives, being Lot C, DP 401301, Lots 1 and 2, DP 856121 and Lot 1, DP	 21 Use of certain land at 167 Mona Vale Road and Part of 169 – 171 Mona Vale Road, St Ives (1) This clause applies to land at 167 Mona Vale Road, and Part of 169 – 171 Mona Vale Road, St Ives, being Lot C DP 401301 and Part of Lots 11 & 12 DP1230991
	578867.	The sites have been consolidated as part of a development – so the listing is required to be amended to reflect the new legal description.
	KLEP LC 2012 22 Use of certain land at 173, 177, 183, 183A and 185 Mona Vale Road, St Ives (1) This clause applies to land at 173, 177, 183, 183A	22 Use of certain land at Part 169 and 177 Mona Vale Road and 183, 183a and 185 Mona Vale Road, St Ives (1) This clause applies to land at Part 169 and 177
	land at 173, 177, 183, 183A and 185 Mona Vale Road, St Ives, being Lot 1, DP 653503, Lot 1, DP 126732, Lot 5, DP 12504, Lots 10	Mona Vale Road, and 183, 183a and 185 Mona Vale Road, St Ives, being Lot 1 DP1229835, Part Lots 11

and 11, DP 829668 and Lot 1, DP 1084135.	& 12 DP1230991 The sites have been consolidated as part of a development – so the listing is required to be amended to reflect the new legal description.
KLEP LC 2012 25 Use of certain land at 2	25 Use of certain land at 2 Denman Street, Turramurra
Denman Road, Turramurra	Incorrect description – change road to street.
KLEP 2015	Remove.
 7 Use of certain land at 6A Buckingham Road, Killara (1) This clause applies to land at 6A Buckingham Road, Killara, being Lots 3 and 4, DP 414101. 	6a and 8 Buckingham Road, Killara have been consolidated to one lot (Lot 1 DP1225054) and a Residential Flat Building has been approved.
(2) Development for the purpose of a dual occupancy (detached) is permitted with development consent.	
8 Use of certain land at 8 Buckingham Road, Killara (1) This clause applies to land at 8 Buckingham Road, Killara, being Lot 1, DP 4141012.	
(2) Development for the purpose of a dual occupancy (detached) is permitted with development consent.	
KLEP 2015 9 Use of certain land at 21 Buckingham Road, Killara (1) This clause applies to land at 8 Buckingham Road, Killara, being Lot 1, DP	 9 Use of certain land at 21 Buckingham Road, Killara (1) This clause applies to land at 21 Buckingham Road, Killara, being Lot 1, DP 125640.
125640.	Incorrect property address listed in Part 1 – required to be amended to match heading and Lot and DP.
KLEP 2015 10 Use of certain land at 20–28 Culworth Avenue and 17 Marian Street, Killara (1) This clause applies to land at 20–28 Culworth Avenue and 17 Marian Street, Killara, being Lots 1– 3, DP 119937, Lot 6, Section 1, DP 3694 and Lot 2, DP 932235	10 Use of certain land at 20–26 Culworth Avenue, 2- 4 Lorne Avenue, and 17 Marian Street, Killara (1) This clause applies to land at 20-26 Culworth Avenue, 2-4 Lorne Avenue and 17 Marian Street Killara being Lots 1-3 DP119937, Lot 1 DP169841, Lot 2 DP932235, Lots 161-164 DP1196189
	The current listing does not include the Lot and DP for 17 Marian Street, even though the address is listed – required to be amended to provide Lot and DP. Listing also required to be

	updated to reflect amended legal description of sites following acquisition of part of the site from Transport for NSW.
KLEP 2015	Remove.
20 Use of certain land at 36 Provincial Road, Lindfield (1) This clause applies to land at 36 Provincial Road, Lindfield, being Lot 3, DP 308817.	Dual Occupancy approved, developed and subdivided on 36 Provincial Road, Lindfield to create 36 +36a Provincial Road, Lindfield (Lot 31 and 32 DP1185281).
(2) Development for the purpose of a dual occupancy (detached) is permitted with development consent.	
KLEP 2015 22 Use of certain land at 8	22 Use of certain land at 8 Church Street, Pymble (1) This clause applies to land at 8 Church Street, Durnhie being Let 14
Church Street, Pymble (1) This clause applies to land at 8 Church Street,	Pymble, being Lot 1A DP401840
Pymble, being Lot 1, DP 401840.	Incorrect legal description – Lot 1 instead of Lot 1A.
KLEP 2015	Remove.
 28 Use of certain land at 1 Jersey Street, Turramurra (1) This clause applies to land at 1 Jersey Street Turramurra, being Lot 2, Section 1, DP 3895. 	Dual occupancy approved, developed and subdivided to create 1 Jersey Street Turramurra and 2B Catalpa Crescent (Lots 20 and 21 DP1196572)
(2) Development for the purpose of a dual occupancy (detached) is permitted with development consent.	
KLEP 2015 35 Use of certain land at 79 Coonanbarra Avenue, Wahroonga (1) This clause applies to land at 79 Coonanbarra Avenue, Wahroonga, being Lot 4, DP 4239.	 35 Use of certain land at 79 Coonanbarra Road, Wahroonga (1) This clause applies to land at 79 Coonanbarra Road, Wahroonga, being Lot 4, DP 4239. Incorrect address – street instead of road.
KLEP 2015 36 Use of certain land at 12 Eulbertie Avenue, Wahroonga (1) This clause applies to land at 12 Eulbertie Avenue, Wahroonga, being Lot 1, DP 362318.	 36 Use of certain land at 12 Eulbertie Avenue, Warrawee (1) This clause applies to land at 12 Eulbertie Avenue, Warrawee, being Lot 1, DP 362318. Incorrect suburb – Wahroonga instead of Warrawee.
KLEP 2015 37 Use of certain land at 17 Eulbertie Avenue, Wahroonga	37 Use of certain land at 17 Eulbertie Avenue, Warrawee (1) This clause applies to land at 17 Eulbertie

	(1) This clause applies to land at 17 Eulbertie Avenue, Wahroonga, being Lot 2, Section 1, DP 3895.	Avenue, Warrawee, being Lot 1 DP174560 Incorrect Legal Description (Lot and DP)
	 49 Use of certain land at 15 Warrawee Avenue, Warrawee (1) This clause applies to land at 15 Warrawee Avenue, Warrawee, being Lot A, DP 382512 and Lot 1, DP 396923. 	 49 Use of certain land at 15 Warrawee Avenue, Warrawee (1) This clause applies to land at 15 Warrawee Avenue, Warrawee, being Lot 1 DP 1190103. Incorrect Legal Description
	(2) Development for the purpose of a dual occupancy (detached) is permitted with development consent.	(Lot and DP) following subdivision of property in 2014. 15 Warrawee Avenue is still of sufficient size to meet the requirements for a detached dual occupancy.
Schedule 2 – Graves and monuments that are not	<i>I</i> nclude:	
heritage items	(b) an excavation or disturbance of land for the purpose of carrying out the conservation or repair of a monument or grave marker must be within an existing approved cemetery or burial ground	
Schedule 4 – Classification and reclassification of public land	Transfer sites listed in Schedule 4 Part 1 and Part 2 of KLEP (Local Centres 2012)	
Schedule 5 – Environmental Heritage	Transfer properties listed Part 2 of KLEP (Local Cent	

Appendix B contains a detailed comparison table of both the KLEP Local Centres 2012 and KLEP 2015 written instruments. The table details how any differences between the clauses within the two LEPs will be resolved.

B. Merging of mapping

The consolidation of the two LEPs requires the merging of the KLEP (Local Centres) 2012 mapping into the KLEP 2015 mapping. In doing so, all the land that is currently under the KLEP (Local Centres) 2012 will be transferred to the KLEP 2015. The following amendments will be required:

- Land Application Map Extend KLEP 2015 Land Application Map to incorporate land within KLEP Local Centres 2012.
- Zoning Map incorporate Zoning Maps from KLEP (Local Centres) 2012 into the KLEP 2015.
- Floor Space Ratio Map incorporate Floor Space Ratio Maps from KLEP (Local Centres) 2012 into the KLEP 2015.
- Height of Buildings Map incorporate Height of Buildings Maps from KLEP (Local Centres) 2012 into the KLEP 2015.
- Lot Size Map incorporate Lot Size Maps from KLEP (Local Centres) 2012 into the KLEP 2015.
- Heritage Map incorporate Heritage Maps from KLEP (Local Centres) 2012 into the KLEP 2015.

- Terrestrial Biodiversity Map incorporate Biodiversity Maps from KLEP (Local Centres) 2012 into the KLEP 2015.
- Riparian Lands and Watercourses Map incorporate Riparian Maps from KLEP (Local Centres) 2012 into the KLEP 2015.
- Acid Sulphate Soils Map KLEP (Local Centres) 2012 does not currently contain mapping for Acid Sulphate Soils. Amendment required to KLEP 2015 to include acid sulphate soils mapping for land in local centres and all land to be mapped as Class 5.
- Land Reservation Acquisition Map incorporate Land Reservation Acquisition Maps from KLEP (Local Centres) 2012 into the KLEP 2015.

Existing mapping and proposed mapping for each local centre to facilitate the merging of the LEPs included at **PART 4 – MAPPING** of this Planning Proposal.

In addition to incorporating the maps from the KLEP (Local Centres) 2012 into the KLEP 2015, there are a number of site specific mapping errors and anomalies that have been identified that are proposed to be resolved as part of this process, which are detailed at (2) below.

2. Resolving mapping errors

The mapping errors are minor in nature and generally in the form of incorrect zoning or development standing applying to sites. There are in the order of 100 sites that have been identified which contain such errors. The table below details the sites identified with mapping errors:

Site Number	Property	Proposed Map Amendments
2	Clissold Road WAHROONGA (Lot 1 DP 617020)	Floor Space Ratio, Height of Building and Minimum Lot Size
3	Junction Lane WAHROONGA (Lot 41 DP 562029)	Floor Space Ratio, Height of Building and Minimum Lot Size
4	46 Water Street WAHROONGA	Floor Space Ratio, Height of Building, Minimum Lot Size, Heritage
5	57 Water Street WAHROONGA	Floor Space Ratio, Height of Building and Minimum Lot Size
6	42 Hampden Avenue WAHROONGA	Minimum Lot Size
7	Millewa Lane WAHROONGA (Lot 10 Sec 1 DP 6297)	Floor Space Ratio and Height of Buildings
8	4 Warwilla Avenue WAHROONGA	Floor Space Ratio and Height of Buildings
9	Coonanbarra Road WAHROONGA (DP 369438)	Floor Space Ratio and Height of Buildings
10	36A & 36C Exeter Road and 89 Lucinda Avenue	Floor Space Ratio, Height of Building and

	WAHROONGA	Minimum Lot Size
11	15 Walpole Place WAHROONGA	Floor Space Ratio and Height of Buildings
12	Lister Street NORTH WAHROONGA (Land between 4 & 6 Ross Place North Wahroonga)	Zoning and Minimum Lot Size
13	43 Campbell Drive WAHROONGA	Floor Space Ratio, Height of Building and Minimum Lot Size
14	116 & 118 Fox Valley Road WAHROONGA	Height of Buildings
15	84 Fox Valley Road WAHROONGA	Minimum Lot Size
16	94 Fox Valley Road WAHROONGA	Minimum Lot Size
18	Part of 8 Muttama Street WAHROONGA	Floor Space Ratio and Height of Buildings
19	9 Gladstone Avenue WARRAWEE	Floor Space Ratio and Height of Buildings
21	Valley Park Crescent NORTH TURRAMURRA (Lot 82 DP 801942)	Minimum Lot Size
22	Stonecrop Road NORTH TURRAMURRA (Lot 21 DP 224353)	Floor Space Ratio and Height of Buildings
23	28 Cliff Avenue NORTH WAHROONGA	Zoning
25	Chatham Place NORTH TURRAMURRA (Pathway DP203164)	Floor Space Ratio and Height of Buildings
26	Burnley Avenue NORTH TURRAMURRA (Pathway DP201952)	Floor Space Ratio and Height of Buildings
27	Part of 1 Buna Close NORTH TURRAMURRA	Zoning and Minimum Lot Size
28	24 Laurence Avenue TURRAMURRA	Floor Space Ratio, Height of Building and Minimum Lot Size
29	62 Spurwood Road TURRAMURRA	Floor Space Ratio, Height of Building and Minimum Lot Size
31	Apps Avenue TURRAMURRA (Pathway DP27598)	Floor Space Ratio and Height of Buildings
32	Kissing Point Road TURRAMURRA (Lot 29 DP 220626)	Floor Space Ratio, Height of Building and Minimum Lot Size
33	1 Barellan Avenue TURRAMURRA	Minimum Lot Size
34	Kissing Point Road SOUTH TURRAMURRA (Lots 48, 49, 54, 57 & 58 DP 220615, land fronting 207 – 211 and 213 – 219D Kissing Point Road South Turramurra)	Floor Space Ratio and Height of Buildings
35	7 & 14 Warner Avenue, 43 & 45 Barwon Avenue, 4, 5 & 6 Grey Horse Close, 19 & 21 Chisholm Street SOUTH TURRAMURRA	Floor Space Ratio, Height of Building and Minimum Lot Size
36	37-41 Barwon Avenue SOUTH TURRAMURRA	Floor Space Ratio, Height of Building, Minimum Lot Size and Zoning

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37	235A & 235B Kissing Point Road SOUTH TURRAMURRA	Floor Space Ratio, Height of Building and Minimum Lot Size
38	Kissing Point Road SOUTH TURRAMURRA (Lots 3, 4, 5 & 6 DP 220615 & Lot 21 DP30919)	Floor Space Ratio, Height of Building and Minimum Lot Size
39	10B Buller Street SOUTH TURRAMURRA	Floor Space Ratio, Height of Building and Minimum Lot Size
40	Kissing Point Road SOUTH TURRAMURRA (Lot 7, 8 & 9 DP 220615)	Zoning and Minimum Lot Size
41	Bowen Avenue SOUTH TURRAMURRA (Pathway DP 217287)	Floor Space Ratio and Height of Buildings
42	33 Dalton Road ST IVES CHASE	Floor Space Ratio and Height of Buildings
43	Part of 169 Warrimoo Avenue ST IVES (Aurora Drive)	Zoning and Minimum Lot Size
44	460 Mona Vale Road, ST IVES	Zoning
45	178A Killeaton Street ST IVES	Floor Space Ratio, Height of Building and Minimum Lot Size
46	33 Lynbara Avenue ST IVES	Floor Space Ratio and Height of Buildings
47	25 Barra Brui Crescent ST IVES	Floor Space Ratio and Height of Buildings
48	43 Melaleuca Drive ST IVES and adjoining unformed road	Floor Space Ratio, Height of Building and Minimum Lot Size
49	Part of 23 Carcoola Road ST IVES	Minimum Lot Size
50	47 & 51 Killeaton Street ST IVES	Minimum Lot Size
51	20A Lynbarra Avenue ST IVES	Zoning
52	8A Edgewood Place ST IVES	Zoning
53	Merrivale Road PYMBLE (Lot 3 & 4 DP 208261)	Floor Space Ratio, Height of Building and Minimum Lot Size
54	Kiparra Street PYMBLE (Lot 91 DP 12830)	Floor Space Ratio and Height of Buildings
55	Part of 2 Warragal Road PYMBLE	Minimum Lot Size
56	20 Dakara Close PYMBLE	Minimum Lot Size
57	St Andrews Drive PYMBLE (Lot 3 DP 789892)	Minimum Lot Size
58	Part of 33A Ryde Road PYMBLE	Minimum Lot Size
62	Wallalong Crescent WEST PYMBLE (Lot 3 DP533035)	Floor Space Ratio, Height of Building and Minimum Lot Size
63	Part of 32B Rosedale Road GORDON	Minimum Lot Size
L		

64	2 Warrandoo Street GORDON	Zoning
65	62 Rosedale Road GORDON	Floor Space Ratio, Height of Building, Minimum Lot Size and Zoning
66	1 Burgoyne St, GORDON	Floor Space Ratio, Height of Building, Minimum Lot Size and Zoning
69	44A Mount William Street GORDON	Floor Space Ratio, Height of Building, Minimum Lot Size and Zoning
70	St Johns Avenue GORDON (Lot 69 DP 241717)	Floor Space Ratio, Height of Building and Minimum Lot Size
71	42 Warrington Avenue EAST KILLARA	Floor Space Ratio and Height of Buildings
72	3A Fairbairn Avenue EAST KILLARA	Zoning
73	17 Eastgate Avenue EAST KILLARA	Floor Space Ratio and Height of Buildings
74	Kimberley Street EAST KILLARA (Lot 7026 DP 93679)	Floor Space Ratio and Height of Buildings
75	Savoy Avenue EAST KILLARA (Pathway DP 217302)	Floor Space Ratio and Height of Buildings
76	Part of 151A Koola Avenue EAST KILLARA	Zoning and Minimum Lot Size
77	Part of 10A Illeroy Avenue KILLARA	Zoning and Minimum Lot Size
78	Booraba Avenue LINDFIELD (Pathway DP 32093)	Floor Space Ratio and Height of Buildings
79	4 Killara Avenue, KILLARA	Floor Space Ratio and Height of Buildings
80	31 Karranga Avenue KILLARA	Floor Space Ratio
81	29A Arnold Street KILLARA	Floor Space Ratio and Minimum Lot Size
82	19 Locksley Street KILLARA	Floor Space Ratio
83	9B Arnold Street KILLARA	Floor Space Ratio and Minimum Lot Size
84	13A Springdale Road KILLARA	Floor Space Ratio, Height of Building and Minimum Lot Size
85	87 & 89 Stanhope Road KILLARA	Floor Space Ratio, Height of Building and Minimum Lot Size
86	71 Albert Drive KILLARA	Zoning
87	Golf Links Road KILLARA (Lot 19 DP 217659, Lot 20 DP 217659, Lot 59 DP 10097)	Floor Space Ratio, Height of Building and Minimum Lot Size
88	Arthur Street KILLARA (Lot 32 DP16006)	Zoning
89	35 Blaxland Road KILLARA	Zoning
90	104 & 104A Wellington Road EAST LINDFIELD	Floor Space Ratio, Height of Building and Minimum Lot Size

91	59 Lindfield Avenue, 1, 3, 11, 15 & 17 Woodside Avenue, A2, 2 & 2B Havilah Road, LINDFIELD	Minimum Lot Size
92	11 Nelson Road LINDFIELD	Floor Space Ratio
93	49 Tryon Road LINDFIELD	Floor Space Ratio
94	42 Provincial Road & 47C Highfield Road, LINDFIELD	Floor Space Ratio, Height of Building and Minimum Lot Size
95	29 Larool Avenue LINDFIELD	Floor Space Ratio and Height of Buildings
97	81A Grosvenor Road LINDFIELD	Minimum Lot Size
98	42 Griffith Avenue ROSEVILLE CHASE	Floor Space Ratio and Height of Buildings
99	21, 29 & 30A Calga Street ROSEVILLE CHASE	Floor Space Ratio, Height of Building and Minimum Lot Size
100	Part 27A Babbage Road ROSEVILLE CHASE	Floor Space Ratio and Height of Buildings
101	2A Attunga Road ROSEVILLE CHASE	Minimum Lot Size
102	1 Archbold Road ROSEVILLE	Minimum Lot Size
103	64 Pacific Highway ROSEVILLE	Zoning and Height of Buildings
104	Alison Street ROSEVILLE (Lot 1 DP 525223)	Floor Space Ratio and Height of Buildings
106	60A Shirley Road ROSEVILLE	Floor Space Ratio and Height of Buildings
107	4A Duntroon Avenue ROSEVILLE	Height of Buildings
108	3 Recreation Avenue ROSEVILLE	Floor Space Ratio, Height of Building and Minimum Lot Size

All site specific mapping errors are included at **PART 4** – **MAPPING** of this Planning Proposal, and identified by the corresponding site number. For each site, there are maps which identify the current mapping, and the proposed amendments sought by this Planning Proposal.

3. Resolving Deferred Area 14 – Land surrounding 'The Briars' Wahroonga

It is proposed to incorporate Deferred Area 14 – the land surrounding '*The Briars*', Wahroonga into the KLEP 2015. The following table details the proposed zoning and development standards to apply to the sites:

Deferred Area 14 – Proposed amendments to KLEP 2015					
Address	MaximumMaximumMinimumZoningHeightFSRLot Size				
18 Woonona Ave	R4	L - 11.5m	0.8:1	1200sqm	
16 Woonona Ave	R4	L - 11.5m	0.8:1	1200sqm	
3-13 Bundarra Ave South	R4	P – 17.5m	1.3:1	1200sqm	

Deferred Area 14 – Proposed amendments to KLEP 2015				
	R2	J2 – 9.5m	0.3:1	1200sqm
	(driveway/battle			
	axe handle)			
15 Bundarra Ave South	R4	P – 17.5m	1.3:1	1200sqm
17 Bundarra Ave South	R4	P – 17.5m	1.3:1	1200sqm
19 Bundarra Ave South	R4	P – 17.5m	1.3:1	1200sqm

It is also proposed to include Biodiversity and Acid Sulphate Soils mapping to parts of the sites.

The existing mapping under the KPSO and the proposed mapping (including zoning, development standards, Biodiversity and Acid Sulphate Soils) under the KLEP 2015 is detailed as **Site 1** in **PART 4 – MAPPING** of this Planning Proposal.

4. Removing existing land reservations

- It is proposed to remove the 'Local Road' reservation from Holdford Crescent, Gordon via an amendment to the Land Reservation Acquisition Map. The existing and proposed mapping is detailed as Site 68 in PART 4 – MAPPING of this Planning Proposal.
- It is proposed to remove the 'Local Open Space' reservation from part of 11, 23 and 25 Glen Road, Roseville via an amendment to the Land Reservation Acquisition Map. The existing and proposed mapping is detailed as Site 109 in PART 4 – MAPPING of this Planning Proposal.
- It is proposed to remove the 'Local Road' reservation from 33 Moree Street, Gordon via an amendment to the Land Reservation Acquisition Map. The existing and proposed mapping is detailed as Site 67 in PART 4 MAPPING of this Planning Proposal.

5. Amendments to Heritage Listings

- Inclusion of the following properties as Heritage Items of local significance
 - Roseville Station Group, Hill Street, Roseville Existing and proposed heritage map included as Site 105 in PART 4 – MAPPING of this Planning Proposal
 - Lindfield Station Group, Lindfield Avenue, Lindfield Existing and proposed heritage map included as Site 96 in PART 4 – MAPPING of this Planning Proposal
 - Pymble Station Group, Grandview Street, Pymble Existing and proposed heritage map included as Site 59 in PART 4 – MAPPING of this Planning Proposal
 - Turramurra Station Group, Rohini Street, Turramurra Note: No amendment to map required. Amendment to Schedule 5 only.
- Removal of the following properties as heritage items:
 - 2a Pibrac Avenue, Warrawee Existing and proposed heritage map included as
 Site 20 in PART 4 MAPPING of this Planning Proposal

- 2b Pibrac Avenue, Warrawee Existing and proposed heritage map included as
 Site 20 in PART 4 MAPPING of this Planning Proposal
- 46 Water Street, Wahroonga Existing and proposed heritage map included as Site
 4 in PART 4 MAPPING of this Planning Proposal
- 8 Laurel Avenue, Turramurra Existing and proposed heritage map included as Site
 30 in PART 4 MAPPING of this Planning Proposal
- 7a Fairway Avenue, Pymble Existing and proposed heritage map included as Site
 60 in PART 4 MAPPING of this Planning Proposal
- 62 Livingstone Avenue, Pymble Existing and proposed heritage map included as
 Site 61 in PART 4 MAPPING of this Planning Proposal.
- 7 Womerah Street, Turramurra Existing and proposed heritage map included as
 Site 24 in PART 4 MAPPING of this Planning Proposal.
- Amendment to the following heritage items:
 - 1 Vista Street, Pymble Item No.I656 amend item name from "Robyn Hill" to "Tarquinia"
 - 5 Womerah Street, Turramurra Item No.I815 amend property description to "Lot 4 DP31561"
 - The Broadway, Wahroonga Item No.I1101 amend item name to "The Broadway, remnant Telford type roadway", amend address to "The Broadway and Muttama Street" and amend heritage map. Existing and proposed heritage map is included as Site 17 in PART 4 MAPPING of this Planning 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?

LEP Consolidation - The consolidation of the KLEP (Local Centres) 2012 and KLEP 2015 is primarily an administrative exercise for which there is no need for a strategic study or report. It has always been the intention that the Ku-ring-gai local government area would be covered by a single LEP and for this reason the drafting to the KLEP (Local Centres) 2012 and KLEP 2015 is similar.

"Given that the draft Local Centres LEP is in the standard instrument format, it is proposed that the Principal LEP (KLEP 2015) will largely take the same format of the draft local centres LEP, including adopting the relevant local provisions such as those for biodiversity and riparian land. This will facilitate greater ease in amalgamating the two LEPs in the future to form a single LEP applying to the whole local government area."

Excerpt from "Planning Proposal – Ku-ring-gai Local Environmental Plan" August 2012.

The Planning Proposal seeks to simplify the local planning system by reducing the number of LEPs and therefore removing duplication and the opportunity for inconsistency between the two plans.

Other amendments - The Council Report OMC 11 September 2018 (**Appendix A**) provides a detailed analysis of the proposed amendments sought by this Planning Proposal including:

- Deferred Area 14 Land surrounding '*The Briars*' The Council report (Appendix A) provides a comprehensive assessment which recommends the sites be zoned to R4 High Density Residential with the exception of the access handle/driveway to 3-13 Bundarra Avenue South which is proposed to be zoned to R2 Low Density Residential due to being located directly adjacent to '*The Briars*' with the potential for the greatest impact. A mix of maximum building heights and floor space ratios are proposed across the various sites that make up the Deferred Area. The proposed building heights and floor space ratios have taken into account the existing development built on the sites and the potential impact on '*The Briars*' should the sites be redeveloped. The proposed zoning and development standards are compatible with the heritage significance of the adjoining state listed heritage item '*The Briars*'.
- Removal of land reservations The Council Report (**Appendix A**) provides background to the local road reservation at Holdford Crescent, Gordon and local open space reservation

at Glen Road, Roseville. An assessment is provided of the previous reservation status, and zonings under the KPSO. The acquisition commitment for these land reservations represents an unfunded liability to Council, and accordingly the reservations are proposed to be removed.

 Heritage Amendments – The Council Report (Appendix A) provides a detailed assessment to justify the proposed new heritage items of Roseville, Lindfield, Pymble and Turramurra Railway Stations, as well as an assessment and background information to justify the removal and amendment to existing heritage items.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The Planning Proposal is the best means of achieving the intended outcomes and is the only means for achieving the consolidation of the KLEP (Local Centres) 2012 and KLEP 2015 to form a single LEP applying to the whole local government area.

It is appropriate to also include the proposed amendments to:

- resolve mapping errors
- resolve Deferred Area 14
- amendments to heritage listings
- removal of existing land reservations

into the same Planning Proposal and LEP amendment, as this will avoid time delay and duplication of processes if these were to be addressed in a separate Planning Proposal. By including these amendments it will ensure the final LEP applying to the whole local government area is accurate and up-to date.

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)?

Greater Sydney Region Plan – A Metropolis of Three Cities (March 2018)

The Greater Sydney Region Plan – *A Metropolis of Three Cities* was release in March 2018. It sets out a 40 year vision and 20 year plan with objectives, strategies and actions for the growth of Greater Sydney in the context of social, environmental, and economic matters. The Ku-ring-gai local government area is located within the Eastern Harbour City.

The Planning Proposal is consistent with the following objectives provided in the Greater Sydney Region Plan:

• Objective 13 - Environmental heritage is identified, conserved and enhanced

The Planning Proposal is consistent with this objective as it incorporates provisions and proposed amendments which identify, conserve and enhance environmental heritage of Kuring-gai with the proposed heritage listing of Roseville, Lindfield, Pymble and Turramurra Railway Stations. Additionally, the incorporation of Deferred Area 14 into the KLEP 2015 seeks to provide zoning and development standards compatible with the heritage significance of the adjoining property '*The Briars*', ensuring the management of the cumulative impact of development on the heritage values and character of this state listed heritage item.

- Objective 39 A collaborative approach to city planning
- Objective 40 Plans refined by monitoring and reporting

The Planning Proposal to consolidate the KLEP (Local Centres) 2012 and KLEP 2015 is largely an administrative exercise. The consolidation of the LEPs is consistent with these objectives relating to the implementation of the Greater Sydney Region Plan. As Councils are now required to 'give effect to' (deliver) the objectives and priorities of the Greater Sydney Region Plan through their Local Environmental Plans, it is considered important that a platform of a single LEP applying to the whole Ku-ring-gai local government area be in place before Council undertakes this significant strategic planning work. This will help avoid complications and facilitate more efficient administration of future amendments to Ku-ring-gai's LEP to implement and deliver the objectives and priorities of the Greater Sydney Region Plan.

North District Plan (March 2018)

The North District Plan was release in March 2018 and sets out the planning priorities and actions for growth of the North District in the context of economic, social and environmental matters in order to achieve the 40 year vision for Greater Sydney. The North District Plan provides a link between regional and local planning.

The Planning Proposal is consistent with the following planning priorities identified within the North District Plan:

 <u>Planning Priority N6 – Creating and renewing great places and local centres, and</u> respecting the District's heritage

The Planning Proposal is consistent with this planning priority as it proposed to list new heritage items, contributing to the identification and conservation of the heritage significance of the Ku-ring-gai local government area, and the North District. The Planning Proposal also proposes the removal of properties currently heritage listed, which through

investigation do not have any heritage significance, for example sites that have been subdivided and new dwellings have been constructed on new lots.

Through the incorporation of Deferred Area 14 into the KLEP 2015 the Planning Proposal proposes to include zoning and development standards which are sympathetic to the heritage significance of the adjoining property state listed heritage item '*The Briars*'.

- Planning Priority N22 Preparing local strategic planning statements informed by local strategic planning
- Planning Priority N23 Monitoring and reporting on the delivery of the plan

Successful implementation of the North District Plan will require Councils to prepare and implement Local Strategic Planning Statements as part of their strategic planning framework, and the update of their Local Environmental Plans. The Planning Proposal is consistent with these planning priorities of the North District Plan relating to the implementation of the plan. It is considered important that a platform of a single LEP apply to the whole Ku-ring-gai local government area before Council undertakes the significant strategic planning work required to implement the planning priorities of the North District Plan (via the development of Councils Local Strategic Planning Statement and amendments to the LEP). A single LEP applying to the whole local government area will help avoid complications and facilitate more efficient administration of future amendments to Ku-ring-gai's LEP in order to implement and deliver the planning priorities of the North District Plan.

Q4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Our Ku-ring-gai - Community Strategic Plan 2038 (June 2018)

The Community Strategic Plan reflects the aspirations and priorities of the Ku-ring-gai community into the future. The plan sits at the top of Council's strategic planning framework, and provides long term direction for the Council to align its delivery of projects, programs, policies and services. The Planning Proposal is consistent with the plan, particularly with respect to the following:

- Theme 3 Places, Spaces and Infrastructure
 - Issue P1 Preserving the unique visual character of Ku-ring-gai
 - Long term objective P1.1 Ku-ring-gai's unique visual character and identity is maintained

The Planning Proposal seeks to consolidate the two LEPs – the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 and Ku-ring-gai Local Environmental Plan 2015. As the consolidation will be achieved via an amendment to the KLEP 2015, in the majority of instances the existing clauses within the KLEP 2015 will remain. However, in order to ensure the character, identity and

development outcomes within the Local Centres are retained – some specific provisions and clauses relating to the local centres will be transferred into the KLEP 2015.

- Theme 3 Places, Spaces and Infrastructure
 - o Issue P2 Managing urban change
 - Long term objective P2.1 A robust planning framework is in place to deliver guality design outcomes and maintain the identity and character of Ku-ring-gai

The consolidation of the KLEP (Local Centres) 2012 and KLEP 2015 will result in a single LEP applying to the whole local government area. The merging of the two LEPs to form a single instrument will remove any inconsistencies between the two plans, and assist in reducing the complexity of the local planning system. The consolidation of the LEPs will ensure a robust local planning framework is in place to maintain the identity of Ku-ring-gai, and form a basis for the delivery of the North District Plan and Greater Sydney Region Plan.

- Theme 3 Places, Spaces and Infrastructure
 - Issue P5 Heritage that is protected and responsibly managed
 - Long term objective P5.1 Ku-ring-gai's heritage is protected, promoted and responsibly managed

The Planning Proposal seeks to ensure that Ku-ring-gai's heritage is protected, through the heritage listing of Roseville, Lindfield, Pymble and Turramurra railway stations. The Planning Proposal also seeks to ensure that Ku-ring-gai's heritage is responsibly managed, through the removal of heritage listings from properties where it has been identified that there is no heritage significance, for example in cases where subdivisions of existing heritage items have been approved and new dwellings have been constructed on the new lots.

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/Consistency
SEPP 19 Bushland in Urban Areas When preparing draft local environmental plans for any land to which SEPP 19 applies, other than rural land, the council shall have regard to the general and specific aims of the Policy, and give priority to retaining bushland, unless it is satisfied that significant environmental,	Consistent. The Planning Proposal will not result in the removal or degradation of bushland, remanent plant communities, rare or endangered flora and fauna species, habitats for native flora and fauna, wildlife corridors, geological features or watercourses. The Planning Proposal will retain and protect bushland in the Ku-ring-gai urban area through the retention of additional local provision clause relating to biodiversity protection in the KLEP (Local Centres) 2012 and KLEP 2015, and the associated mapping of biodiversity significant lands within the local government area.

SEPP	Comment/Consistency
economic or social benefits will arise which outweigh the value of the bushland.	The Planning Proposal also seeks to include additional Biodiversity mapping over sites that make up Deferred Area 14 to ensure appropriate protection and consideration of the significant trees and vegetation.
	Part 11, 23 and 25 Glen Road, Roseville is bushland consisting of Sydney Sanding Gully Forest, and is identified as Core Biodiversity Land on Council's DCP Greenweb mapping. To prevent future fragmentation of the bushland on these sites from potential future subdivision, the Planning Proposal seeks to increase the minimum lot size for this site from the standard 1500sqm for E4 Lands to a minimum of 10 000sqm. It should also be noted that any future development of these sites will be subject to the protections of the existing biodiversity and riparian land provisions of the KLEP 2015.
SEPP 44 Koala Habitat Protection	Consistent.
In order to give effect to the aims of this Policy, a council should survey the land within its area so as to identify areas of potential koala habitat and core koala habitat, and make or amend a local environmental plan to include land identified as a core koala habitat within an environmental protection zone, or to identify land that is a core koala habitat and apply special provisions to control the development of that land.	The background biodiversity studies undertaken for the preparation of the KLEP (Local Centres) 2012 and KLEP 2015 included an investigation of the potential presence of core Koala habitat in the local government area. No core Koala habitat was identified in the land to which the SEPP applies.
SEPP 55 Remediation of Land	Consistent.
SEPP 55 requires a planning authority to give consideration to contamination issues when rezoning land which allows a change of use that may increase the risk to health or the environment from contamination and requires consideration of a	The Planning Proposal will largely retain the existing zonings and permissible land uses under the KLEP (Local Centres) 2012 and KLEP 2015. The proposed amendments to the zoning are identified mapping errors – where the sites previous zoning under the KPSO has been incorrectly translated to the KLEP (Local Centres) 2012 or KLEP 2015 e.g. Open space zones incorrectly translated to R2 Low Density Residential zones.
report on a preliminary investigation where a rezoning allows a change of use that may increase the risk to health or the environment from contamination.	The Planning Proposal will therefore not result in allowing change of use that may increase the risks to health or the environment from contamination.
SEPP Infrastructure 2007	Justifiable Inconsistent.
The aim of the SEPP is to facilitate the effective delivery of infrastructure across NSW.	The Planning Proposal largely will retain all the lands and locations zoned for infrastructure under the KLEP (Local Centres) 2012 and KLEP 2015.
	 The Planning Proposal seeks the following changes to sites currently zoned SP2 Infrastructure: 1 Burgoyne St, Gordon – the site is currently zoned SP2 Rail Infrastructure. This is a mapping error, the site is privately owned and the Planning Proposal seeks to rezone the site to R4 High Density consistent with the adjoining properties. 33 Moree St, Gordon – the site is currently zoned Part R3 Medium Density Residential and part SP2 Educational Establishment. The land has now been acquired by Council, and there is a mapping error with regards to the label used in the SP2 zone. The Planning Proposal seeks to rezone the whole site to R3 Medium Density Residential Properties in Holdford Crescent, Ridge Street and Ryde Road,

SEPP	Comment/Consistency
	Gordon – the sites are currently zoned part SP2 Local Road and part R2 Low Density Residential. The Planning Proposal seeks to zone the sites all R2 Low Density Residential as the infrastructure commitment is unfunded.
SEPP Exempt and Complying Development Codes 2008 The Codes SEPP aims to provide streamlined assessment processes for development certain types of development that are of minimal environmental impact and identifying types of complying development that may be carried out in accordance with complying development codes.	Consistent. The Planning Proposal seeks to retain the existing exempt and complying development provisions contained within the KLEP (Local Centres) 2012 and KLEP 2015 – which are not inconsistent with the SEPP Exempt and Complying Development Codes 2008.

SREPP	Comment on Consistency
SYDNEY REP 20 Hawkesbury- Nepean River The SREP requires consideration be given to the impact of future land use in Hawkesbury-Nepean River catchment in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture, and urban and rural residential development.	Consistent. The Planning Proposal will not result in change to the existing land uses within the local government area as the Planning Proposal seeks to retain the existing zoning for sites (except for those sites identified with mapping errors). Accordingly the Planning Proposal will not impact the catchment of the Hawkesbury-Nepean River.
SYDNEY REP (Sydney Harbour Catchment) 2005 The SREP aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole.	Consistent. The Planning Proposal with retain appropriate planning provisions to protect and enhance identified environmentally sensitive lands and waterways.

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

In accordance with Clause 9.1 of the *Environmental Planning and Assessment Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing Planning Proposals. The following directions are considered relevant to the Planning Proposal:

Directions under S117		Objectives	Comment/Consistency	
1.	EMPLOYMENT AND RESOURCES			
1.1	Business and Industrial Zones	 The objectives of this direction are to: (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. 	Consistent. The Planning Proposal will retain the areas and locations of existing land zoned for business purposes. The Planning Proposal will not result in a reduction of potential floor space area for employment uses within land zoned for business uses.	
2.	ENVIRONMENT AND HE	RITAGE		
2.1	Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Consistent. The Planning Proposal will retain the existing provisions within the KLEP (Local Centres) and KLEP2015 that facilitate the protection and conservation of environmentally sensitive areas within the local government area. E.g. Retention of existing Environmental zonings (E1, E2, E3, E4) and retention of local clauses related to the protection of biodiversity and riparian lands.	
2.3	Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent. The Planning Proposal seeks to include Lindfield, Pymble, Turramurra and Roseville train stations as local heritage items. These stations are currently listed on the s170 NSW State Agency Heritage Register, so are already identified as having heritage significance.	
3.	HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT			
3.1	Residential Zones	 The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands. 	Justifiably Inconsistent. The Direction states that a Planning Proposal must not contain provisions which will reduce the permissible residential density of land. The Planning Proposal seeks to amend mapping errors and anomalies. Some properties have been identified as being incorrectly zoned with a residential zoning. These properties were previously zoned for open space under the Ku-ring-gai Planning Scheme Ordinance and the zone should have been translated to either RE1 Public Recreation or E2 Environmental Conservation. <u>Site</u> Current Proposed Lister Street, E4 North Environmental Living Conservation (Land between 4 & 6 Ross Place) Part 1 Buna E4 Close North Environmental Turramurra – Living Living Conservation	

Directions under S117	Objectives	Con	nment/Consist	ency
		DP224639 – Access Handle Only	handle only)	
		37 – 41 Barwon Avenue, South Turramurra – Lot 27	Part R2 Low Density Residential	E2 Environmental Conservation
		DP1178913 Kissing Point Road South Turramurra – Lot 7, 8 & 9 DP220615	R2 Low Density Residential	RE1 Public Recreation
		20A Lynbarra Avenue, St Ives – Lot 44 DP31011	R2 Low Density Residential	RE1 Public Recreation
		8a Edgewood Place, St Ives – Lot 108 DP517837	R2 Low Density Residential	E2 Environmental Conservation
		2 Warrandoo Street, Gordon – Lot 1 DP1061748	R2 Low Density Residential	RE1 Public Recreation
		3a Fairbairn Avenue, East Killara – Lot 1 Sec 47 DP758372	R2 Low Density Residential	RE1 Public Recreation
		Part 151a Koola Avenue, East Killara – Lot 7322 DP1163136 (Access handle only)	Part E4 Environmental Living (access handle only)	E2 Environmental Conservation
		Part 10a Illeroy Avenue, Killara – Lot 104 DP17647	R2 Low Density Residential	RE1 Public Recreation
		71 Albert Drive, Killara – Lot 61 DP31533	R2 Low Density Residential	RE1 Public Recreation
		Arthur Street, Killara – Lot 32 DP16006 35 Blaxland Road, Killara – Unformed Road DP641	R2 Low Density Residential R2 Low Density Residential	RE1 Public Recreation RE1 Public Recreation
		The Planning F following amen non-residential	dments, rezonii	
		Part 169 Warrimoo	E2 Environmental	Proposed E4 Environmental Living
		460 Mona Vale Road,	Parks &	E3 Environmental Management

Directions under S117	Objectives	Comment/Consistency
		2816 Part SP2 R2 Low 62 Part SP2 R2 Low Rosedale Educational Density Road, Establishment Residential Gordon – Lot 10 DP1141908 1 Burgoyne SP2 Rail R4 High Street, Infrastructure Density Gordon – Lot 6 DP825602 33 Moree Part SP2 R3 Medium Street, Educational Density Gordon – Educational Density Residential Density Residential 97825602 Educational Density Residential Density Residential 97825602 Educational Density Residential Density Residential 97825602 Educational Density 80000 Educational Density Residential Density Residential 97825602 Educational Density 80000 Educational Residential 9781 Educational Bensity
3.4 Integrating Land Use and Transport	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: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.	Consistent. An Integrated Transport and Access Strategy was developed by Council and informed the preparation of the KLEP (Local Centres) 2012 and KLEP 2015. The strategy identified action plans for land use planning, travel demand management, walking and cycling, public transport, vehicle traffic and parking. The Planning Proposal will retain the existing land use locations and zonings under the KLEP (Local Centres) 2012 and KLEP 2015 - except where identified as a mapping error.
4. HAZARD AND RISK4.1 Acid Sulfate Soils	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.	Consistent. The existing acid sulphate soil mapping and clauses will be retained within the KLEP 2015. Currently, the KLEP (Local Centres) 2012 does not contain any provisions or mapping of acid sulphate soils. The Planning Proposal will result in the inclusion of Acid Sulphate Soils mapping for the local centres – providing complete mapping for the local government

Directions under S117	Objectives	Comment/Consistency
		area.
		The proposed Acid Sulphate Soils mapping for the Local Centres is included at PART 4 – MAPPING of this Planning Proposal.
		The Planning Proposal does not propose any intensification of land uses on land identified as containing acid sulphate soils.
4.3 Flood Prone Land	The objectives of this direction	Consistent.
	 are: (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 <i>Floodplain</i> <i>Development Manual</i> 2005, and (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 	Ku-ring-gai Council is following the NSW Government's Flood Prone Land Policy and Floodplain Development Manual (2005) and is in the process of producing detailed studies (in partnership with the Office of Environment and Heritage) for each of the sub-catchments within the local government area. These detailed studies will then be used to inform land use planning, flood planning area mapping and the incorporation of the "Flood Planning" model local provisions via a future Planning Proposal.
4.4 Planning for Bushfire Protection	The objectives of this direction are:	Consistent.
	 (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound 	The Planning Proposal has had regard for <i>Planning for Bushfire Protection 2006</i> and does not introduce controls that would place inappropriate development in hazardous areas, and does not prohibit bushfire reduced in the APZ. Consultation with the NSW Rural Fire Service
	(b) to encourage sound management of bush fire prone areas.	will occur following receipt of the Gateway Determination.
6. LOCAL PLAN MAKING	1	
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent. The Planning Proposal does not seek to incorporate any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.
6.2 Reserving Land for Public Purposes	The objectives of this direction are: (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes	Consistent – an objective of this direction is to facilitate the removal of reservation of land for public purposes where the land is no longer required for acquisition. The direction states that a Planning Proposal must not create, alter or reduce reservations of land for public purposes without the approval of the Secretary of the Department of Planning. The Secretary's approval is sought

Directions under S117	Objectives	Comment/Consistency
	where the land is no longer required for acquisition.	through this Planning Proposal.
		Holford Crescent Gordon – Local Road Reservation
		The road reservation in Holford Crescent Gordon was previously included in the KPSO and was carried over to the KLEP 2015 in the translation process. Under the KLEP 2015 the land has been zoned SP2 Infrastructure – Local Road. The land has also been identified on the Land Reservation Acquisition Map.
		The KPSO also included a clause (cl59) that would require a landholder to construct the identified road as part of any future subdivision of that land. However, an equivalent clause has not been included in the KLEP 2015. This is because under the EP&A Act, the only way Council can now seek a contribution to the provision of infrastructure is via section 94 (unless the landowner is willing to voluntarily dedicate the land to Council – that would require a VPA). Clause 59 of the KPSO predates the EP&A Act.
		The acquisition of the land and the construction of the road are not works identified in the current s94 plan. Therefore the future acquisition of the land for the road represents an unfunded liability for Council from a contributions viewpoint, nor is there capacity to provide an offset or reduction in s94 contributions against any VPA or works in kind for the provision of the road should the land holder wish to do so. It would be difficult to justify the inclusion of the cost of acquisition in a future contributions plan due to the small number of landholders that would benefit from this infrastructure.
		It is proposed to remove the reservation from the KLEP 2015 via an amendment to the Land Reservation Acquisition Map. The existing and proposed mapping is identified at Site 69 at PART 4 – MAPPING of this Planning Proposal.
		 Part 11, 23 and 25 Glen Road, Roseville – Local Open Space Reservation
		Parts of the lots at 11, 23 & 25 Glen Road, Roseville have been reserved for 'local open space'. This reservation was also carried over from KPSO.
		The areas subject to the reservations are zoned E2 Environmental Conservation while the balance of the lots not subject to the reservations are zoned E4 Environmental Living. The area subject to the reservation is bushland consisting of Sydney Sandstone Gully Forest and is identified as Core Biodiversity land on Council's greenweb map. The adjoining bushland is owned by Council

Directions under S117	Objectives	Comment/Consistency
		and forms part of the Blue Gum Creek Reserve.
		While the <i>Ku-ring-gai Contributions Plan 2010</i> collects contributions towards the acquisition of open space, these funds can only be used to acquire land for local parks. The funds cannot be used for the acquisition of bushland. Therefore the potential future acquisition of the land represents an unfunded liability for Council from a contributions viewpoint.
		It is proposed that the existing reservation applying to the lots be removed. It is also proposed that those portions of the lots currently zoned E2 Environmental Conservation be rezoned to E4 Environmental Living. The Department of Planning and Environment's LEP practice note PN 09-002 outlines that when applying the E2 zone;
		"Council's should be aware that uses should not be drawn too restrictively as they may, depending on circumstances, invoke the Land Acquisition (Just Terms Compensation) Act 1991 and the need for the Minister to designate a relevant acquiring authority"
		Given the restrictive nature of Ku-ring-gai's E2 zone, it is not considered appropriate to continue to apply it to these sites. To do so would not provide Council with relief from the unfunded liability from the potential future acquisition of the land under the Land Acquisition (Just Terms Compensation) Act 1991.
		To prevent future fragmentation of the bushland on these sites from potential future subdivision, it is proposed to increase the minimum lot size for this site from the standard 1500sqm for E4 Lands to a minimum of 10 000sqm. It should also be noted that any future development of these sites will be subject to the protections of the existing biodiversity and riparian land provisions of the KLEP 2015.
		The existing and proposed mapping for this site is identified at Site 109 at PART 4 – MAPPING of this Planning Proposal.
		33 Moree Street, Gordon
		It is proposed to remove the local road reservation from 33 Moree Street, Gordon. Council has now acquired the land and the delivery of a public road on the site is currently being delivered through a Voluntary Planning Agreement associated with development on the adjoining sites.
		The site is currently zoned SP2 Educational Establishment, which is an error with the incorrect label used on the SP2 Infrastructure

Directions under S117	Objectives	Comment/Consistency
		zone. It is proposed to rezone the site to R3 Medium Density Residential, to match that of the adjoining land.
		The existing and proposed mapping for this site is identified at Site 67 at PART 4 – MAPPING of this Planning Proposal.
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Consistent.
		The Planning Proposal does not propose any amendments in order to permit a specific development to be carried out. The Planning Proposal will not result in unnecessary or restrictive site specific planning controls.
7. METROPOLITAN PLANNING		
7.1 Implementation of the Metropolitan Strategy	The objective of this direction is to give legal effect to the planning principles, directions, and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney	Consistent. A Plan for Growing Sydney has been replaced by the Greater Sydney Region Plan – <i>A</i> <i>Metropolis of Three Cities</i> . The Planning Proposal is consistent with the objectives of the Greater Sydney Region Plan, and with the consolidation of the KLEP (Local Centres) and KLEP 2015 to a single LEP, this will avoid complications and facilitate more efficient administration of future amendments to Ku- ring-gai's LEP which have been prepared to implement and deliver the objectives and priorities of the Greater Sydney Region Plan.

C. Environmental, social and economic impact

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

It is unlikely that the Planning Proposal will adversely affect critical habitat or threatened species, populations or ecological communities or their habitats. The amendments proposed in the Planning Proposal are mostly minor and/or administrative and will generally have no significant impacts on critical habitats, threatened species, populations, ecological communities or their habitats.

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

The Planning Proposal is primarily an administrative exercise to merge the KLEP (Local Centres) 2012 into the KLEP 2015, and resolve mapping anomalies and inconsistences between the plans. Consequently there are unlikely to be environmental effects, either individually or cumulatively as a result of the Planning Proposal.

Q9. Has the Planning Proposal adequately addressed any social and economic effects?

As the Planning Proposal seeks to merge the two existing LEPs – it is not expected to result in any additional adverse social or economic effects. By merging the LEPs it will result in simplifying the local planning system – this in turn may generate some positive social and economic effects through a more efficient hierarchy of local planning instruments, resulting in a more streamlined development assessment process for applicants.

The Planning Proposal includes some amendments which will have positive social impacts, such as the new heritage listings, which will increase local heritage protection.

D. State and Commonwealth interests

Q10. Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal will not generate the demand for additional public infrastructure. The Planning Proposal will retain the existing land uses and zonings under the KLEP (Local Centres) 2012 and KLEP 2015 – except on sites identified as containing a mapping error.

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

No consultation has been undertaken with State or Commonwealth public authorities at this stage. Council will consult with any state or commonwealth agencies post-gateway determination and in accordance with the conditions of the gateway determination and the *Environmental Planning and Assessment Act 1979*.

Council will also consult with any state and commonwealth authorities who have land holdings that would be affected by the Planning Proposal.

PART 4 - MAPPING

Maps, where relevant, to identify the intent of the Planning Proposal and the area to which it applies



Ku-ring-gai Local Environmental Plan 2015 Amendment

Acid Sulfate Soils Map GORDON



Acid Sulfate Soils

Cadastre

Cadastre 24/10/2018 © Land and Property Information (LPI)






Acid Sulfate Soils Map GORDON



Cadastre







Terrestrial Bidiversity Map GORDON

Biodiversity

Cadastre











Ku-ring-gai Local Environmental Plan 2015 Amendment Ku-ring-gai Council EXISTING





Cadastre







Floor Space Ratio Map GORDON Maximum Floor Space Ratio (n:1)



Cadastre

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Height of Building Map GORDON

Q1 20 Q2 20.5 T 26.5 U 32.5

P 17.5

Cadastre

V 39.5







Height of Building Map GORDON Maximum Building Height (m)



Cadastre

Cadastre 25/10/2018 © Land and Property Information (LPI)























Lot Size Map GORDON

Minumum Lot Size (sq m)



Cadastre







Lot Size Map GORDON

Minumum Lot Size (sq m)



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Land Zoning Map GORDON



Cadastre







Land Zoning Map GORDON



Cadastre

Cadastre 25/10/2018 © Land and Property Information (LPI)























Terrestrial Bidiversity Map PYMBLE

Biodiversity

Cadastre







Terrestrial Bidiversity Map PYMBLE

Biodiversity

Cadastre

Cadastre 24/10/2018 © Land and Property Information (LPI)























0

16 P 17.5 Q1

20 Q2 20.5 T 26.5 U 32.5

V 39.5

Ku-ring-gai Local Environmental Plan 2015 Amendment PROPOSED



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Lot Size Map PYMBLE



Cadastre

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Acid Sulfate Soils Map ROSEVILLE



Cadastre







Acid Sulfate Soils Map ROSEVILLE



Acid Sulfate Soils

Cadastre















Floor Space Ratio Map ROSEVILLE



Cadastre

Cadastre 25/10/2018 © Land and Property Information (LPI)













Height of Building Map ROSEVILLE



Cadastre

Cadastre 25/10/2018 © Land and Property Information (LPI)



























Lot Size Map ROSEVILLE



1500 Y 10000

Cadastre

U2

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Land Zoning Map ROSEVILLE



Cadastre







Land Zoning Map ROSEVILLE



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Ku-ring-gai Local Environmental Plan 2015 Amendment Ku-ring-gai Council EXISTING

Acid Sulfate Soils Map TURRAMURRA



Cadastre







Acid Sulfate Soils Map TURRAMURRA



Cadastre























Height of Building Map TURRAMURR



Cadastre 25/10/2018 © Land and Property Information (LPI)














Ku-ring-gai Local Environmental Plan 2015 Amendment Ku-ring-gai Council EXISTING

Lot Size Map TURRAMURRA

Minumum Lot Size (sq m)



Cadastre







Lot Size Map TURRAMURRA

Minumum Lot Size (sq m)



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Land Zoning Map TURRAMURRA



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Land Zoning Map TURRAMURRA



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Acid Sulfate Soils Map ST IVES



Cadastre







Acid Sulfate Soils Map ST IVES



Cadastre

















U 2.5 W 3.5















J1 9 J2 9.5 L 11.5 Ν

0

Q1

14.5

16 P 17.5

20 Q2 20.5 T 26.5 U 32.5

V 39.5

Cadastre

Ku-ring-gai Local Environmental Plan 2015 Amendment PROPOSED

Height of Building Map ST IVES

Maximum Building Height (m)





















Land Zoning Map ST IVES



Cadastre

















Acid Sulfate Soils Map LINDFIELD



Cadastre







Acid Sulfate Soils Map LINDFIELD



Cadastre







Terrestrial Bidiversity Map LINDFIELD

Biodiversity

Cadastre







Terrestrial Bidiversity Map LINDFIELD

Biodiversity

Cadastre

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Ku-ring-gai Local Environmental Plan 2015 Amendment Ku-ring-gai Council EXISTING



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The proposed amendment has been transferred from the KLEP (Local Centres) 2012









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Ku-ring-gai Local Environmental Plan 2015 Amendment Ku-ring-gai Council EXISTING

Land Reservation Aquisition Map LINDFIELD

Classified Road (SP2) Local Road (SP2) Regional Open Space (E2) Local Open Space (RE1)

Cadastre







Land Reservation Aquisition Map LINDFIELD

Classified Road (SP2) Local Road (SP2) Regional Open Space (E2) Local Open Space (RE1)

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The proposed amendment has been transferred from the KLEP (Local Centres) 2012







Lot Size Map LINDFIELD



1500 Y 10000

Cadastre

U2













Cadastre









Ku-ring-gai Local Environmental Plan 2015 Amendment Ku-ring-gai Council EXISTING

Land Zoning Map LINDFIELD



Cadastre







Land Zoning Map LINDFIELD



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The proposed amendment has been transferred from the KLEP (Local Centres) 2012







Riparian Lands Map LINDFIELD

Riparian Land



Cadastre









Consolidation of

Ku-ring-gai Local Environmental Plan 2015

and

Ku-ring-gai Local Environmental Plan (Local Centres) 2012

Proposed Site Specific Mapping Amendments

Site Reference Table

Site Number	Property
1.	3-13, 15, 17, 19 Bundarra Avenue South, 16 and 18 Woonona Avenue WAHROONGA
2.	Clissold Road WAHROONGA (Lot 1 DP 617020)
3.	Junction Lane WAHROONGA (Lot 41 DP 562029)
4.	46 Water Street WAHROONGA
5.	57 Water Street WAHROONGA
6.	42 Hampden Avenue WAHROONGA
7.	Millewa Lane WAHROONGA (Lot 10 Sec 1 DP 6297)
8.	4 Warwilla Avenue WAHROONGA
9.	Coonanbarra Road WAHROONGA (DP 369438)
10.	36A & 36C Exeter Road and 89 Lucinda Avenue WAHROONGA
11.	15 Walpole Place WAHROONGA
12.	Lister Street NORTH WAHROONGA (Land between 4 & 6 Ross Place North Wahroonga)
13.	43 Campbell Drive WAHROONGA
14.	116 & 118 Fox Valley Road WAHROONGA
15.	84 Fox Valley Road WAHROONGA
16.	94 Fox Valley Road WAHROONGA
17.	32 The Broadway, WAHROONGA
18.	Part of 8 Muttama Street WAHROONGA
19.	9 Gladstone Avenue WARRAWEE
20.	2A & 2B Pibrac Avenue WARRAWEE-
21.	Valley Park Crescent NORTH TURRAMURRA (Lot 82 DP 801942)
22.	Stonecrop Road NORTH TURRAMURRA (Lot 21 DP 224353)
23.	28 Cliff Avenue NORTH WAHROONGA
24.	7 Womerah Street TURRAMURRA
25.	Chatham Place NORTH TURRAMURRA (Pathway DP203164)

26.	Burnley Avenue NORTH TURRAMURRA (Pathway DP201952)
27.	Part of 1 Buna Close NORTH TURRAMURRA
28.	24 Laurence Avenue TURRAMURRA
29.	62 Spurwood Road TURRAMURRA
30.	8 Laurel Avenue TURRAMURRA
31.	Apps Avenue TURRAMURRA (Pathway DP27598)
32.	Kissing Point Road TURRAMURRA (Lot 29 DP 220626)
33.	1 Barellan Avenue TURRAMURRA
34.	Kissing Point Road SOUTH TURRAMURRA (Lots 48, 49, 54, 57 & 58 DP 220615, land fronting 207 – 211 and 213 – 219D Kissing Point Road South Turramurra)
35.	7 & 14 Warner Avenue, 43 & 45 Barwon Avenue, 4, 5 & 6 Grey Horse Close, 19 & 21 Chisholm Street SOUTH TURRAMURRA
36.	37-41 Barwon Avenue SOUTH TURRAMURRA
37.	235A & 235B Kissing Point Road SOUTH TURRAMURRA
38.	Kissing Point Road SOUTH TURRAMURRA (Lots 3, 4, 5 & 6 DP 220615 & Lot 21 DP30919)
39.	10B Buller Street SOUTH TURRAMURRA
40.	Kissing Point Road SOUTH TURRAMURRA (Lot 7, 8 & 9 DP 220615)
41.	Bowen Avenue SOUTH TURRAMURRA (Pathway DP 217287)
42.	33 Dalton Road ST IVES CHASE
43.	Part of 169 Warrimoo Avenue ST IVES (Aurora Drive)
44.	460 Mona Vale Road, ST IVES
45.	178A Killeaton Street ST IVES
46.	33 Lynbara Avenue ST IVES
47.	25 Barra Brui Crescent ST IVES
48.	43 Melaleuca Drive ST IVES and adjoining unformed road
49.	Part of 23 Carcoola Road ST IVES
50.	47 & 51 Killeaton Street ST IVES
51.	20A Lynbarra Avenue ST IVES
52.	8A Edgewood Place ST IVES
53.	Merrivale Road PYMBLE (Lot 3 & 4 DP 208261)

54.	Kiparra Street PYMBLE (Lot 91 DP 12830)
55.	Part of 2 Warragal Road PYMBLE
56.	20 Dakara Close PYMBLE
57.	St Andrews Drive PYMBLE (Lot 3 DP 789892)
58.	Part of 33A Ryde Road PYMBLE
59.	Pymble Railway Station Group, Grandview Street, PYMBLE
60.	7A Fairway Avenue, PYMBLE
61.	62 Livingstone Avenue, PYMBLE
62.	Wallalong Crescent WEST PYMBLE (Lot 3 DP533035)
63.	Part of 32B Rosedale Road GORDON
64.	2 Warrandoo Street GORDON
65.	62 Rosedale Road GORDON
66.	1 Burgoyne St, GORDON
67.	33 Moree Street, GORDON
68.	Part of: 24 & 36 Holford Crescent GORDON, part of 42, 50, 52A, 54A & 56 Ridge Street GORDON, 46 & 52 Ryde Road GORDON
69.	44A Mount William Street GORDON
70.	St Johns Avenue GORDON (Lot 69 DP 241717)
71.	42 Warrington Avenue EAST KILLARA
72.	3A Fairbairn Avenue EAST KILLARA
73.	17 Eastgate Avenue EAST KILLARA
74.	Kimberley Street EAST KILLARA (Lot 7026 DP 93679)
75.	Savoy Avenue EAST KILLARA (Pathway DP 217302)
76.	Part of 151A Koola Avenue EAST KILLARA
77.	Part of 10A Illeroy Avenue KILLARA
78.	Booraba Avenue LINDFIELD (Pathway DP 32093)
79.	4 Killara Avenue, KILLARA
80.	31 Karranga Avenue KILLARA
81.	29A Arnold Street KILLARA

82.	19 Locksley Street KILLARA
83.	9B Arnold Street KILLARA
84.	13A Springdale Road KILLARA
85.	87 & 89 Stanhope Road KILLARA
86.	71 Albert Drive KILLARA
87.	Golf Links Road KILLARA (Lot 19 DP 217659, Lot 20 DP 217659, Lot 59 DP 10097)
88.	Arthur Street KILLARA (Lot 32 DP16006)
89.	35 Blaxland Road KILLARA
90.	104 & 104A Wellington Road EAST LINDFIELD
91.	59 Lindfield Avenue, 1, 3, 11, 15 & 17 Woodside Avenue, A2, 2 & 2B Havilah Road, LINDFIELD
92.	11 Nelson Road LINDFIELD
93.	49 Tryon Road LINDFIELD
94.	42 Provincial Road & 47C Highfield Road, LINDFIELD
95.	29 Larool Avenue LINDFIELD
96.	Lindfield Railway Station Group, Lindfield Avenue, LINDFIELD
97.	81A Grosvenor Road LINDFIELD
98.	42 Griffith Avenue ROSEVILLE CHASE
99.	21, 29 & 30A Calga Street ROSEVILLE CHASE
100.	Part 27A Babbage Road ROSEVILLE CHASE
101.	2A Attunga Road ROSEVILLE CHASE
102.	1 Archbold Road ROSEVILLE
103.	64 Pacific Highway ROSEVILLE
104.	Alison Street ROSEVILLE (Lot 1 DP 525223)
105.	Roseville Station Group, Hill Street, ROSEVILLE
106.	60A Shirley Road ROSEVILLE
107.	4A Duntroon Avenue ROSEVILLE
108.	3 Recreation Avenue ROSEVILLE
109.	Part of 11, 23 & 25 Glen Road ROSEVILLE





Reason for Amendments: Area was deferred from inclusion within KLEP 2015 in order to allow further investigation into the implications of the proposed R4 High Density Residential zoning on an adjoining heritage item. Amendment to include these properties into the KLEP 2015 and resolved deferred status.

Proposed

121035

3-13, 15, 17, 19 Bundarra Avenue South, 16 and 18 Woonona Avenue WAHROONGA

Lot 139356 DP1027365 and Lot 134569 DP1033850

Site

1 FSR Existing

121030-



Clissold Road WAHROONGA

Lot 1 DP 617020

Instrument: KLEP 2015



Junction Lane WAHROONGA

Lot 41 DP 562029

Instrument: KLEP 2015



4.

46 Water Street WAHROONGA

Lot 1 DP 1128187

Instrument: KLEP 2015

Reason for Amendments: Amendments to remove development standards to make consistent with adjoining E2 zoned land. Removal of heritage - Council owned bushland which was acquired by Council following subdivision in 2008. Land formally formed part of larger heritage item. The heritage listing remains on 1 Glenwood Close (1932). All other lots in subdivision have listing removed





57 Water Street WAHROONGA

Lot 26 DP 12371, Lot 1 DP 1101745

Instrument: KLEP 2015



11 | P a g e



42 Hampden Avenue WAHROONGA

Lot 1 DP 1004781

Instrument: KLEP 2015



Millewa Lane WAHROONGA

Lot 10 Sec 1 DP 6297

Instrument: KLEP 2015



4 Warwilla Avenue WAHROONGA

Lot 1 Sec 6 DP 6297

Instrument: KLEP 2015



9.

Coonanbarra Road WAHROONGA

DP 369438

Instrument: KLEP 2015





15 Walpole Place WAHROONGA

Drainage Reserve DP 30895, Path DP 223670

Instrument: KLEP 2015



17 | P a g e



43 Campbell Drive WAHROONGA

13.

Lot 42 DP 216409

Instrument: KLEP 2015












9 Gladstone Avenue WARRAWEE

Lot D DP 318743, Lot A DP 319500

Instrument: KLEP 2015







Stonecrop Road NORTH TURRAMURRA

Lot 21 DP 224353

Instrument: KLEP 2015







Chatham Place NORTH TURRAMURRA

25.

Pathway DP203164



Burnley Avenue NORTH TURRAMURRA

Pathway DP201952

Instrument: KLEP 2015





24 Laurence Avenue TURRAMURRA

28.

Lot 102 DP 533073



35 | Page



62 Spurwood Road TURRAMURRA



8 Laurel Avenue TURRAMURRA

Lot 1 DP 1215322

30.



Apps Avenue TURRAMURRA

31.

Pathway DP27598



Kissing Point Road TURRAMURRA

Lot 29 DP 220626

Instrument: KLEP 2015









42 | Page

A3

AS



Reason for Amendments: Public reserve created by subdivision of former B2 County Road Reservation. Land classified a Community and categorised Natural Area. Removal of development standards to make consistent with other E2 zoned land in Ku-ring-gai

A3

AS

A3

A3

Proposed

37-41 Barwon Avenue SOUTH TURRAMURRA

Lot 27 DP 1178913

Instrument: KLEP 2015

36.

Site

36 FSR Existing

A3

A3

A3

A3



44 | P a g e



235A & 235B Kissing Point Road SOUTH TURRAMURRA

Lot 21 & 22 DP 538546

Instrument: KLEP 2015

Kissing Point Road SOUTH TURRAMURRA

38.

Lots 3, 4, 5 & 6 DP 220615 & Lot 21 DP30919



10B Buller Street SOUTH TURRAMURRA

39.

Lot 1 DP 343196



Kissing Point Road SOUTH TURRAMURRA

40.

Lot 7, 8 & 9 DP 220615

Instrument: KLEP 2015

Reason for Amendments: This land was previously zoned 6(a) Recreation Existing under the KPSO. Amendment to remove minimum lot size development standard to make consistent with adjoining RE1 and E2 zoned land.



Bowen Avenue SOUTH TURRAMURRA

41.

Pathway DP 217287



33 Dalton Road ST IVES CHASE

42.

Lot 100 DP 793317



Part of 169 Warrimoo Avenue ST IVES (Aurora Drive)

Part of Lot 1 DP 270318

Instrument: KLEP 2015

Reason for Amendments: Private Land. E2 zoned land not subject to reservation for acquisition. Remainder of site included as part of deferred areas. An E4 zoning and development standards would be consistent with the remainder of the site included in deferred areas planning proposal. Mapped as Regional Fauna Habitat.





178A Killeaton Street ST IVES

45.

Lot res DP 14488



33 Lynbara Avenue ST IVES

Lot 27 DP 31011, Lot 1 DP 193428

Instrument: KLEP 2015



25 Barra Brui Crescent ST IVES

47.

Lot 7065 DP 94233



43 Melaleuca Drive ST IVES and adjoining unformed road.

48.

Lot 29 DP 250329 and adjoining unformed road.











Merrivale Road PYMBLE

Lot 3 & 4 DP 208261

Instrument: KLEP 2015


Kiparra Street PYMBLE

54.

Lot 91 DP 12830

















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Wallalong Crescent WEST PYMBLE

Lot 3 DP533035

Instrument: KLEP 2015

Reason for Amendments: Public pathway previously zoned 6(a) Recreation Existing under the KPSO. Rezoned R2 as part of KLEP 2015 to match adjoining R2 land. Amendment to include development standards consistent with adjoining R2 zoned land.





62 Rosedale Road GORDON

65.

Lot 10 DP1141908

Instrument: KLEP 2015

Reason for Amendments: This part of the land was purchased from Department of Education and is now private property. Amendment to include development standards consistent with adjoining R2 zoned land.





1 Burgoyne St, GORDON

66.

Lot 6 of DP825602

Instrument: KLEP Local Centres 2012

Reason for Amendments: Site is privately owned and part of adjoining property that is zoned R4 High Density Residential. Mistakenly zoned SP2 Railway as part of KLEP (Local Centres) 2012. Rezone to R4 to match adjoining land.













St Johns Avenue GORDON

70.

Lot 69 DP 241717



42 Warrington Avenue EAST KILLARA

Part Garigal National Park

Instrument: KLEP 2015





17 Eastgate Avenue EAST KILLARA

Lot 9 DP 24476, Lot 1 DP 661563

Instrument: KLEP 2015





J2 D. P.

J2(9.5m)

ST

J2

J2

D. P. 936

Delete reference to HOB

ST

J2

J2

NEANY

J2

J2

NEANY

J2

Savoy Avenue EAST KILLARA

75.

Pathway DP 217302



Part of 151A Koola Avenue EAST KILLARA

Lot 7322 DP1163136

Instrument: KLEP 2015





Booraba Avenue LINDFIELD

Pathway DP 32093



4 Killara Avenue, KILLARA

79.

Lot 1 DP507229

Instrument: KLEP 2015

Reason for Amendments: Amendment to Height of building and FSR to make consistent with R3 zoning, and consistent with adjoining R3 zoned site.



80.

31 Karranga Avenue KILLARA

Lot 1 & 2 DP 233232



29A Arnold Street KILLARA

81.

Lot 43 DP 920807







13A Springdale Road KILLARA

Lot A DP 181876

Instrument: KLEP 2015



94 | P a g e



87 & 89 Stanhope Road KILLARA

Lot 211 DP 668081 & Lot 3C DP 172387




Golf Links Road KILLARA

Lot 19 DP 217659, Lot 20 DP 217659, Lot 59 DP 10097





RD

Delete reference to LSZ

R

02



RD

Q (790)

02

Q

Reason for Amendments: Amendment to remove development standards to make consistent with adjoining E2 zoned land.

104 & 104A Wellington Road EAST LINDFIELD

Lot 837 DP 240858 & Lot 799 DP 752031

Instrument: KLEP 2015





11 Nelson Road LINDFIELD

Lot 11 DP 9789, Lot 2 DP 315778

103 | P a g e



49 Tryon Road LINDFIELD



94.

42 Provincial Road & 47C Highfield Road, LINDFIELD

Lot 1 & 11 DP 262224



29 Larool Avenue LINDFIELD







42 Griffith Avenue ROSEVILLE CHASE

Lot 30 DP 13450



21, 29 & 30A Calga Street ROSEVILLE CHASE

Lot 88 DP 15524, Lot 4 DP 239649, Lot 5 DP 239649, Lot 99 DP 15524

Instrument: KLEP 2015

Reason for Amendments: Amendment to include development standards to make consistent with









104.

Alison Street ROSEVILLE

Lot 1 DP 525223





60A Shirley Road ROSEVILLE

Lot 1 DP 951382

Instrument: KLEP 2015







108.

3 Recreation Avenue ROSEVILLE

Lot 1 DP 132840,Lot Z DP 404666



Part of 11, 23 & 25 Glen Road ROSEVILLE

Lot 6 DP12001, Lot 8 & 9 DP17798

Instrument: KLEP 2015



PART 5 – COMMUNITY CONSULTATION

Details of the community consultation that is to be undertaken on the Planning Proposal

Community consultation for this Planning Proposal will be consistent with the requirements of the Gateway Determination and the consultation guidelines contained in the Department of Planning and Environments "*A Guide to Preparing Local Environmental Plans*" (August 2016).

Public exhibition of the Planning Proposal is generally undertaken in the following manner:

- Notification in a newspaper that circulates the area affected by the Planning Proposal
- Notification on Councils website
- Notification in writing to the affected and adjoining land owners.

During the exhibition period, the following material is made available for viewing:

- Planning Proposal
- Gateway Determination
- Information relied upon by the Planning Proposal (e.g. any reports or studies)

At the conclusion of the public exhibition, a report will be prepared and reported back to Council to allow for the consideration of any submissions received from the community.

PART 6 – PROJECT TIMELINE

Stage	Timing
Anticipated commencement date (date of Gateway determination)	February 2019
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	March 2019
Commencement and completion dates for public exhibition period	March 2019
Dates for public hearing (if required)	N/A
timeframe for consideration of submissions	April 2019
Timeframe for the consideration of a proposal post exhibition	June 2019
Date of submission to the department to finalise the LEP	N/A
Anticipated date RPA will make the plan (if delegated)	July 2019
Anticipated date RPA will forward to the department for notification.	July 2019

APPENDIX A – Council Report and Resolution OMC 11 September 2018

APPENDIX B – Written Instrument Comparison Table – KLEP (Local Centres) 2012 and KLEP 2015