



Ku-ring-gai Council

PLANNING PROPOSAL

To amend the Ku-ring-gai Local Environmental Plan 2015 to include 13 deferred areas – reassessment of bushfire evacuation risk and zoning

PP_2016_KURIN_001_00

September 2016

Amended in accordance with Gateway Determination issued 27 June 2016 and
Amended following Council Resolution 2 May 2017

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INTRODUCTION

This Planning Proposal has been prepared to amend the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) to resolve 13 areas identified as “Deferred Matters” on the Land Application Map. These 13 areas were deferred from inclusion within the KLEP 2015 when it commenced on 2 April 2015. The areas had been identified as areas of high bushfire evacuation risk, and were deferred to allow Council to undertake a reassessment of the bushfire evacuation risk and reassessment of the proposed zoning within these areas.

This Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and the NSW Department of Planning and Environment (DPE) “*A guide to preparing planning proposals*” (October 2012).

Council requested the plan making delegation under Section 23 of the *Environmental Planning and Assessment Act 1979* for this Planning Proposal. In issuing the Gateway Determination the Department considered the nature of the planning proposal and decided not to issue an authorisation for Council to exercise delegation to make the plan in this instance.

Background

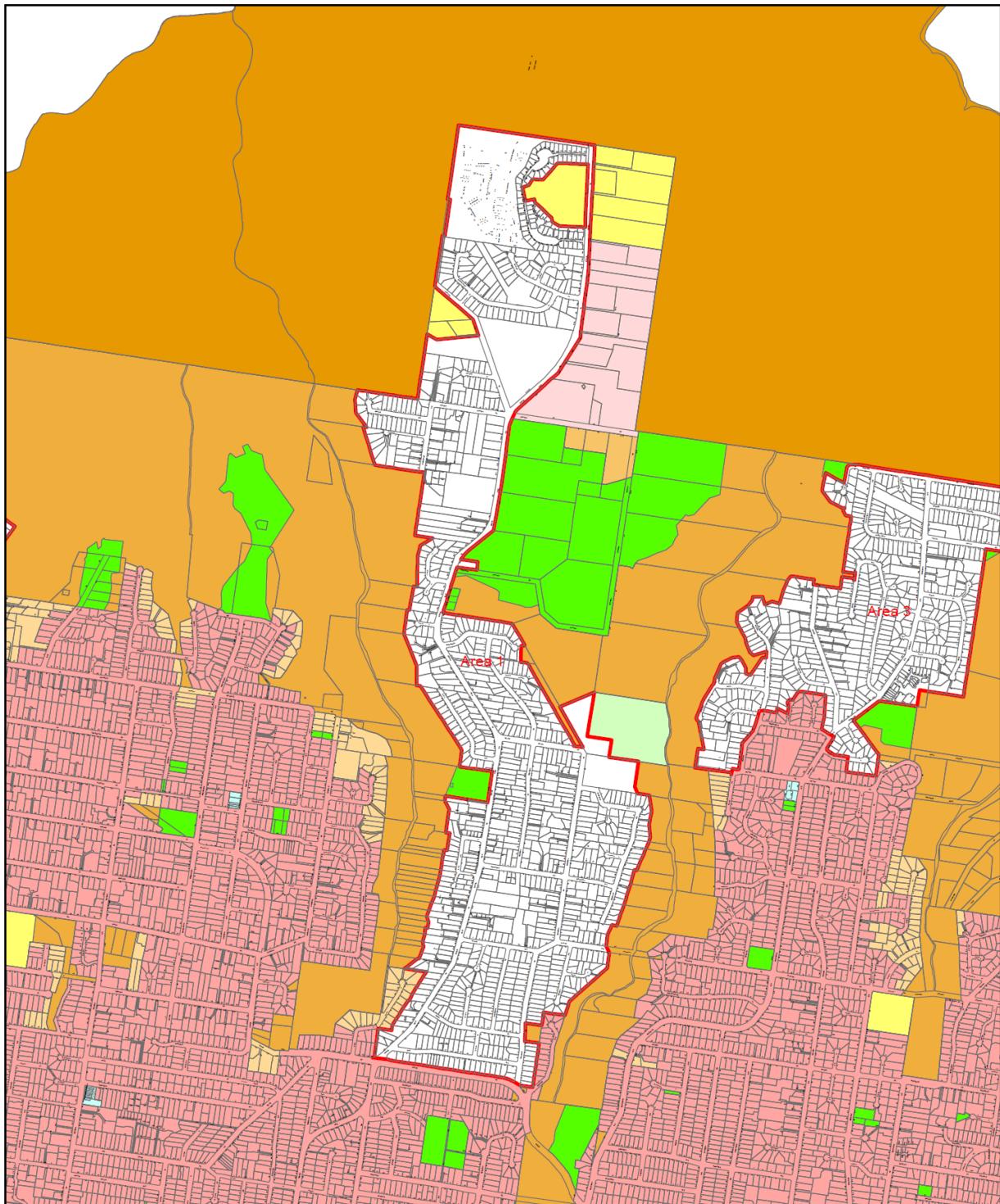
In considering a report on the submissions made in response to the public exhibition of the Draft Local Environmental Plan 2013, Ku-ring-gai Council resolved the following on the 26 November 2013:

B. That Council request the Minister, under S59(4) of the EP&A Act, defer the inclusion of the 13 areas identified on the maps at Attachment A14 and that Council resolve to prepare a planning proposal in accordance with section 55 of the EP&A Act to re-exhibit these areas with the proposed zoning outlined in the body of this report. This planning proposal then be forwarded to the DoPI for a Gateway Determination in accordance with the provisions of the EP&A Act and Regulations

Accordingly, when the Local Environmental Plan, the KLEP 2015, was gazetted on the 5 March 2015, the 13 areas were deferred from inclusion within the KLEP 2015. The Ku-ring-gai Planning Scheme Ordinance currently applies to these 13 deferred areas.

The following maps show the 13 areas deferred from inclusion within the KLEP 2015 and are the areas that are the subject of this Planning Proposal.

Area 1 – North Turramurra



Ku-ring-gai Local Environmental Plan 2015
Deferred Areas
Area 1 - North Turramurra



Date: 9/03/2015

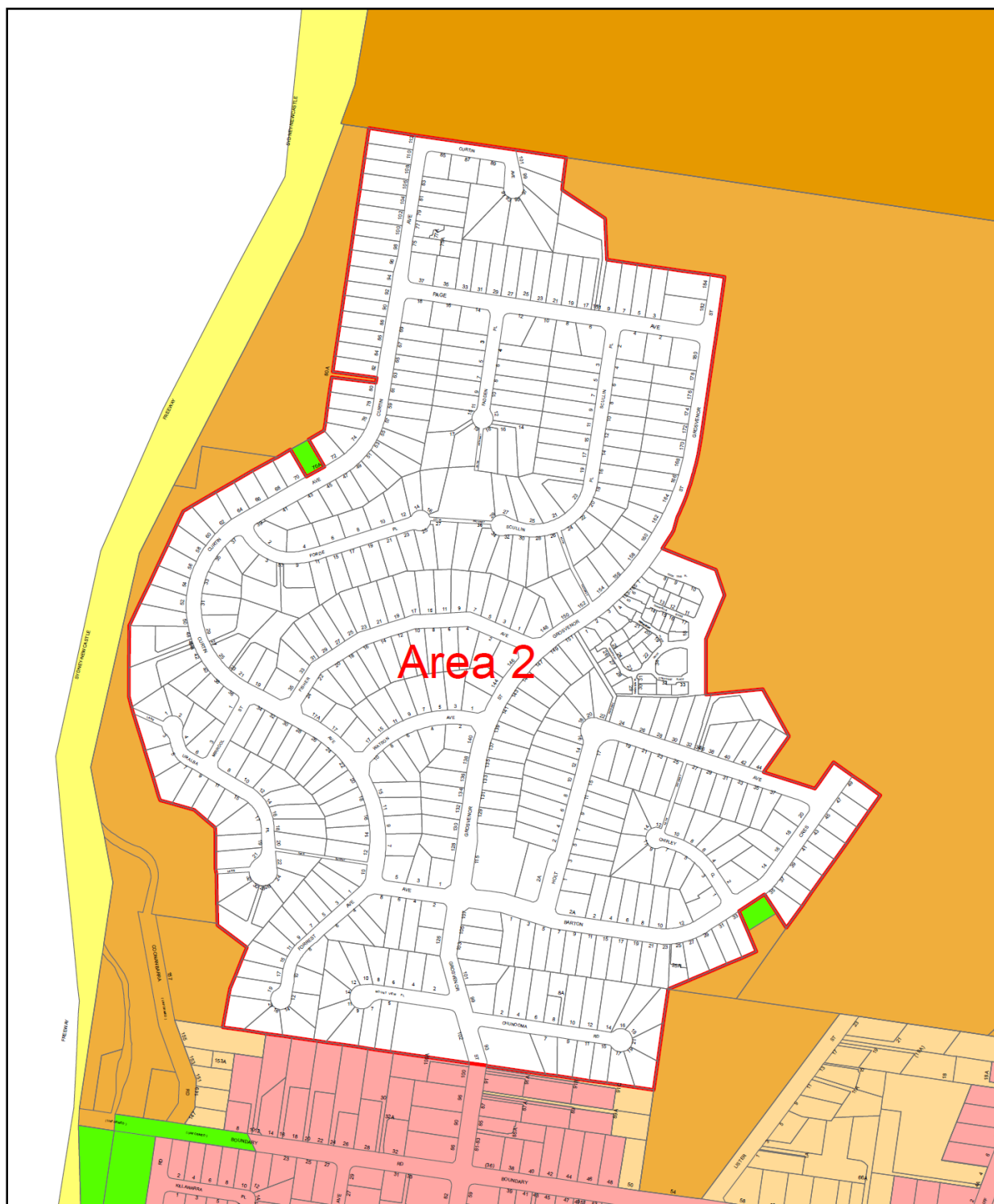
Scale: - 1:20100

0 80 160 320 Meters

Deferred Area

DISCLAIMER
This plan has been prepared as part of a review process only and as such no reliance is to be placed upon this plan as it is not and does not purport to be a Planning Instrument. Ku-ring-gai Council accepts no liability for the accuracy or otherwise of this plan.

Area 2 – North Wahroonga



Ku-ring-gai Local Environmental Plan 2015
Deferred Areas
Area 2 - North Wahroonga



Date: 9/03/2015

Scale: - 1:6360

0 25 50 100 Meters



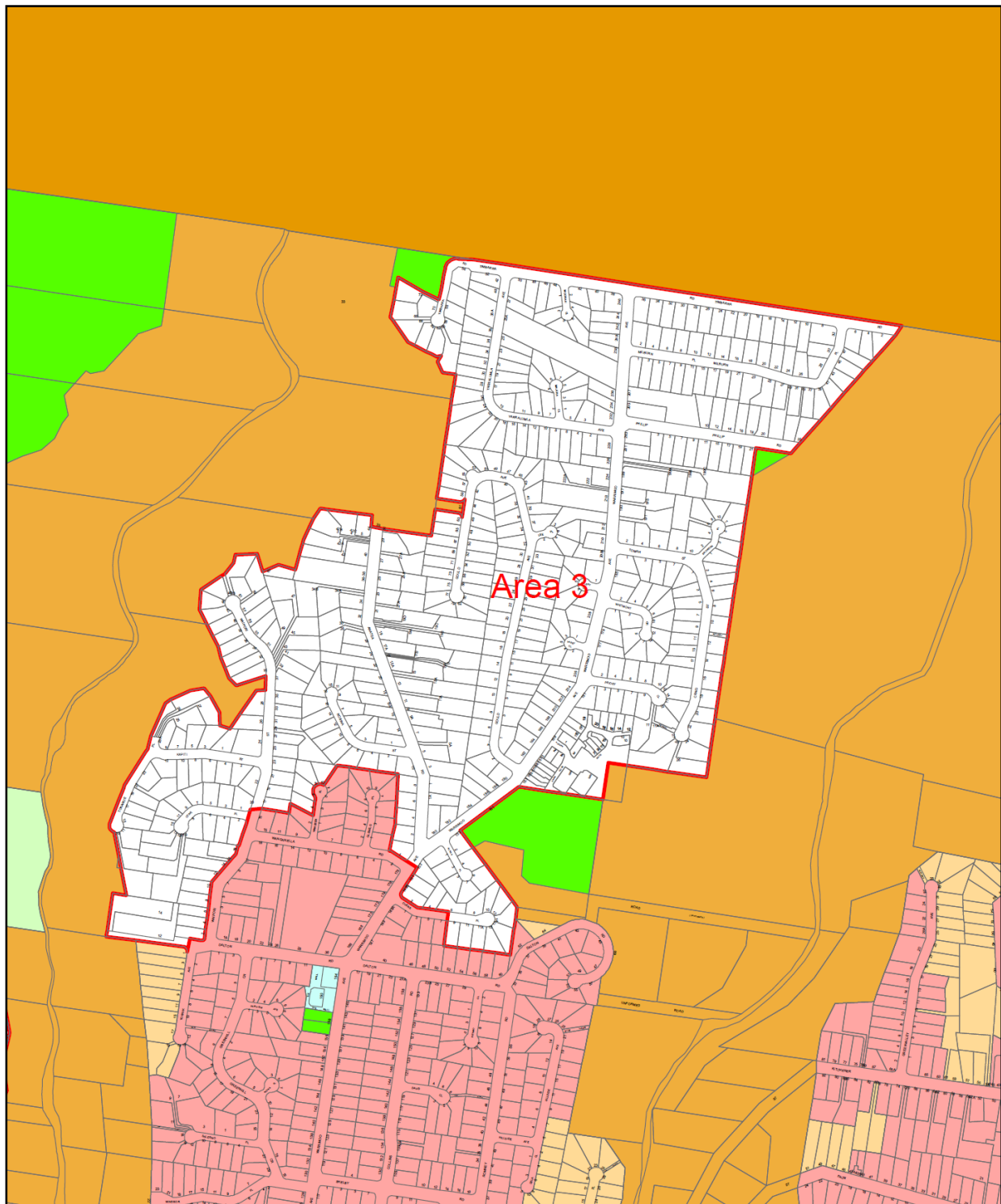
Deferred Area

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Area 3 – Warrimoo Avenue




Ku-ring-gai Local Environmental Plan 2015
Deferred Areas
Area 3 - Warrimoo Avenue



Date: 9/03/2015

Scale: - 1:8990

0 35 70 140 Meters

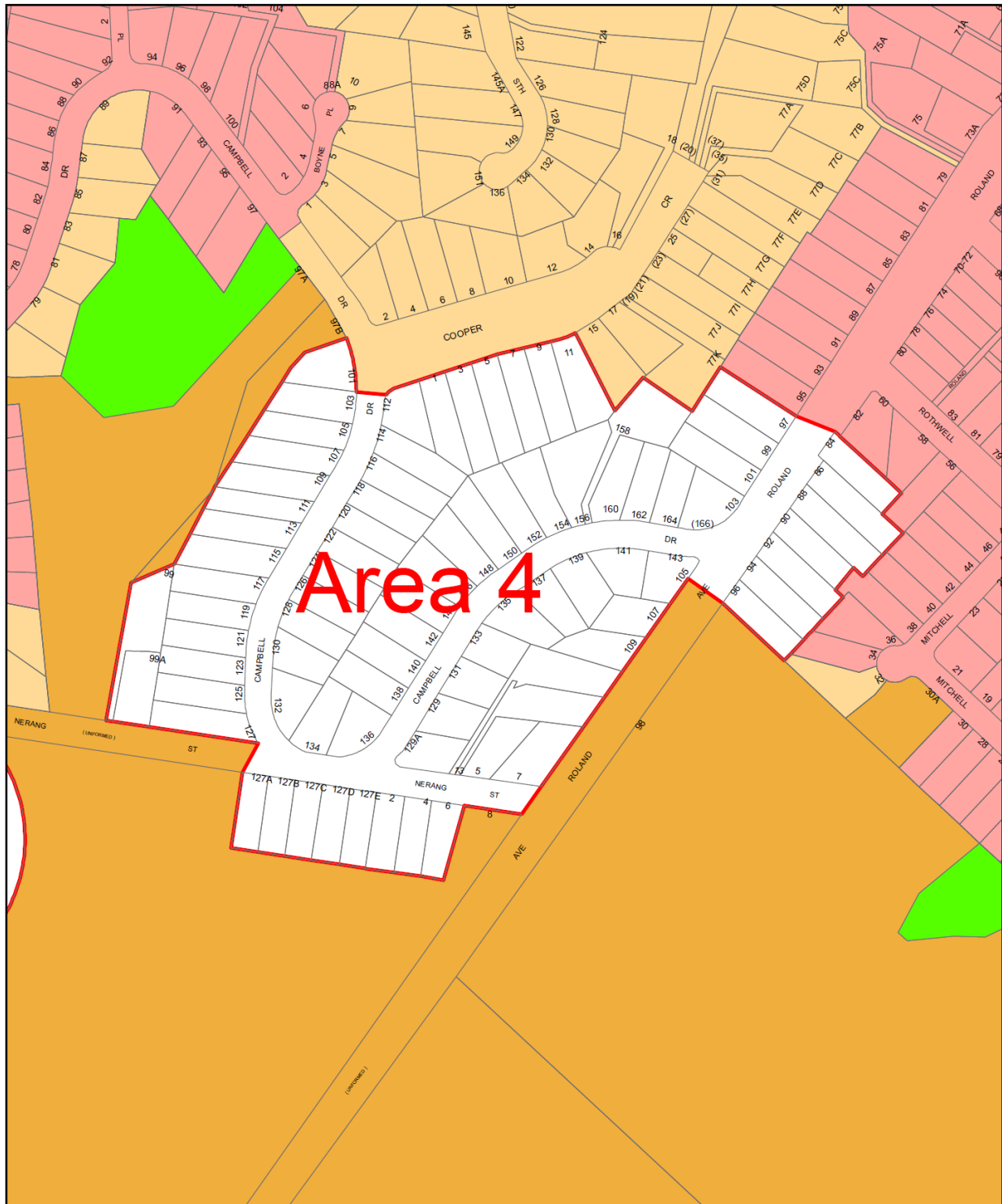
 Deferred Area

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Area 4 - Campbell Drive



Ku-ring-gai Local Environmental Plan 2015
Deferred Areas
Area 4 - Campbell Drive



Date: 9/03/2015

Scale: - 1:3570

0 12.5 25 50 Meters



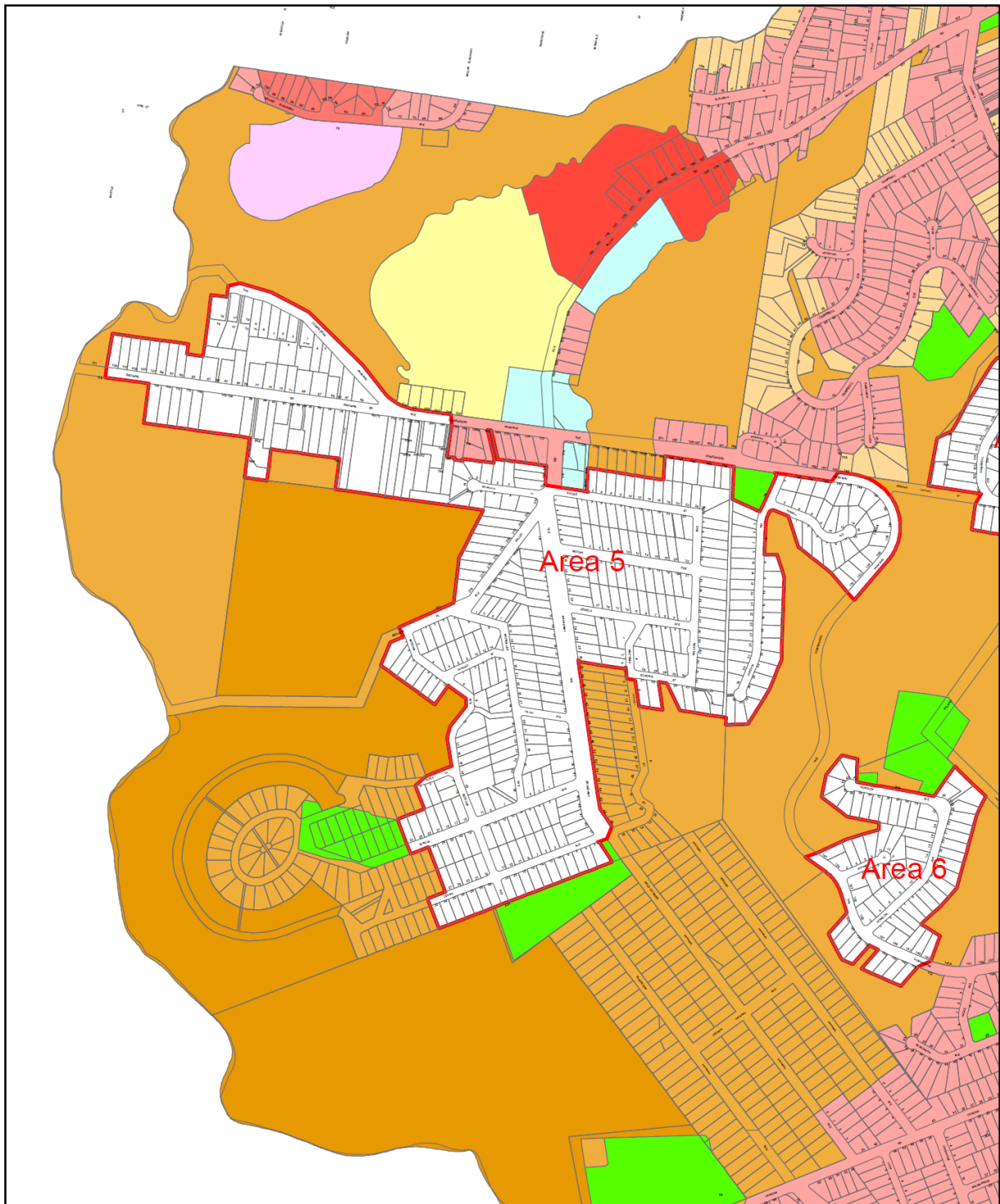
Deferred Area

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Area 5 – Browns Road – Fox Valley Road – Jordan Avenue



Ku-ring-gai Local Environmental Plan 2015
Deferred Areas

Area 5 - Browns Rd - Fox Valley Rd - Jordon Avenue



Date: 9/03/2015

Scale: - 1:10270

0 40 80 160 Meters

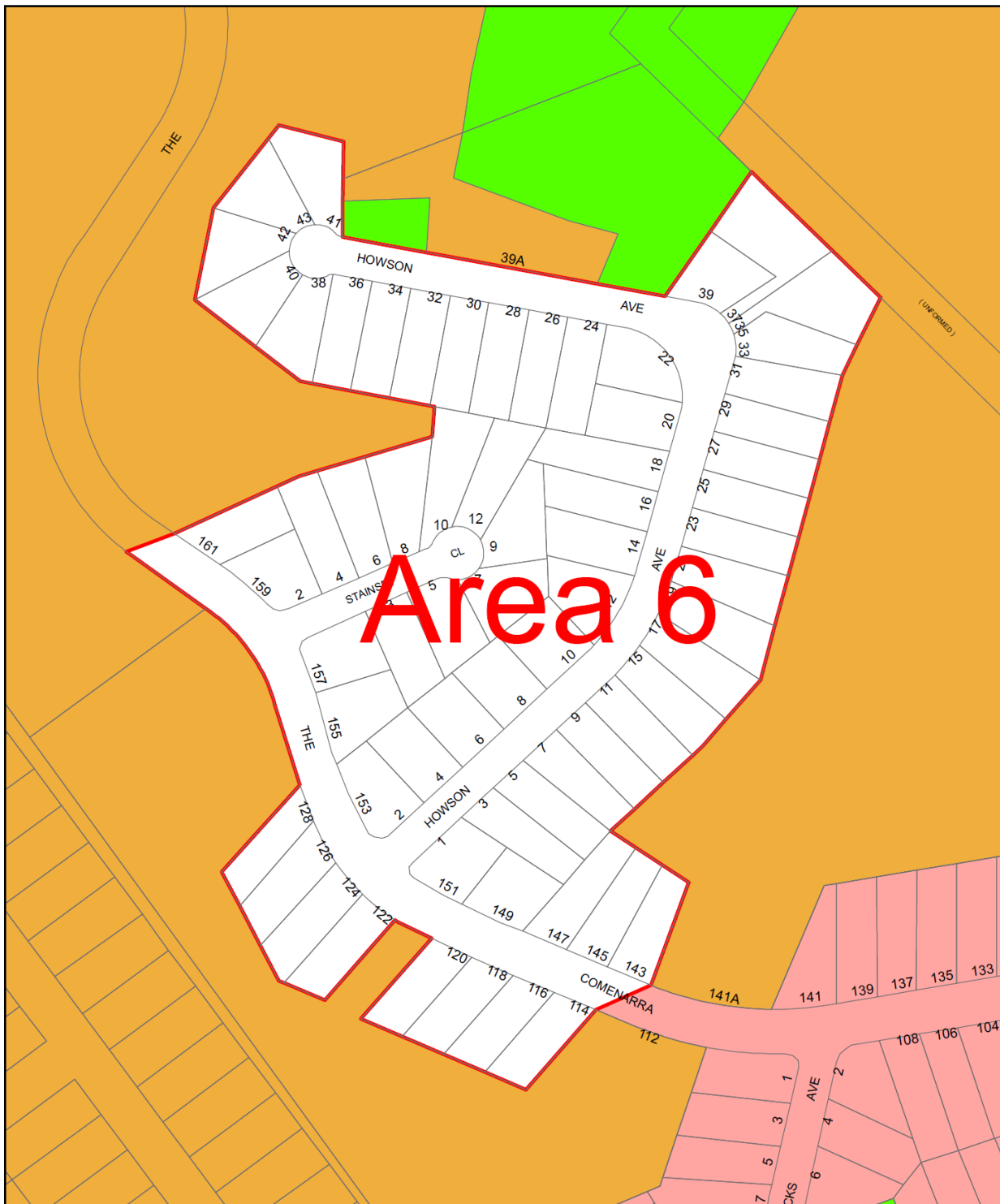
Deferred Area

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Area 6 – Howson Avenue

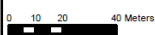


Ku-ring-gai Local Environmental Plan 2015
Deferred Areas
Area 6 - Howson Avenue



Date: 9/03/2015

Scale: - 1:2460



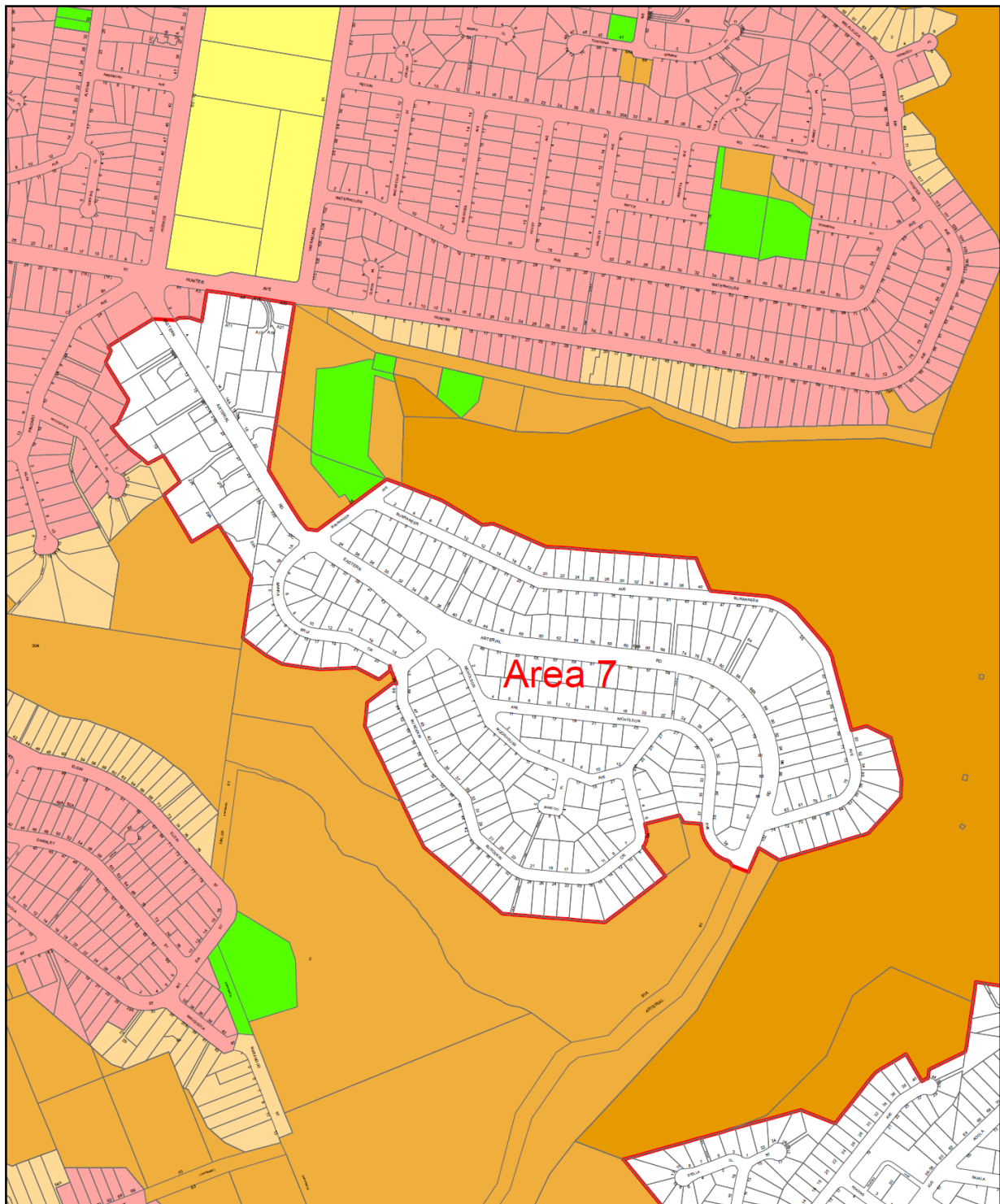
Deferred Area

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Area 7 – Eastern Road



Ku-ring-gai Local Environmental Plan 2015
Deferred Areas
Area 7 - Eastern Arterial Road



Date: 9/03/2015

Scale: - 1:7700

0 30 60 120 Meters



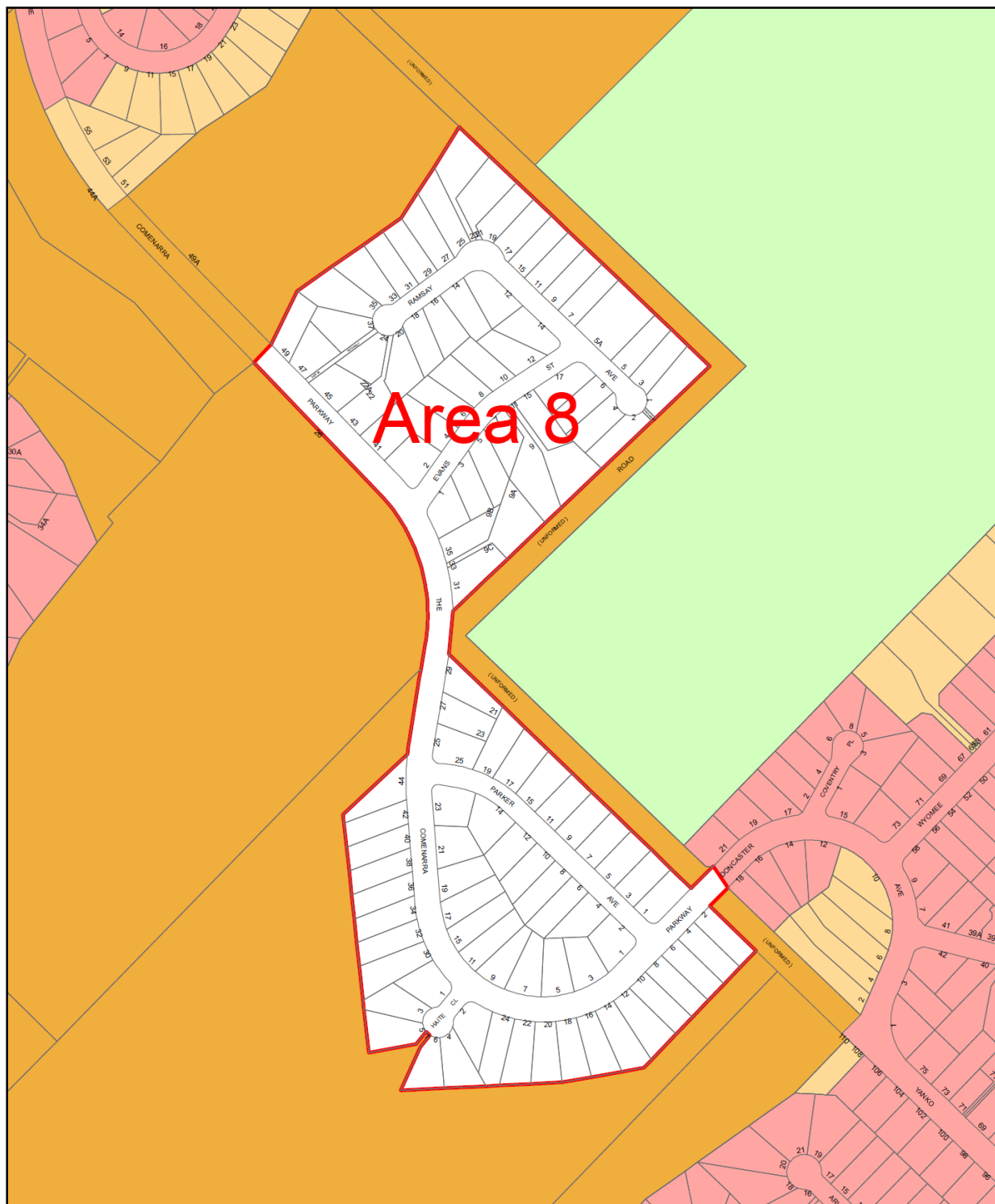
Deferred Area

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Area 8 – Parker Avenue – Evans Street



Ku-ring-gai Local Environmental Plan 2015
Deferred Areas
Area 8 - Parker Avenue - Evans Street



Date: 9/03/2015

Scale: - 1:4250

0 15 30 60 Meters



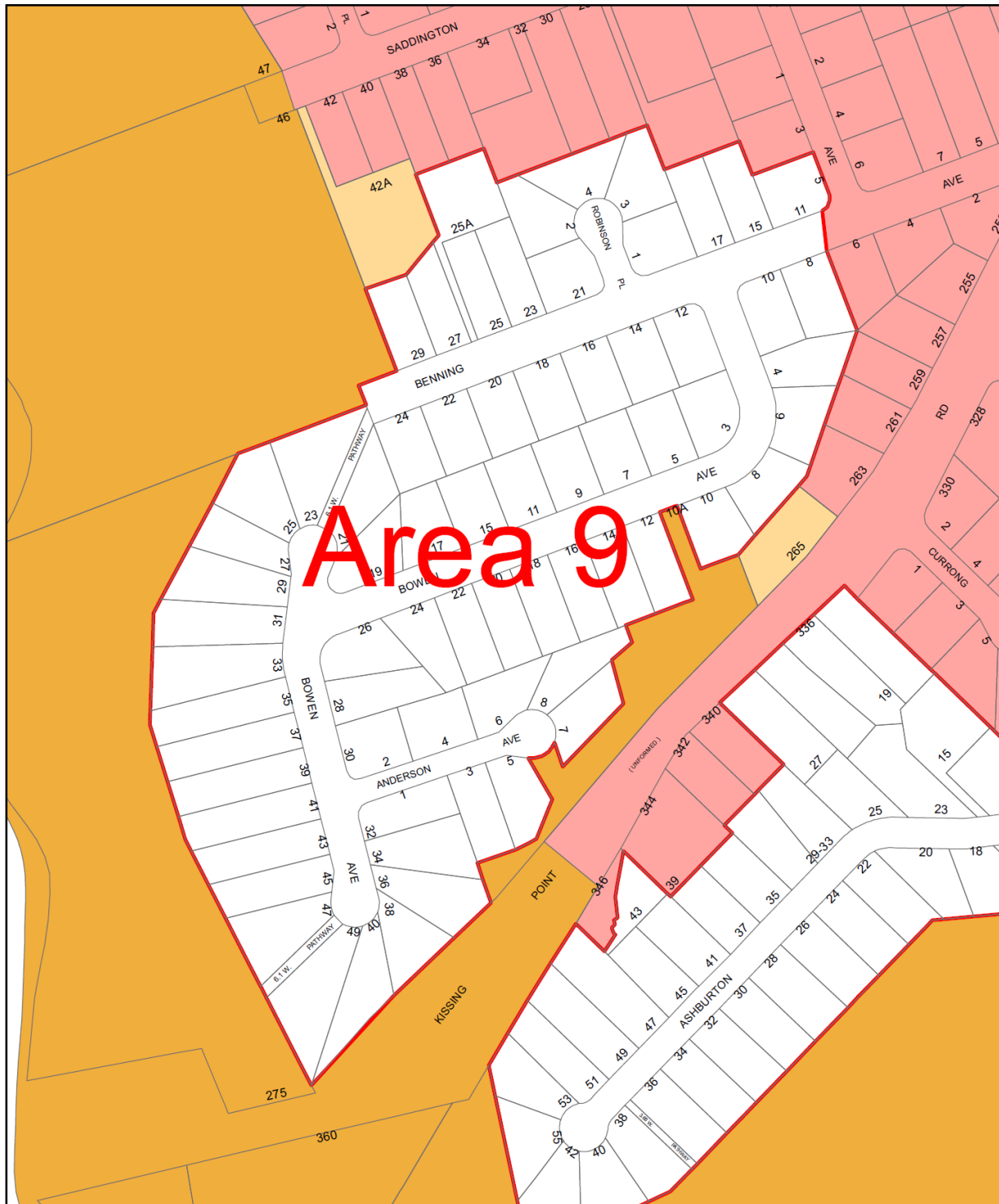
Deferred Area

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Area 9 – Bowen Avenue



Ku-ring-gai Local Environmental Plan 2015
Deferred Areas
Area 9 - Bowen Avenue



Date: 9/03/2015

Scale: - 1:2680

0 10 20 40 Meters

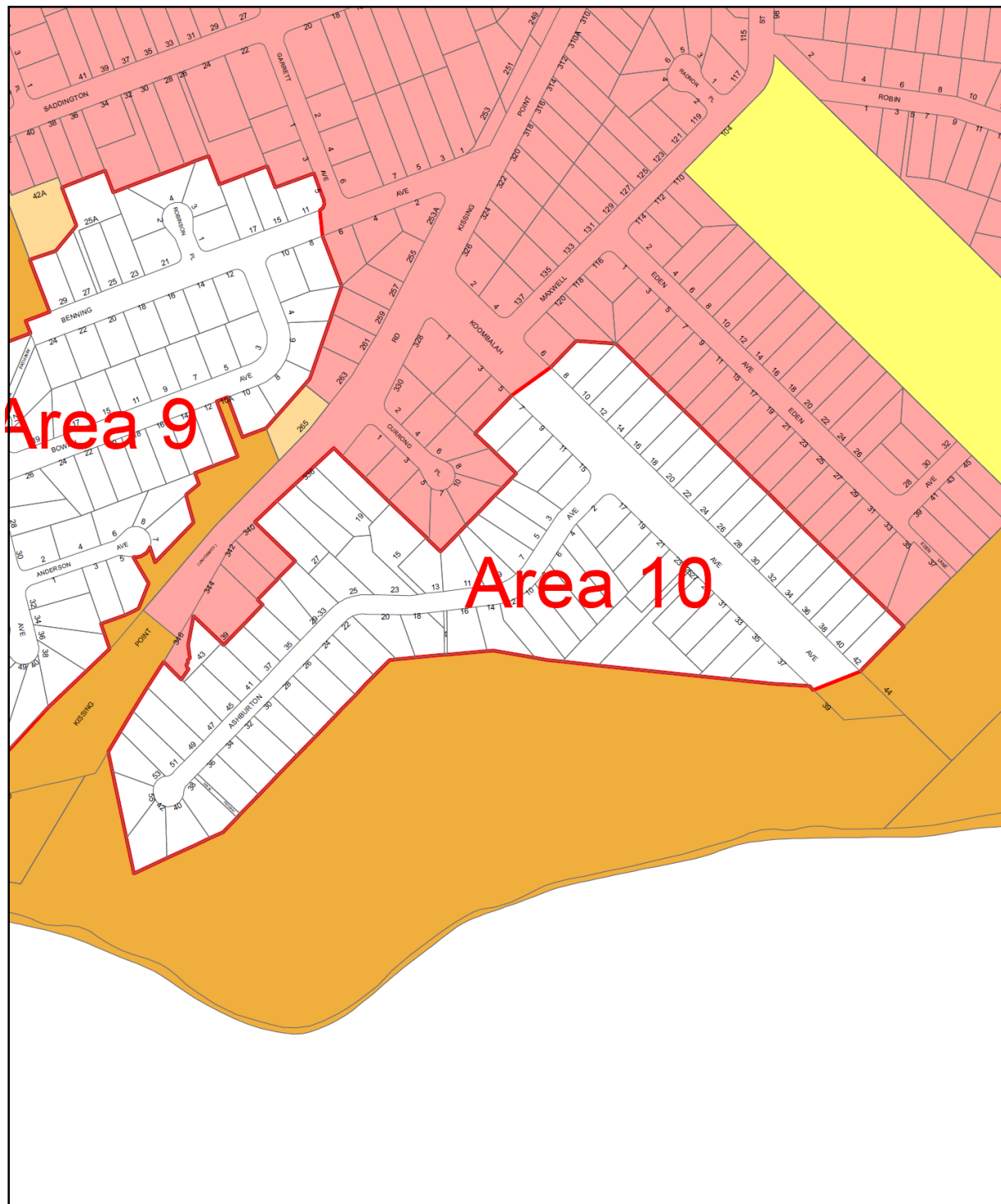
Deferred Area

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Area 10 – Ashburton Avenue



Ku-ring-gai Local Environmental Plan 2015
Deferred Areas
Area 10 - Ashburton Avenue



Date: 9/03/2015

Scale: 1:4230

0 15 30 60 Meters



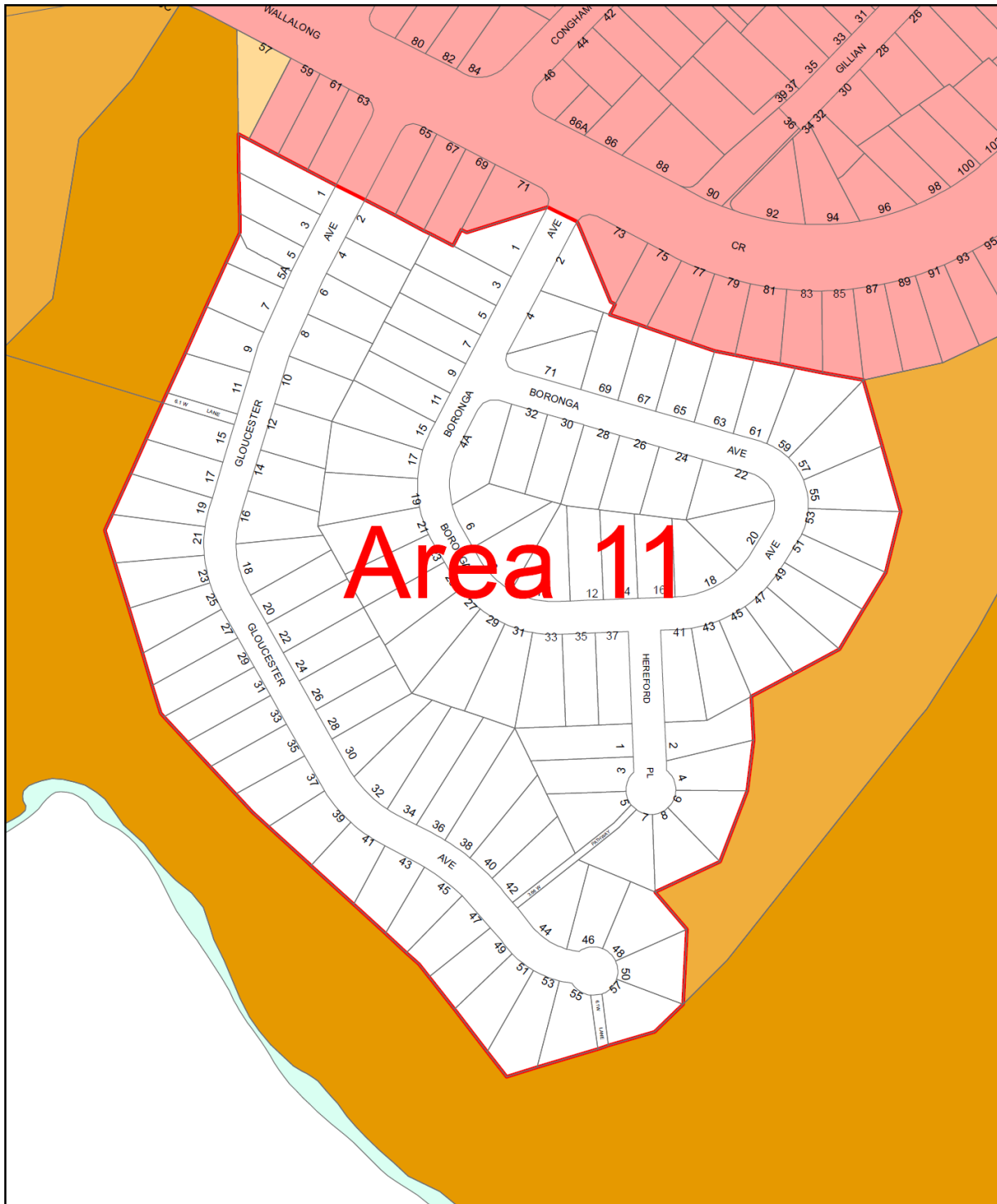
Deferred Area

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Area 11 – Boronga Avenue – Gloucester Avenue



Ku-ring-gai Local Environmental Plan 2015
Deferred Areas

Area 11 - Boronga Avenue - Gloucester Avenue



Date: 9/03/2015

Scale: - 1:2970

0 10 20 40 Meters



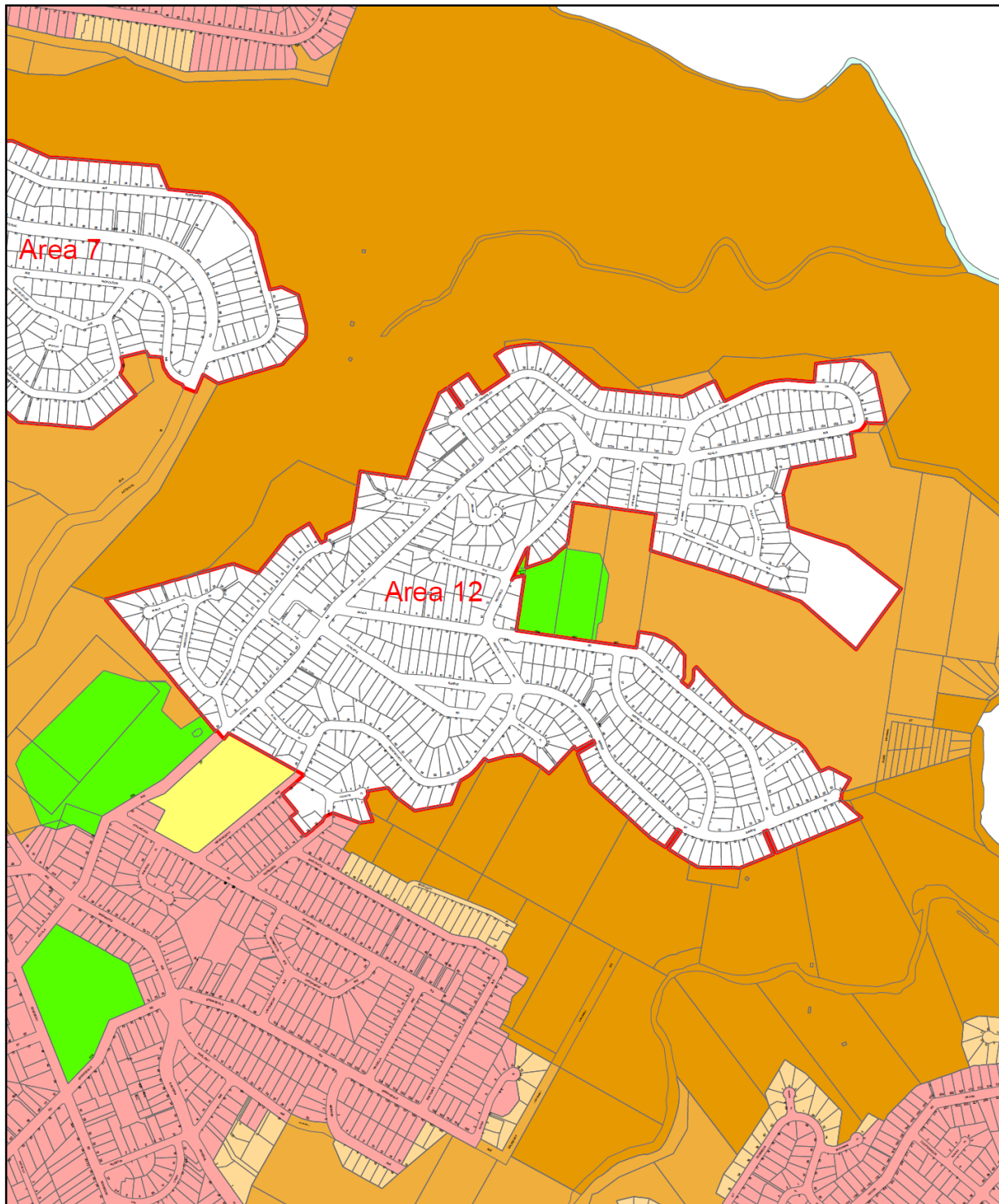
Deferred Area

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Area 12 – East Killara




Ku-ring-gai Local Environmental Plan 2015
Deferred Areas
Area 12 - East Killara



Date: 9/03/2015

Scale: - 1:10670

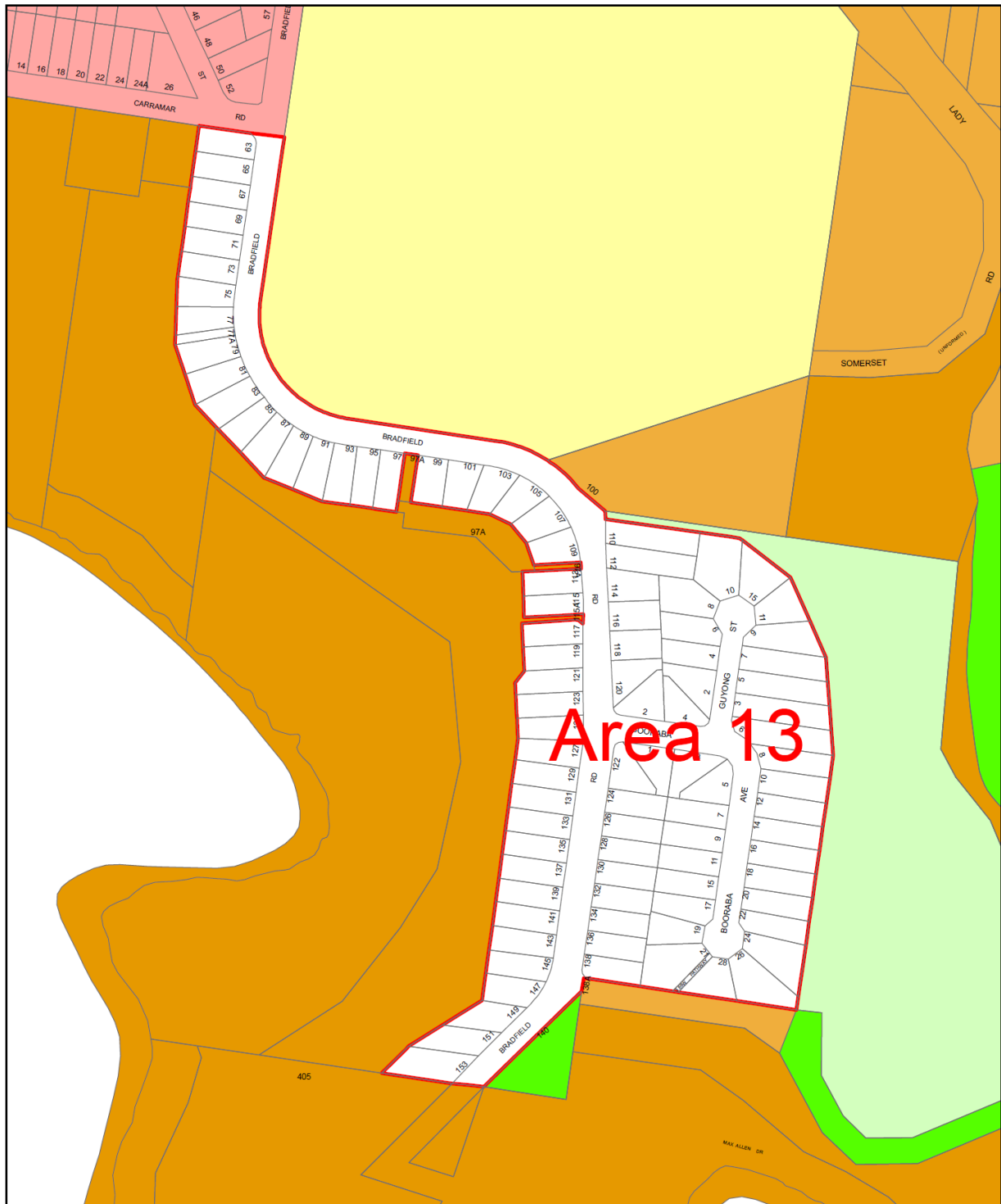
0 40 80 160 Meters

 Deferred Area

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Area 13 – Bradfield Road



Ku-ring-gai Local Environmental Plan 2015
Deferred Areas
Area 13 - Bradfield Road



Date: 9/03/2015

Scale: - 1:4100

0 15 30 60 Meters

Deferred Area

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Bushfire Evacuation Risk

As part of the preparation of the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015), Council prepared a background study *Managing Bushfire Risk, Now and into the Future*, March 2012 (**Appendix A**). The aim of the background study was to better understand the future risk of bushfire in the Ku-ring-gai local government area. In order to reduce the risks to people and property from bushfire, the study made key recommendations which focused on the use of the following land use planning and development controls :

- Zoning
- Minimum lot size
- Minimum lot depth

In assessing bushfire evacuation risk the background study considered research undertaken by Thomas Cova (2005) *Public Safety in the Urban-Wildland Interface: Should Fire-Prone Communities Have a Maximum Occupancy?* This research identified a range of factors that affect the capacity to evacuate from areas with a high bushfire risk. These factors include:

- Degree of hazard
- Road capacity
- Type of land use
- Number and location of exits from danger area
- Presence of fuel buffer to exit roads

The research proposes that fire prone communities at the bushland interface should have a maximum occupancy rate dependent on the above factors. This is based on research in a number of US communities that have experienced major bushfires. Cova (2005) recommends a minimum number of exits based on the number of households in the sensitive area. This is shown in the table below.

Number of households	Minimum Number of Exit Roads	Maximum Number of Households per exit
1 – 50	1	50
51 - 300	2	150
300 – 600	3	200
601+	4	

Environmental Zoning

Managing Bushfire Risk, Now and Into the Future identified zoning as a mechanism for managing the risks associated with bushfire and evacuation. The study recommended the application of environmental zones (E3 Environmental Management and E4 Environmental Living) to properties, as a way to reduce the risks

from bushfire events by limiting or excluding incompatible development in bushfire affected areas where it is likely to be difficult to evacuate during a bushfire. These environmental zones (E3 and E4) would permit residential development, but limit the overall number of development types or uses permissible. A table comparing the permitted development uses within the R2 Low Density Residential, E3 Environmental Management and E4 Environmental Living zones is included at **Appendix E**.

Draft Principal Local Environmental Plan 2013

Managing Bushfire Risk, Now and into the Future made the following land use recommendation for the draft Principal Local Environmental Plan 2013:

- b. Apply the E3 – Environmental Management Zone to sites that are both:
 - Identified as extreme bushfire risk using the Bushfire Risk Management Plan 2010 (Hornsby and Ku-ring-gai Councils 2010) as a guide; and
 - Within the evacuation risk zones identified by the RFS ‘Bushfire Prone Land Map and Bushfire Evacuation Risk Map’ that do not meet the exit criteria identified by research by Cova (2005).

Based on the above recommendation, the draft KLEP 2013 zoning map applied the E3 Environmental Management zone to properties that were identified as extreme bushfire risk, within a bushfire evacuation risk area and did not meet the exit criteria as specified by Cova (2005). The draft KLEP 2013 was exhibited from 25 March 2013 to 6 May 2013.

Changes to Methodology

As a result of submissions received during the exhibition of the draft KLEP 2013, consultation was undertaken with the Rural Fire Service and NSW Police. Based on the discussion with these emergency services responsible for evacuation, the following change was made to the approach to applying the Environmental zoning:

- Apply the environmental zoning to all land in the evacuation risk zones (identified on the Bushfire Evacuation Risk Map) that do not meet the exit criteria, not just those sites deemed to be extreme bushfire risk under the Bushfire Risk Management Plan 2010 (Hornsby and Ku-ring-gai).

This was due to advice from the Rural Fire Service that in a worst case scenario, they would be looking to evacuate more than those properties proposed as E3 in the draft KLEP 2013 – properties in the R2 zone would also be at risk and need to be evacuated.

A re-assessment was undertaken against the revised approach (above). As a result of this re-assessment, additional streets and catchments were found not to satisfy the minimum number of exits criteria, and therefore should be subject to the environmental zoning. There were also areas identified that do satisfy the minimum number of exits criteria and therefore should not be subject to the environmental zoning.

Changes to Zoning

Also as a result of the consultation with the RFS and Police, it was advised that secondary dwellings (granny flats) do not pose a great evacuation risk. Accordingly, the following change was proposed:

- Permit secondary dwellings within the bushfire evacuation risk areas.

Secondary dwellings are a permissible development type within the E4 zone. Secondary dwellings are not a permissible development type within the E3 zone, which was applied to the properties identified as being within bushfire evacuation risk areas that did not meet the exit criteria under the draft KLEP 2013.

Accordingly, this Planning Proposal seeks to zone all the properties identified in the evacuation risk areas, which do not meet the exit criteria, E4 Environmental Living.

A table comparing the objectives, permitted and prohibited development for the R2 Low Density Residential, E3 Environmental Management and E4 Environmental Living zones is included at **Appendix E**. It should be noted that the main permissible land use within each of these 3 zones is dwelling houses.

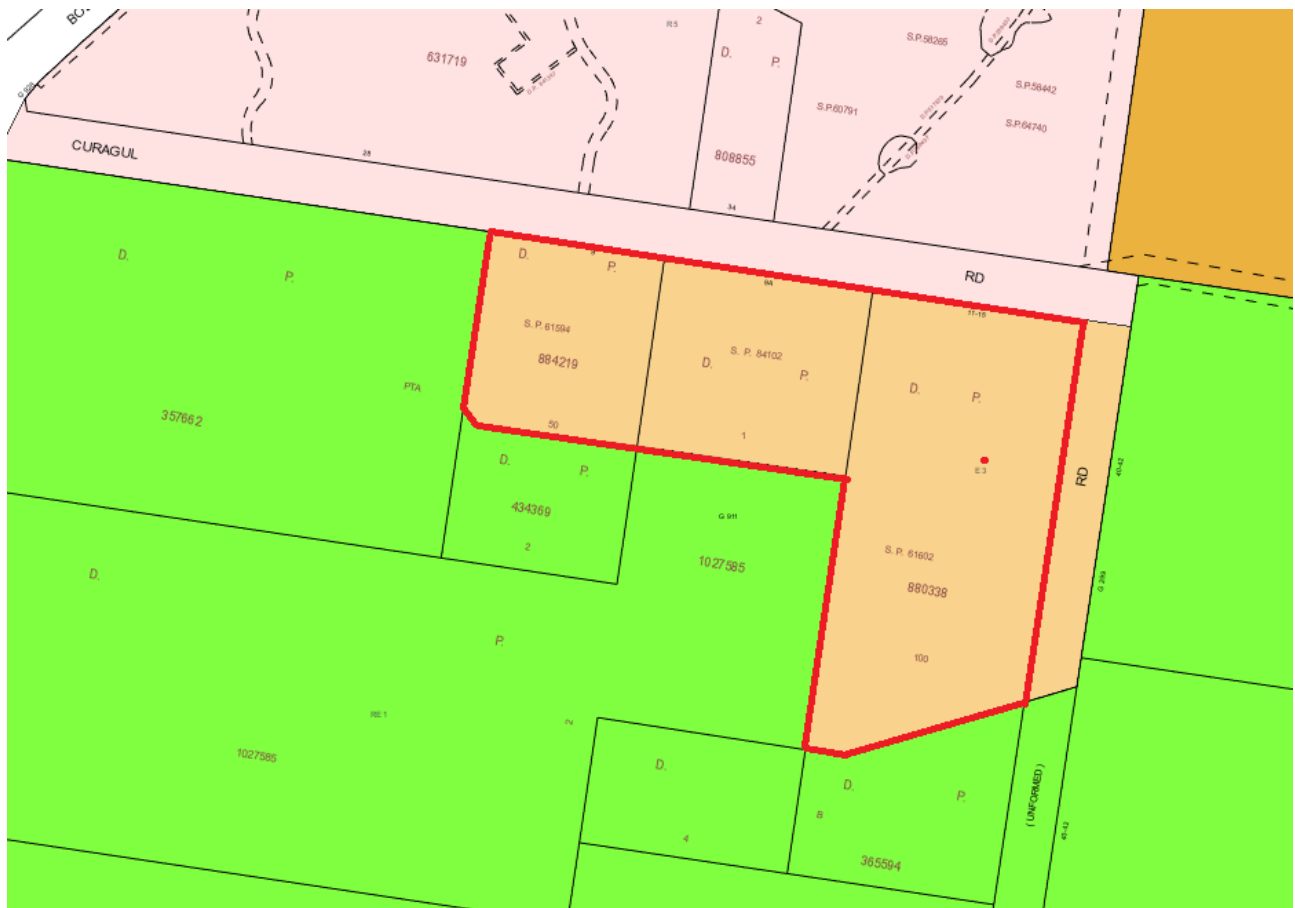
Deferred Areas

Due to the extent of changes to the methodology and zoning, Council requested that the 13 areas be deferred from inclusion within the KLEP 2015, in order to allow further assessment of the bushfire evacuation risks and to allow further community consultation on the proposed changes.

As these 13 areas are not included within the KLEP 2015, the Ku-ring-gai Planning Scheme Ordinance still applies to these areas.

9, 9A and 11-15 Curagul Road, North Turramurra

These 3 properties are located at the north eastern end of North Turramurra. Due to an error, they were not included within the boundary of the North Turramurra Deferred Area. The properties are currently zoned E3 under the KLEP 2015. The Planning Proposal seeks to amend the zoning of these 3 properties from E3 to E4, consistent with the proposed zoning for the rest of North Turramurra.



KLEP 2015 Zoning Map Extract – 9, 9A and 11-15 Curagul Road North Turramurra

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

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

The objectives and intended outcomes of the Planning Proposal are as follows:

1. Deferred Areas

The objective of the Planning Proposal is to resolve the deferred status of 13 areas by including these areas within the *Ku-ring-gai Local Environmental Plan 2015*. The intended outcomes of the proposed instrument are to apply zoning, land uses and development standards to these 13 areas appropriate with the level of bushfire evacuation risk and environmental significance of the land.

2. 9, 9A and 11-15 Curagul Road, North Turramurra

The objective of the Planning Proposal is to amend the zoning of these 3 properties from Zone E3 Environmental Management to Zone E4 Environmental Living, consistent with the proposed zoning for the rest of North Turramurra.

PART 2 – EXPLANATION OF PROVISIONS

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

The objectives and intended outcomes will be achieved through the following amendments to the map sheets and written instrument of *Ku-ring-gai Local Environmental Plan 2015*:

Deferred Areas

1. Amendment to the Land Application Map to remove the “Deferred Matter” status from the 13 areas in accordance with the proposed Land Application Map included in Part 4 Mapping.
2. Amendment to the Zoning Map to show the following:

Deferred Area 1 – North Turramurra

All land to be zoned E4 Environmental Living except for:

Lot/Address	Proposed Zoning
245-247 Bobbin Head Road, North Turramurra (Lot A DP407723)	B1 Neighbourhood Centre
261-265 Bobbin Head Road, North Turramurra (Lot B DP407723)	B1 Neighbourhood Centre
270 Bobbin Head Road, North Turramurra (Lot 2 DP216045)	B1 Neighbourhood Centre
272-274 Bobbin Head Road North Turramurra (Lot 1 DP216045)	B1 Neighbourhood Centre
276 Bobbin Head Road, North Turramurra (Lot 1 DP323026)	B1 Neighbourhood Centre
278-280 Bobbin Head Road, North Turramurra (Lot 1 DP559447)	B1 Neighbourhood Centre
284 Bobbin Head Road, North Turramurra (Lot 1 DP260372)	B1 Neighbourhood Centre
286 Bobbin Head Road, North Turramurra (Lot 1 DP228156)	B1 Neighbourhood Centre
288 Bobbin Head Road, North Turramurra (Lot 2 DP228156)	B1 Neighbourhood Centre
290 Bobbin Head Road, North Turramurra (Lot 101 DP233941)	B1 Neighbourhood Centre
243 Bobbin Head Road, North Turramurra (Lot 1 DP23087)	SP2 Infrastructure
24 Apps Avenue, North Turramurra (Lot 49 DP27598)	RE1 Public Recreation
16a Allara Avenue, North Turramurra (Lot 44 DP 203163)	RE1 Public Recreation
34 Glengarry Avenue, North Turramurra (Lot 34 DP206882)	RE1 Public Recreation
2 Gwydir Avenue, North Turramurra (Lot 3 DP557349)	RE1 Public Recreation
14 Du Faur Street, North Turramurra (Lot 34 DP710498)	RE1 Public Recreation
28 Du Faur Street, North Turramurra (Lot 27 DP710498)	E2 Environmental Conservation
61 Miowera Road, North Turramurra (Part of Glengarry) (Lot 323 DP752031)	RE2 Private Recreation
408, 410-412 Bobbin Head Road, North Turramurra (Knox Curagul Playing Fields) (Lot 6 DP211722, Lot 2 DP211722, Lot 4 DP211722, Lot 3 DP211722, Lot 3 DP506214, Lot 5 DP211722, Lot 1 DP211722, Lot 7 DP211722)	RE2 Private Recreation

Deferred Area 2 – North Wahroonga

All land to be zoned E4 Environmental Living except for:

Lot/Address	Proposed Zoning
29 Scullin Place, North Wahroonga (Lot 124 DP752031)	E2 Environmental Conservation
2A Holt Avenue, North Wahroonga (Lot 27 DP41042)	E2 Environmental Conservation

Deferred Area 3 – Warrimoo Avenue

All land to be zoned E4 Environmental Living except for:

Lot/Address	Proposed Zoning
2 Waipori Street, St Ives Chase (Lot 1 DP518073)	R2 Low Density Residential
4 Waipori Street, St Ives Chase (Lot 2 DP518073)	R2 Low Density Residential
6 Waipori Street, St Ives Chase (Lot 3 DP518073)	R2 Low Density Residential
8 Waipori Street, St Ives Chase (Lot 1 DP248511)	R2 Low Density Residential
10 Waipori Street, St Ives Chase (Lot 2 DP248511)	R2 Low Density Residential
12 Waipori Street, St Ives Chase (Lot 1 DP577475)	R2 Low Density Residential
14 Waipori Street, St Ives Chase (Lot 3 DP224879)	R2 Low Density Residential
16 Waipori Street, St Ives Chase (Lot 12 DP521683)	R2 Low Density Residential
18 Waipori Street, St Ives Chase (Lot 11 DP521683)	R2 Low Density Residential
149B Warrimoo Avenue/ 2 Ovens Place St Ives Chase (Lot 3 DP211118)	R2 Low Density Residential
151 Warrimoo Avenue, St Ives Chase (Lot 2 DP211118)	R2 Low Density Residential
153 Warrimoo Avenue, St Ives Chase (Lot 1 DP211118)	R2 Low Density Residential
1 Ovens Place, St Ives Chase (Lot 4 DP211118)	R2 Low Density Residential
2 Ovens Place, St Ives Chase (Lot 3 DP211118)	R2 Low Density Residential
3 Ovens Place, St Ives Chase (Lot 6 DP216622)	R2 Low Density Residential
4 Ovens Place, St Ives Chase (Lot 19 DP216622)	R2 Low Density Residential
5 Ovens Place, St Ives Chase (Lot 7 DP216622)	R2 Low Density Residential
6 Ovens Place, St Ives Chase (Lot 102 DP553379)	R2 Low Density Residential
7 Ovens Place, St Ives Chase (Lot 8 DP216622)	R2 Low Density Residential
8 Ovens Place, St Ives Chase (Lot 17 DP216622)	R2 Low Density Residential
9 Ovens Place, St Ives Chase (Lot 9 DP216622)	R2 Low Density Residential
10 Ovens Place, St Ives Chase (Lot 16 DP216622)	R2 Low Density Residential
11 Ovens Place, St Ives Chase (Lot 10 DP216622)	R2 Low Density Residential
11A Ovens Place, St Ives Chase (Lot 11 DP216622)	R2 Low Density Residential
12 Ovens Place, St Ives Chase (Lot 15 DP216622)	R2 Low Density Residential
14 Ovens Place, St Ives Chase (Lot 21 DP505356)	R2 Low Density Residential
15 Ovens Place, St Ives Chase (Lot 23 DP505356)	R2 Low Density Residential
17 Ovens Place, St Ives Chase (Lot 22 DP505356)	R2 Low Density Residential
31 Tokanue Place, St Ives Chase (Lot 1 DP43715)	E2 Environmental Conservation
24 Waipori Street, St Ives Chase (Lot 3 DP248511)	E2 Environmental Conservation
3 Lee Place, St Ives Chase (Lot 12 DP231168)	RE1 Public Recreation
207 Warrimoo Avenue, St Ives Chase (Lot 36 DP236026)	RE1 Public Recreation
25a Yarralumla Avenue, St Ives Chase (Lot 59 DP224918)	RE1 Public Recreation
38a Yarralumla Avenue, St Ives Chase (Lot 60 DP224918)	RE1 Public Recreation

Deferred Area 4 – Campbell Drive

All land to be zoned R2 Low Density Residential except for:

Lot/Address	Proposed Zoning
1 Cooper Crescent, Wahroonga (Lot 193 DP227443)	E4 Environmental Living
3 Cooper Crescent, Wahroonga (Lot 194 DP227443)	E4 Environmental Living
5 Cooper Crescent, Wahroonga (Lot 195 DP227443)	E4 Environmental Living
7 Cooper Crescent, Wahroonga (Lot 196 DP227443)	E4 Environmental Living
9 Cooper Crescent, Wahroonga (Lot 197 DP227443)	E4 Environmental Living
11 Cooper Crescent, Wahroonga (Lot 198 DP227443)	E4 Environmental Living
112 Campbell Drive, Wahroonga (Lot 144 DP224722)	E4 Environmental Living

Deferred Area 5 – Browns Road – Fox Valley Road – Jordan Avenue

All land to be zoned E4 Environmental Living except for:

Lot/Address	Proposed Zoning
198 The Comenarra Parkway, Wahroonga (Lot 2 DP255904)	R2 Low Density Residential
200 The Comenarra Parkway, Wahroonga (Lot 1 DP255904)	R2 Low Density Residential
206 The Comenarra Parkway, Wahroonga (Lot A DP407372)	R2 Low Density Residential
208 The Comenarra Parkway, Wahroonga (Lot 2 DP1155858)	R2 Low Density Residential
208A The Comenarra Parkway, Wahroonga (Lot 3 DP1155858)	R2 Low Density Residential
1a The Broadway, Wahroonga (Lot 477 DP14590)	E2 Environmental Conservation
9a The Broadway, Wahroonga (Lot 478 DP14590)	RE1 Public Recreation
Eurong Street, Wahroonga (Lot 480 DP14590)	RE1 Public Recreation
20 Morona Avenue, Wahroonga (Lot 482 DP14590, Lot 488 DP14590)	E2 Environmental Conservation

Deferred Area 6 – Howson Avenue

All land to be zoned E4 Environmental Living

Deferred Area 7 – Eastern Arterial Road

All land to be zoned E4 Environmental Living except for:

Lot/Address	Proposed Zoning
A9 Hunter Avenue, St Ives (Lot 3 DP711196)	R2 Low Density Residential
A11 Hunter Avenue, St Ives (Lot 2 DP711196)	R2 Low Density Residential
A15 Hunter Avenue, St Ives (Lot 2 DP259576)	R2 Low Density Residential
A17 Hunter Avenue, St Ives (Lot 5 DP259576)	R2 Low Density Residential
A19 Hunter Avenue, St Ives (Lot 4 DP259576)	R2 Low Density Residential
A21 Hunter Avenue, St Ives (Lot 3 DP259576)	R2 Low Density Residential
A23 Hunter Avenue, St Ives (Lot 1 DP259576)	R2 Low Density Residential
86A Eastern Arterial Road, St Ives (Lot 862 DP752031)	E2 Environmental Conservation

Deferred Area 8 – Parker Avenue – Evans Street

All land to be zoned E4 Environmental Living except:

Lot/Address	Proposed Zoning
5a Ramsay Avenue, West Pymble (Lot 74 DP222236)	RE1 Public Recreation

Deferred Area 9 – Bowen Avenue

All land to be zoned E4 Environmental Living.

Deferred Area 10 – Ashburton Avenue

All land to be zoned E4 Environmental Living.

Deferred Area 11 – Boronga Avenue – Gloucester Avenue

All land to be zoned E4 Environmental Living except:

Lot/Address	Proposed Zoning
4a Boronga Avenue, West Pymble (Lot 63 DP28353)	RE1 Public Recreation

Deferred Area 12 – East Killara

All land to be zoned E4 Environmental Living except:

Lot/Address	Proposed Zoning
20 Kanowar Avenue, East Killara (Lot 100 DP1176072)	E2 Environmental Conservation
56-58 Koola Avenue, East Killara (Lot 3 DP588630)	Part E4 Environmental Living and Part B1 Neighbourhood Centre
24 Fairbairn Avenue (23 Wentworth Avenue) East Killara (Lot 1 DP785001)	R2 Low Density Residential
18 Fairburn Avenue, East Killara (Lot 16 DP758372)	R2 Low Density Residential
20 Fairburn Avenue, East Killara (Lot 2 DP785001)	R2 Low Density Residential
Redfield Road (Lot 32 DP28795)	E2 Environmental Conservation
22 Parnell Street, East Killara (Lot 15 DP239117)	SP2 Water Supply System
25a Saiala Road, East Killara (Lot 21 DP29188)	RE1 Public Recreation
9 Kimberley Street, East Killara (Lot 16 DP241746)	RE1 Public Recreation
118a Koola Avenue, East Killara (Lot 17 Sec 13 DP352856)	E2 Environmental Conservation
Lot A DP386703 (Part of Killara High School)	SP2 Educational Establishment

Deferred Area 13 – Bradfield Road

All land to be zoned E4 Environmental Living.

A copy of the proposed zoning maps as described above are included within Part 4 Mapping of this Planning Proposal.

A table comparing the objectives, permitted and prohibited development for the R2 Low Density Residential, E3 Environmental Management and E4 Environmental Living zones is included at **Appendix E**.

3. Amendment to the Acid Sulfate Soils Map in accordance with the proposed Acid Sulfate Soils Map included within Part 4 Mapping of this Planning Proposal.
4. Amendment to the Terrestrial Biodiversity Map in accordance with the proposed Terrestrial Biodiversity Maps included within Part 4 Mapping of this Planning Proposal.
5. Amendment to the Floor Space Ratio Map in accordance with the proposed floor space ratio map included within Part 4 Mapping of this Planning Proposal.
6. Amendment to the Height of Buildings Map in accordance with the height of buildings map included within Part 4 Mapping of this Planning Proposal.
7. Amendment to the Lot Size Map in accordance with the lot size map included within Part 4 Mapping of this Planning Proposal.
8. Amendment to the Riparian Lands and Watercourses Map in accordance with the Riparian Lands and Watercourses Map included within Part 4 Mapping of this Planning Proposal.
9. Amendment to the Heritage Map in accordance with the Heritage Map included within Part 4 Mapping of this Planning Proposal.
10. Amendment to Schedule 5 of the written instrument as follows:

Schedule 5 Environmental Heritage

Suburb	Item Name	Address	Property Description	Significance	Item No
North Turramurra	"Brooklyn", dwelling house	183-185 Bobbin Head Road	Lot 12, DP 827972	Local	I492
North Turramurra	Dwelling house	36 Banks Avenue	Lot 5, DP 1061616	Local	I488
North	"Huon Park	402 Bobbin	Lot 8, DP	Local	I490

Turramurra	House"	Head Road	23868		
North Wahroonga	"Taree", dwelling house	93 Grosvenor Street	Lot 1, DP504381	Local	1494
North Wahroonga	Dwelling house	102 Grosvenor Street	Lot 12, DP 1128746	Local	1495

11. Amendment to Schedule 1 of the written instrument as follows:

54 Use of certain land at 20 Kanowar Avenue, East Killara

- (1) This clause applies to land at 20 Kanowar Avenue, East Killara, being Lot 100 DP1176072
- (2) Development for the purpose of an "eco-tourist facility" is permitted with development consent.
- (3) Development for the purpose permitted in subclause (2) must not exceed a maximum of 12 persons.

12. Amendment to the written instrument to include the of Standard Instrument standard clause **5.13**

Eco-tourist Facility

- (1) *The objectives of this clause are as follows:*
 - (a) *to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,*
 - (b) *to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.*
- (2) *This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.*
- (3) *The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that:*
 - (a) *there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and*
 - (b) *the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and*
 - (c) *the development will enhance an appreciation of the environmental and cultural values of the site or area, and*
 - (d) *the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and*
 - (e) *the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and*

- (f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and*
- (g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and*
- (h) any infrastructure services to the site will be provided without significant modification to the environment, and*
- (i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and*
- (j) the development will not adversely affect the agricultural productivity of adjoining land, and*
- (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment:*
 - (i) measures to remove any threat of serious or irreversible environmental damage,*
 - (ii) the maintenance (or regeneration where necessary) of habitats,*
 - (iii) efficient and minimal energy and water use and waste output,*
 - (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,*
 - (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.*

9, 9A and 11-15 Curagul Road, North Turramurra

13. Amendment to the Zoning Map to zone 9, 9A and 11-15 Curagul Road, North Turramurra to E4 Environmental Living, in accordance with the Zoning Map included at Part 4 Mapping.

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?

Yes. The Planning Proposal is the result of the recommendations contained within *Managing Bushfire Risk, Now and Into the Future* (March 2012). As part of the preparation of the Ku-ring-gai Local Environmental Plan 2015, Council prepared this background study to guide the preparation of the KLEP 2015 with the aim to reduce risks from bushfire events through the incorporation of strategic land management approaches. The study is included at **Appendix A**.

In assessing bushfire evacuation risks, the study looked at research undertaken by Cova (2005), which reasons that fire prone communities at the bushland interface should have a maximum occupancy rate and recommends a minimum number of exits based on the number of households in the sensitive area.

The study also recommended zoning properties within high bushfire evacuation risk areas as an environmental zone under the KLEP 2015 in order to reduce the risks from bushfire events. The environment zones permit residential development, but limit the overall number of development types or uses permissible. The application of the environment zoning is a planning measure to prevent increases in density and development types that would increase evacuation risks within these areas.

As a result of the study, Council is proposing to apply the E4 Environmental Living zone to properties that are located within evacuation risk areas (as identified on the Bushfire Evacuation Risk Map) that do not meet the exit criteria as defined by Cova (2005).

Council engaged independent consultants to carry out biodiversity assessments of 20 Kanowar Avenue, East Killara and 56-58 Koola Avenue, East Killara which evaluated the site conditions and potential ecological constraints on the sites in order to inform the future land use zoning.

The proposed E2 Environmental Conservation zoning applied to 20 Kanowar Avenue is supported by the biodiversity assessment which demonstrates that the site meets the zone objectives of the E2 zone relating to high ecological values. The assessment found that the bushland is in good condition with only minor weed infestation. It adjoins other more extensive vegetation which together provides important wildlife connectivity between larger areas of bushland from Gangal National Park and Ku-ring-gai Chase National Park to the north to Middle Cove in the South. It was mapped as forming part of the then Sydney Metropolitan Authority Regional Fauna Habitat with “Highest Fauna Values” (DECC 2008). It also forms part of the Regional Fauna Habitat within the Middle Harbour Valley, one of three areas of regional fauna habitat identified by Ku-ring-gai Council. The site is also considered a Category 1 site in accordance with the conservation significance assessment and has high ecological value. A copy of the assessment is included at **Appendix B**.

The proposed E4 Environmental Living zoning applied to the rear portion of 56-58 Koola Avenue, East Killara (Warrington Reserve) is supported by the biodiversity assessment which

found that the vegetation within the bush reserve is not listed as endangered or threatened, comprises a lack of species diversity and mid-storey cover and has a dominance of grass rather than shrubs. The assessment found the site contains a lack of important habitat features. The site is a small patch size which is impacted by edge effects and contains disturbed habitat, and in this regard is not considered vital for maintaining habitat connectivity or habitat for native species in a local or regional context. A full copy of the assessment is included at **Appendix F**.

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 including the 13 deferred areas within the KLEP 2015 and resolving the deferred status of these areas. A Planning Proposal is required in order to have such amendments made to the KLEP 2015.

B. Relationship to strategic planning framework

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

The Planning Proposal is consistent with the goals, directions and actions contained within A *Plan for Growing Sydney* (the Sydney Metropolitan Strategy).

Specifically, the Planning Proposal is consistent with the following:

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

This goal seeks to build a more sustainable, resilient city that responds to the potential threat of natural hazards such as flooding and bushfire. The Planning Proposal is consistent with this goal in that it seeks to appropriately zone areas identified as having a high risk of evacuating safely in the event of a bushfire. The E4 zoning will reduce the potential for increasing the number of people trying to evacuate from these areas, through limiting land uses and subdivision lot sizes. The E4 zoning will also reduce the number vulnerable groups of people, and assets within these areas that are likely to be impacted by bushfire events.

- *Direction 4.2 - Build Sydney's resilience to natural hazards*

This direction acknowledges that Sydney's unique environmental setting allows us to live close to bushland and waterways. Many of us highly value these features, however the

threat of bushfire and floods to community safety, homes and livelihoods must be considered when planning the city.

The proposed use of the E4 Environmental Living zone is a proactive approach to the both the management of natural resources and the management of environmental hazards caused by bushfire risk. The bushfire risk results from the historical development pattern in Ku-ring-gai which has seen fingers of bushland into residential areas. The proposed use of the E4 Environmental Living zone is based on the best available evidence and a rigorous assessment of the risks.

- *Action 4.2.1 - Provide local councils and communities with tools and information to shape local responses to natural hazards*

This action acknowledges that urban planning can manage some risks from natural hazards through design, landscaping, emergency management, and infrastructure and in some cases limiting development in high risk areas. The Planning Proposal applies a local response to the bushfire and evacuation risk hazards impacting communities within the Ku-ring-gai local government area by limiting the permissible types of development within these areas.

- *Action 4.2.3 - Map natural hazard risks to inform land use planning decisions*

This direction outlines that hazard mapping will guide planning decisions so that new land for housing and jobs is not created in areas with unacceptable risk. By integrating this information into strategic planning, new developments will not be placed in harm's way and will not increase risks. The Planning Proposal and the land use planning decision to apply the E4 Environmental Living zone has been informed by the evacuation risk mapping identified on the Bushfire Evacuation Risk Map in order reduce evacuation risks within the deferred areas.

There is currently no exhibited draft sub-regional strategy for the north sub-region in which Ku-ring-gai is located. However, *A Plan for Growing Sydney* identifies a number of priorities for the north sub-region. The Planning Proposal is consistent with the following priorities:

- *Protection the natural environment and promote its sustainability and resilience*
 - *Promote early strategic consideration of bushfire, flooding and coastal erosion in relation to any future development in the subregion*

The Planning Proposal seeks to provide early strategic consideration of bushfire through strategic land use management. It is proposed to apply the E4 Environmental Living zone to properties that are located within evacuation risk areas (as identified on the Bushfire Evacuation Risk Map) that do not meet the exit criteria as defined by Cova (2005). The application of the E4 zoning is a planning measure to prevent increases in density and development types (particularly those that cater to vulnerable groups of people) that would increase evacuation risks within these areas.

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

The Planning Proposal is consistent with Ku-ring-gai Council's Community Strategic Plan *Our Community. Our Future. Community Strategic Plan 2030*, specifically Theme 03 relating to Places, Spaces and Infrastructure. The Planning Proposal is consistent with the following objectives and achievements:

- *P2 – Managing Urban Change*
- *P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai*
 - *Strategies, plans and processes are in place to effectively manage the impact of new development*
 - *Community confidence has continued in our assessment, regulatory and environmental processes*

The Planning Proposal will help provide a robust planning framework for the local government area through the inclusion of 13 deferred areas within the principal LEP. The inclusion of these areas within the principal LEP will mean that the old Ku-ring-gai Planning Scheme Ordinance will cease to apply to these areas.

The Planning Proposal will provide land use zoning and development standards to effectively manage the impact of new development within these areas identified as having a high evacuation risk in the event of a bushfire.

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

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

SEPP	Comment on Consistency
SEPP 19 Bushland in Urban Areas	The Planning Proposal is consistent with the aims and objectives of SEPP 19 which seek to protect and preserve bushland within urban areas. The Planning Proposal gives priority to retaining bushland through the biodiversity and riparian lands mapping within the 13 deferred areas.
SEPP 55 Remediation of Land	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. The zoning proposed within this Planning Proposal will not result in a significant change to permissible uses which will increase risks to health or environment.
SEPP (Housing for Seniors or People with a Disability) – 2004	The aim of this policy is to encourage the provision of housing that increases the supply and diversity of residences that meet the needs of seniors or people with a disability. The deferred areas the subject of this Planning Proposal are located within areas identified within the SEPP (Housing for Seniors or People with a Disability) 2004 exclusion zone, which restricts further development of housing for seniors or people with a disability due to the evacuation risk for groups of vulnerable people in the event of a bushfire. In this regard, the Planning Proposal is consistent with Schedule 1 of the SEPP as the areas the subject of this Planning Proposal are identified as Environmentally sensitive land for the purposes of the SEPP.
SEPP Infrastructure 2007	The aim of this policy is to facilitate the effective delivery of infrastructure across the state. The Planning Proposal is consistent with the aims of the SEPP and will not restrict the provision of infrastructure under the SEPP.
SEPP Exempt and Complying Development Codes 2008	The Codes SEPP aims to provide a streamlined assessment process for certain types of development that are considered to have minimal environment impact. The Planning Proposal does not include any exempt or complying development provisions that are inconsistent with the SEPP.

SREPP	Comment on Consistency
SYDNEY REP 20 Hawkesbury-Nepean River	The SREPP requires consideration be given to the impact of future land uses in the Hawkesbury-Nepean River catchment in a regional context. The SEPP covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture and urban and rural residential development.

SREPP	Comment on Consistency
	The Planning Proposal is consistent with the aims of the SREPP and the proposed zoning and land uses will not result in adverse impact to the Hawkesbury-Nepean River catchment.
SYDNEY REP (Sydney Harbour Catchment) 2005	<p>The SREPP aims to provide a balance between a working harbour, a healthy and sustainable waterway and recreational access to the foreshore and waterways.</p> <p>The Planning Proposal is consistent with the SREPP and the proposed zoning and land uses will not result in adverse impact to the Sydney Harbour catchment.</p>

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

The following table identifies applicable Section 117 Directions and outlines this Planning Proposal's consistency with those Directions.

Directions under S117	Objectives	Consistency
2. ENVIRONMENT AND HERITAGE		
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	<p>Consistent.</p> <p>The Planning Proposal provides for the protection and conservation of environmentally sensitive areas. The proposed use of the E4 Environmental Living zone is a proactive approach to both the management of natural resources and the management of environmental hazards caused by bushfire risk.</p> <p>The Planning Proposal provides for the protection of 20 Kanowar Avenue East Killara which has been identified as having high ecological value through an independent biodiversity assessment (Appendix B). Accordingly, the site is proposed to be zoned E2 Environmental Conservation in order to protect the land that has a high conservation value outside of the national park and reserve system. It is proposed to permit "eco-tourist facilities" with consent on this site via Schedule 1 of the LEP, being one of the very limited commercial uses potentially compatible with the ecological constraints of the site.</p>
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	<p>Consistent.</p> <p>The planning proposal seeks to retain the existing heritage items identified within the KPSO and translate these items into Schedule 5 and on the heritage map of the KLEP 2015.</p> <p>102 Grosvenor Street, North Wahroonga</p>

Directions under S117	Objectives	Consistency
		(I495) was subdivided in 2006, and these new lots have been developed with new dwellings. The existing KPSO heritage map shows the original extent of this heritage item, the proposed heritage map for this planning proposal reflects the subdivision and reduced curtilage of the heritage item.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	<p>The objectives of this direction are:</p> <p>(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) to minimise the impact of residential development on the environment and resource lands.</p>	<p>Justifiably inconsistent.</p> <p>The Planning Proposal meets the objective (c) of the direction which seeks to minimise the impact of residential development on the environment. The E4 Environmental Living zone is a proactive approach to both the management of natural resources and the management of environmental hazards caused by bushfire risk. The E4 zone will allow low impact residential development.</p> <p>The land to which the Planning Proposal applies to is not suitable to encourage a variety of housing types (e.g. higher densities and seniors living) due to the evacuation risk associated with the areas. The Planning Proposal seeks to limit the amount of additional people trying to evacuate from these areas in the event of a bushfire. The evacuation risk to these areas is already well established with the SEPP (Housing for Seniors or People with a Disability) 2004 exclusion zone.</p> <p>The proposed zoning is supported by Council's study <i>Managing Bushfire Risk, Now and into the Future</i></p> <p>The Planning Proposal will result in the down-zoning of three sites currently zoned residential under the provisions of the KPSO. The sites are:</p> <ul style="list-style-type: none"> • 20 Kanowar Avenue East Killara • Lot 323 DP752031 – Part of Glengarry • Knox Curagul Playing Fields at 408 and 410-412 Bobbin Head Road North Turramurra <p>20 Kanowar Avenue East Killara – The site is zoned residential 2(b) under the KPSO. The planning proposal seeks to zone the site E2 Environmental Conservation as a means to protect the site which has high ecological values. An independent assessment (Appendix B) of the site found the site to have high ecological values, consistent with the objectives of the E2 zone. The parcel of land is currently undeveloped, if the site was to retain</p>

Directions under S117	Objectives	Consistency
		<p>it residential zoning, any development would be highly constrained by the constraints of the site, including slope, bushfire planning requirements and biodiversity no let loss requirements.</p> <p>It is proposed to permit “eco-tourist facilities” with consent on this site via Schedule 1 of the LEP, being a commercial use potentially compatible with the ecological constraints of the site.</p> <p>Lot 323 DP752031 – The lot is currently zoned part residential 2(c) and part recreation 6(a) under the provisions of the KPSO. A submission was received from the land owner – Girl Guides NSW/ACT – during the exhibition of the then draft KLEP 2013 which requested the whole of the site be zoned RE2 Private Recreation. It is acknowledged that the RE2 zoning across the whole of the site – instead of zoning the site part E4 and part RE2 – would better facilitate the ongoing use of the site for its current purpose (girl guides training and camp).</p> <p>Knox Curagul Playing Fields – The site is currently zoned Residential 2(h) under the KPSO. It was proposed to be zoned E3 Environmental Management under the Draft KLEP 2013. During the exhibition of the Draft KLEP 2013, a submission was received on behalf of Knox Grammar School which requested the site be zoned SP2 Infrastructure. The submission raised concern that the E3 zoning does not reflect the purpose for which Knox uses the land, that the E3 zoning prohibits educational establishments, and the E3 zone is not a prescribed zone under the Infrastructure SEPP, and in this regard there would be no avenue for obtaining consent to develop the site for school purposes.</p> <p>As part of the re-assessment of the North Turramurra deferred area, further consideration was given to the zoning of this site. It is acknowledged that an SP2 Infrastructure zoning would be consistent with the zoning of other school sites across the LGA. However, a zoning of SP2 Infrastructure on the site would allow the site to be further developed and its use intensified under the provisions of the Infrastructure SEPP. In this regard, the further intensification of the use of the site for a school campus is not compatible with the aims of the Planning Proposal or the surrounding area. The North Turramurra area is identified as a bushfire evacuation risk area, and the Planning Proposal is seeking to exclude land uses such as schools, retirement</p>

Directions under S117	Objectives	Consistency
		<p>villages and childcare centres, which area identified as Special Fire Protection Purposes under s100B of the Rural Fires Act 1997. These uses will lead to increased evacuation risks to vulnerable groups of people and in this regard are incompatible.</p> <p>The Knox Curagul Playing Fields are recommended to be zoned RE2 Private Recreation, which is consistent with the current use of the site. This zoning will facilitate the ongoing use of the site for its current purposes for private recreation and will not permit further intensification of the use for school purposes.</p>
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	<p>Consistent.</p> <p>The Planning Proposal will not restrict home occupations to be carried out without the need for development consent.</p>
4. HAZARD AND RISK		
4.4 Planning for Bushfire Protection	<p>The objectives of this direction are:</p> <p>(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) to encourage sound management of bush fire prone areas.</p>	<p>Consistent.</p> <p>The Planning Proposal takes into consideration the findings and recommendations of the background study, "Managing Bushfire Risk, Now and Into the Future" (2012, Ku-ring-gai Council) (Appendix A) which uses a risk management approach to assess the management of bushfire risks and provides guidance for zoning, land use and development standards in high risk areas.</p> <p>The application of the E4 zoning will prohibit incompatible land uses within the bushfire evacuation risk areas.</p> <p>The NSW Rural Fire Service, as well as other services involved in evacuations such as the Police, Fire and Rescue, SES and Ambulance, will be consulted with during the process.</p>
6. LOCAL PLAN MAKING		
Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	<p>Consistent.</p> <p>The Planning Proposal does not seek to include additional provisions that require concurrence, consultation for referral of development applications to a Minister or public authority, or identify development as designated development.</p>
6.2 Reserving Land for Public Purposes	<p>The objectives of this direction are:</p> <p>(a) to facilitate the</p>	<p>Consistent.</p> <p>Road Reservations:</p>

Directions under S117	Objectives	Consistency																											
	<p>provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition</p>	<p>The Planning Proposal applies to land that is currently the subject of road reservations, as follows:</p> <table> <tr> <th>Property</th><th>KPSO Zoning</th><th>Proposed Zoning</th></tr> <tr> <td>17 Ashburton Ave, South Turramurra (Lot 103 DP588278)</td><td>Part Residential 2(c) and Part Reserved County Road Widening</td><td>E4 Environmental Living</td></tr> <tr> <td>19 Ashburton Ave, South Turramurra (Lot 4 DP793832)</td><td>Part Residential 2(c) and Part Reserved County Road Widening</td><td>E4 Environmental Living</td></tr> <tr> <td>21 Ashburton Ave, South Turramurra (Lot 3 DP793832)</td><td>Part Residential 2(c) and Part Reserved County Road Widening</td><td>E4 Environmental Living</td></tr> <tr> <td>27 Ashburton Ave, South Turramurra (Lot 51 DP246153)</td><td>Part Residential 2(c) and Part Reserved County Road Widening</td><td>E4 Environmental Living</td></tr> <tr> <td>43 Ashburton Ave, South Turramurra (Lot 812 DP1060627)</td><td>Part Residential 2(c) and Part Reserved County Road Widening</td><td>E4 Environmental Living</td></tr> <tr> <td>47 Ashburton Ave, South Turramurra (Lot 92 DP565360)</td><td>Part Residential 2(c) and Part Reserved County Road Widening</td><td>E4 Environmental Living</td></tr> <tr> <td>49 Ashburton Ave, South Turramurra (Lot 91 DP565360)</td><td>Part Residential 2(c) and Part Reserved County Road Widening</td><td>E4 Environmental Living</td></tr> <tr> <td>51 Ashburton Ave, South Turramurra (Lot 106 DP246668)</td><td>Part Residential 2(c) and Part Reserved County</td><td>E4 Environmental Living</td></tr> </table>	Property	KPSO Zoning	Proposed Zoning	17 Ashburton Ave, South Turramurra (Lot 103 DP588278)	Part Residential 2(c) and Part Reserved County Road Widening	E4 Environmental Living	19 Ashburton Ave, South Turramurra (Lot 4 DP793832)	Part Residential 2(c) and Part Reserved County Road Widening	E4 Environmental Living	21 Ashburton Ave, South Turramurra (Lot 3 DP793832)	Part Residential 2(c) and Part Reserved County Road Widening	E4 Environmental Living	27 Ashburton Ave, South Turramurra (Lot 51 DP246153)	Part Residential 2(c) and Part Reserved County Road Widening	E4 Environmental Living	43 Ashburton Ave, South Turramurra (Lot 812 DP1060627)	Part Residential 2(c) and Part Reserved County Road Widening	E4 Environmental Living	47 Ashburton Ave, South Turramurra (Lot 92 DP565360)	Part Residential 2(c) and Part Reserved County Road Widening	E4 Environmental Living	49 Ashburton Ave, South Turramurra (Lot 91 DP565360)	Part Residential 2(c) and Part Reserved County Road Widening	E4 Environmental Living	51 Ashburton Ave, South Turramurra (Lot 106 DP246668)	Part Residential 2(c) and Part Reserved County	E4 Environmental Living
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		<table border="1"> <tr> <td></td><td>Road Widening</td><td></td></tr> <tr> <td>53 Ashburton Ave, South Turramurra (Lot 105 DP246668)</td><td>Part Residential 2(c) and Part Reserved County Road Widening</td><td>E4 Environmental Living</td></tr> <tr> <td>4 Eastern Arterial Road, St Ives (Lot 13 DP867891)</td><td>Part Residential 2(c) and Part Reserved County Road Widening</td><td>E4 Environmental Living</td></tr> </table> <p>Council will consult with RMS on the status of these existing road reservations. Where the RMS identifies a requirement to remove the reservation, retain the existing reservation or put in place a new reservation, it will be done in accordance with the requirements of this direction.</p> <p>Bradfield Road, Lindfield: Part of Bradfield Road, Lindfield (adjoining 63-103 Bradfield Road and the CSIRO) is currently zoned "Special Uses – Commonwealth Purposes" under the KPSO. Part of Bradfield Road adjoining 57-45 Bradfield Road was rezoned from "Special Uses – Commonwealth Purposes" to R2 under the KLEP 2015 - reflecting the zoning of the adjoining land. In this regard the proposal to rezone the road to E4 - reflecting the proposed zoning of the adjoining land is not inconsistent.</p> <p>Open Space Reservations: The planning proposal seeks to zone the following existing open space sites from Recreation Existing 6(a) under the KPSO to an Environmental zoning under the KLEP 2015 as follows:</p> <table border="1"> <thead> <tr> <th>Property</th><th>KPSO Zone</th><th>Proposed Zone</th></tr> </thead> <tbody> <tr> <td>28 Du Faur Street, North Turramurra (Lot 27 DP710498)</td><td>Recreation Existing 6(a)</td><td>E2 Environmental Conservation</td></tr> <tr> <td>29 Scullin Place, North Wahroonga (Lot 124 DP752031)</td><td>Recreation Existing 6(a)</td><td>E2 Environmental Conservation</td></tr> <tr> <td>24 Waipori Street, St</td><td>Recreation Existing</td><td>E2 Environmental</td></tr> </tbody> </table>		Road Widening		53 Ashburton Ave, South Turramurra (Lot 105 DP246668)	Part Residential 2(c) and Part Reserved County Road Widening	E4 Environmental Living	4 Eastern Arterial Road, St Ives (Lot 13 DP867891)	Part Residential 2(c) and Part Reserved County Road Widening	E4 Environmental Living	Property	KPSO Zone	Proposed Zone	28 Du Faur Street, North Turramurra (Lot 27 DP710498)	Recreation Existing 6(a)	E2 Environmental Conservation	29 Scullin Place, North Wahroonga (Lot 124 DP752031)	Recreation Existing 6(a)	E2 Environmental Conservation	24 Waipori Street, St	Recreation Existing	E2 Environmental
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Directions under S117	Objectives	Consistency		
		Ives Chase (Lot 3 DP248511)	6(a)	Conservation
		Part of Nerang Street Road Reserve (adjoining 5-7 Nerang Street, Wahroonga)	Recreation Existing 6(a)	E2 Environmental Conservation
		1a The Broadway, Wahroonga (Lot 477 DP14590)	Recreation Existing 6(a)	E2 Environmental Conservation
		20 Morona Ave, Wahroonga (Lot 482 DP14590, Lot 488 DP14590)	Recreation Existing 6(a)	E2 Environmental Conservation
		86a Eastern Arterial Road, St Ives (Lot 862 DP752031)	Recreation Existing 6(a)	E2 Environmental Conservation
		Rear 56-58 Koola Ave, East Killara (Warrington Reserve) (Lot 3 DP588630)	Recreation Existing 6(a)	E4 Environmental Living
		Redfield Road, East Killara (Lot 32 DP28795)	Recreation Existing 6(a)	E2 Environmental Conservation
		118a Koola Ave, East Killara (Lot 17 Sec 13 DP241746)	Recreation Existing 6(a)	E2 Environmental Living
		<p>These proposed rezoning of these sites from Recreation Existing 6(a) to E2 Environmental Conservation will not result in public access to the sites being negated. These sites are categorised as 'natural areas' within Councils Land Management and in this regard the proposed E2 zoning will reflect environmental value of land. There is also precedence within LGA with regard to rezoning of open space sites to E2 - under KLEP 2015 public reserves zoned Recreation 6(a) were rezoned to E2 Environmental Conservation under KLEP 2015.</p>		

Directions under S117	Objectives	Consistency
		<p>Rear 56-58 Koola Avenue, East Killara (Warrington Reserve) – Council made the following resolution on 26 May 2015 after considering a report on the reclassification of Council properties in St Ives, East Killara, Roseville Chase and Wahroonga:</p> <p><i>Recommendations relating to Part 56-58 Koola Avenue East Killara</i></p> <p><i>H. That Part 56-58 Koola Avenue (being Lot 3 DP 588630) be classified as operational land and the zoning unchanged.</i></p> <p><i>I. That, following gazettal of the reclassification for Part 56-58 Koola Avenue, that the General Manager be authorised to proceed with the preparation and lodgement of a subdivision plan for the property to divide the property along the present zoning.</i></p> <p><i>J. That the appropriate zoning and classification for each of the new allotments under the standard template be considered as part of the Planning Proposal for the whole of surrounding area which was also deferred from Ku-ring-gai Local Environmental Plan 2015.</i></p> <p><i>K. That the area fronting Warrington Avenue be considered as part of the Planning Proposal referred to in J above be investigated for a potential residential zoning and the lot facing Koola Avenue be considered for a Neighbourhood Business zone.</i></p> <p>The planning proposal for the reclassification of 56-58 Koola Avenue is currently with the Department of Planning and Environment awaiting gazettal.</p> <p>The rear part of the site currently operates as Warrington Reserve and is currently zoned Recreation Existing 6(a) under the KPSO. The Council resolution from 26 May 2015 required investigation of the rear part of the site for potential residential zoning. As part of the investigation a biodiversity assessment of the site was undertaken (Appendix F). The biodiversity assessment found that the vegetation within the bushland reserve is not listed as endangered or threatened, comprises a lack of species diversity and mid-storey cover and a dominance of grass rather than shrubs. The site contains a lack of important habitat features, and is a small patch size that is impacted by edge effects, disturbed habitat and is not considered vital for maintaining habitat connectivity or habitat for native species in a local or regional context. It is a relatively small public reserve (2709sqm) in East Killara. Removal of this public reserve will not adversely impact residents of East Killara in terms of access to public open space</p>

Directions under S117	Objectives	Consistency
		<p>for recreational purposes. Residents will still have access to Koola Park and Allan Small Oval which provide significant open space and area for recreational purposes. Council is also currently undertaking an upgrade of Koola Park in East Killara and has recently undertaken an upgrade of Allan Small Oval.</p> <p>Having regard for the biodiversity assessment and the provision of public open space within East Killara, it is proposed to rezone the rear of 56-58 Koola Avenue (Warrington Reserve), East Killara, E4 Environmental Living.</p> <p>118a Koola Avenue, East Killara – Note Refer to Addendum – 118a Koola Avenue, East Killara proposed to be zoned from Recreation 6(a) to E2 Environmental Conservation.</p>
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls	<p>Justifiably inconsistent.</p> <p>The Gateway Determination issued by the Department of Planning and Environment on 27 June 2016 required the following:</p> <ol style="list-style-type: none"> 1. <i>Prior to exhibition, Council is to consult with the Rural Fire Service to determine a suitable provision that limits the size, or number of rooms/occupants, of any eco-tourist facility at 20 Kanowar Avenue, East Killara, in view of the site's location in a high bushfire prone area. The agreed provision and amended planning proposal is to be submitted to the Department's regional team for review and approval, prior to proceeding to exhibition.</i> <p>Council has consulted with the Rural Fire Service regarding an appropriate limit to the size or number of rooms/occupants at any eco-tourist facility at 20 Kanowar Avenue, East Killara. The Rural Fire Service have advised :</p> <p><i>The site is rated as extreme risk in the Hornsby/Ku-ring-gai Bush Fire Risk Management Plan (2010). Concern is raised with the proposal to have short stay accommodation on the site given the probable transient nature of visitors to such sites who may not have an appreciation for the risks to the site.</i></p> <p><i>Section 4.2.7 of the PBP identified that the acceptable solution for eco-tourism developments is for the overall accommodation for tourists not to exceed 12 persons. However, the performance criteria does not specify a maximum occupancy for</i></p>

Directions under S117	Objectives	Consistency
		<p>sites, but that 'suitable refuge areas and evacuation arrangements are in place commensurate with the bush fire risk'.</p> <p>Without a specific proposal for consideration, the NSW RFS is unable to provide more specific comments with relation to an eco-tourism facility at the subject site.</p> <p>It is proposed to limit any "eco-tourist facilities" on 20 Kanowar to a maximum of 12 persons, in line with PBP Section 4.2.7.</p> <p>The Department of Planning and Environment's Practice Note PN 09-002 outlines that there are no mandatory permitted uses within the E2 Environmental Conservation Zone proposed for 20 Kanowar Avenue, East Killara. The Practice Note also advises that the uses Council choses should protect the high conservation value of the land and avoid adverse effect in relation to natural hazards. The Practice Note outlines:</p> <p><i>Council's should be aware that uses should not be drawn too restrictively as they may, depending on the circumstances, invoke the Land Acquisition (Just Terms Compensation) Act 1991 and the need for the Minister to designate a relevant acquiring authority</i></p> <p>Accordingly, the site specific planning control to allow 'Eco-tourist facilities' land use at 20 Kanowar Avenue, East Killara is required as it is one of the very limited commercial uses potentially compatible with the ecological constraints of the site and to ensure the land uses for the site aren't drawn too restrictively.</p> <p>The site specific planning control to limit the maximum number of people to 12 at any 'Eco-tourist facility' potentially developed on the site is required due to the site's location within a high bushfire prone area and considering the evacuation risks. <i>Planning for Bushfire Protection 2006</i> notes the following :</p> <p><i>Where eco-tourist facilities are planned they should have low accommodation levels (generally less than 12 persons) so as to facilitate relocation and emergency planning</i> (Chapter 4 – Emergency and Evacuation Planning)</p>
7. METROPOLITAN PLANNING		
7.1 Implementation of the Metropolitan Strategy	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	<p>Consistent.</p> <p>The Planning Proposal is consistent with the NSW Government's Metropolitan Strategy, "A Plan for Growing Sydney". Specifically the</p>

Directions under S117	Objectives	Consistency
		<p>following:</p> <ul style="list-style-type: none"> • Goal 4 – A sustainable and resilient city that protects the natural environment and has a balance approach to the use of land and resources • Direction 4.2 – Build Sydney’s resilience to natural hazards • Action 4.2.1 – Provide local Councils and communities with tools and information to shape local responses to natural hazards • Action 4.2.3 – Map natural hazard risks to inform land use planning decisions • Protection of the natural environment and promote it sustainability and resilience • Promote early strategic consideration of bushfire, flooding and coastal erosion in relation to any future development in the subregion

C. Environmental, social and economic impact

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

The Planning Proposal is unlikely to have an adverse effect on critical habitat or threatened species populations or ecological communities, or their habitats.

An independent biodiversity assessment of the 20 Kanowar Avenue, East Killara has identified the site as having high ecological value. Accordingly, the site is proposed to be zoned E2 Environmental Conservation in order to protect the land that has a high conservation value outside of the national park and reserve system. It is proposed to permit “eco-tourist facilities” with consent on this site via Schedule 1 of the LEP, being one of the limited commercial land uses potentially compatible with the ecological constraints of the site. The associated provisions eco-tourist facilities to be inserted into the LEP seek to:

- a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,*
- b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site*

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 a proactive approach to both the management of natural resources and the management of environmental hazards caused by bushfire risk through the application of the E4 Environmental Living zone and associated development standards.

The proposed application of the E4 Environmental Living zone to properties located within evacuation risk areas (as identified on the Bushfire Evacuation Risk map) that do not meet the exit criteria, seeks to reduce the risks from bushfire events through limiting the development types and permissible uses within these areas. The proposed E4 zoning will not permit uses identified as “*special fire protection purpose*” under Section 100B of the *Rural Fires Act 1997*.

Development will be limited to low density and low impact land uses, including bed and breakfast accommodation, community facilities, dwelling houses, environmental facilities, environmental protection works, flood mitigation works, home-based child care, home businesses, home industries, recreation areas, road and secondary dwellings.

The minimum lot size requirement of 1500sqm for subdivision of land zoned E4 Environmental Living is proposed in order to reduce the potential for increasing the number of people trying to leave an area where there is a high risk of not being able to evacuate safely.

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

The Planning Proposal is expected to result in positive social effects as it will prevent any further intensification of vulnerable population living in areas of high bushfire evacuation risk.

The Planning Proposal is not expected to result in significant economic effects. It is noted that the increase to 1500sqm minimum lot size for subdivision may in some cases have a negative impact on individual property values as they will no longer be able to subdivide. However, this is considered to be offset by the greater social and community safety benefit of restricting any further intensification of development and vulnerable populations living in these areas.

It is noted that within 6 of the deferred areas, there is no potential for subdivision under the current lower 929sqm minimum lot sizes, therefore increasing the minimum lot size to 1500sqm does not make a difference to the subdivision potential within these 6 areas.

D. State and Commonwealth interests**Q10. *Is there adequate public infrastructure for the planning proposal?***

The Planning Proposal will not result in any increase to residential density or intensity of land uses, and therefore it is considered that there will be negligible additional demands or pressures placed on existing infrastructure.

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

Consultation has been undertaken with the following agencies:

- NSW Rural Fire Service
- NSW State Emergency Service
- NSW Police
- NSW Fire and Rescue
- National Parks and Wildlife Service

A meeting was held with Council staff and representatives from the above agencies on 12 August 2015. Council provided a brief presentation and explanation of the background to the deferred areas, the background study *“Managing Bushfire Risk Now and Into the Future”*, and the methodology used – Cova – *“Public Safety in the Urban-Wildland Interface: Should Fire Prone Communities Have a Maximum Occupancy?”*

The following questions were raised and discussed:

- What are the issues for evacuation within these 13 deferred areas?
- How would emergency services go about evacuating these areas?
- What are your views on the methodologies and assumptions that Council has used to inform our decisions?
- Based on the methodology and assumptions, is Council making responsible, reasonable and realistic decisions?
- Are Council’s proposed planning measures to prevent increase in density and development types that would increase evacuation risks supported?

The emergency services advised that the area to be evacuated would depend on the incident, the fire, conditions and resources. They advised that evacuation from some areas, such as North Turramurra, were further complicated by the number of Special Fire Protection Purpose developments with vulnerable people including retirement villages, schools, hospitals and nursing homes.

It was agreed that excluding land uses that provide for vulnerable groups (children, elderly, infirmed) in evacuation risk areas was a reasonable approach as it would ease the number of resources and co-ordination required by the emergency services.

It was also noted that these areas generally adjoin wider bushland areas, including National Parks, which is a fact that is not going to change in the future and that it is likely that eventually a fire event will impact these areas.

The representatives from the NSW Police and NSW Rural Fire Service also provided written comments to the above discussion questions. These comments are included at **Appendix C**.

Consultation following Gateway Determination:

The Gateway Determination required Council to undertake further consultation with the Rural Fire Service and Police, prior to the public exhibition of the planning proposal as follows:

1. *Prior to exhibition, the Council is to consult with the Rural Fire Service to determine a suitable provision that limits the size, or number of rooms/occupants, of any eco-tourist facility at 20 Kanowar Avenue, East Killara, in view of the site's location in a high bushfire prone area. The agreed provision and amended planning proposal is to be submitted to the Department's regional team for review and approval, prior to proceeding to exhibition*
3. *In accordance with S117 Direction 4.4 Planning for Bushfire Protection, Council is to consult with the NSW Rural Fire Service prior to exhibition. In addition, prior to Council commencing community consultation, Council is to consult with the NSW Police Force and provide copies of any advice provided by both these agencies to the Director of the Department's Sydney Region West Office for information purposes.*

Council provided the Rural Fire Service and Police a copy of the planning proposal on 11 July 2016, and requested comments as per the Conditions of the Gateway Determination.

The Police provided a response on 17 August 2016 which agreed that funnelled evacuation that is confined to one or two streets (as within the deferred areas) has some risk. The Police also suggested that Council considered the use of the available land, the number of occupants, motor vehicles and house additions that are approved within these areas so as to not adversely impact on the safety of the affected populations.

The Rural Fire Service provided a response on 17 October 2016 which noted that the proposed residential zoning in the deferred areas R2 Low Density Residential, E4 Environmental Living and E3 Environmental Management, and that some of the permitted uses may allow an increase in the level of occupation of the areas. The response attached the RFS Fact Sheet *"Increased Density on a Single Parcel of Land"* (4/12) which outlines the NSW RFS position on secondary dwellings and other forms of development which result in multiple dwellings on a single parcel of land. The RFS notes that some of the sites identified to be zoned as R2 or E4 may not be able to achieve the maximum radiant heat exposure for multi residential development (e.g. secondary dwellings) and therefore would not be permissible under Planning for Bushfire Protection. The response also notes the many of the uses within the R2 zone are Special Fire Protection Purpose Development under the Planning for Bushfire Protection.

As requested by the Department of Planning, the response also provides advice on 20 Kanowar Avenue, East Killara and the proposed permitted use of 'Eco-Tourist Faculties' and notes that Section 4.2.7 of the Planning for Bushfire Protection identifies that the acceptable solution for eco-tourism developments is for the overall accommodation for tourists to not exceed 12 persons.

The planning proposal has been amended to incorporate a provision that seeks to limit the maximum number of people to 12 at any Eco Tourist facility at 20 Kanowar Avenue, East Killara, in line with the advice from the Rural Fire Service and the Planning for Bushfire Protection Section 4.2.7.

The advice from the Rural Fire Service and Police has been provided to the Department of Planning for information purposes, and is included at **Appendix G**.

The Gateway Determination also required Council to consult with the following public authorities under section 56(2)(d) of the EP&A Act 1979 :

- Office of Environment and Heritage
- Department of Education and Communities
- Roads and Maritime Services
- Department of Health
- Fire and Rescue NSW
- NSW Police Force
- NSW Rural Fire Service
- State Emergency Service
- Ambulance Service of NSW
- Sydney Water

Each public authority was provided with a copy of the planning proposal and relevant supporting material and was given 21 days to comment on the proposal or indicate that they require additional time to comment on the proposal. The responses from the State Agencies are included at **Appendix H**.

Office of Environment and Heritage

Office of Environment and Heritage Greater Sydney Planning Team had no comments on the Planning Proposal.

Department of Education and Communities

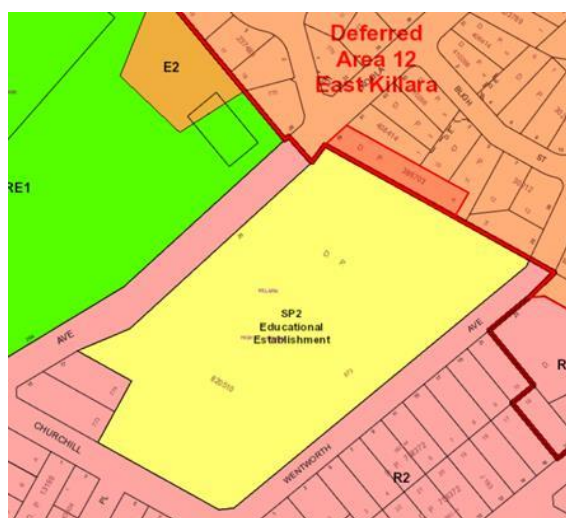
North Turramurra Public School - located in Area 1 North Turramurra. Proposed to be zoned SP2 – Infrastructure (Educational Establishment), requests that the zoning of the school be amended to E4 Environmental Living in line with PN 10-001. E4 zone is a prescribed zone under the Infrastructure SEPP which allows Educational Establishments as permissible development, development without consent and exempt and complying development to apply.

Killara High School – Two lots at the south-western extent of the school site are currently zoned R2 (Lots 773 and 774 DP752031). Part of the site (Lot A DP386703 Note: correspondence from Department of Education originally referred to Lot 873 DP820510 but this was later clarified to Lot A DP386703) is within Area 12 East Killara and is proposed to be zoned E4. The majority of the school site currently zoned SP2 Infrastructure (Educational Establishment). Requests that the whole of the school site be zoned R2.

Comment: The Department of Planning and Environment's Practice Note *Zoning for Infrastructure in LEPs (PN 10-001)* outlines that where the infrastructure type is only permitted in certain prescribed zones (such as educational establishments), existing 'special use' zones should be rezoned the same as the adjacent land if the zoning is a prescribed zone.

During the preparation of the KLEP (Local Centres) 2012 and KLEP 2015 Ku-ring-gai Council sought and received a special dispensation from the Department of Planning to zone school sites SP2 Infrastructure. The justification for this was that educational establishments form a core portion of Ku-ring-gai's employment sector, and this zoning would give Council and the school establishment certainty regarding the preservation of existing school uses on their land well into the future. Many other councils have also taken this approach in their standard instrument LEPs.

With regards to Killara High School, the majority of the school site is located outside of the East Killara deferred area, and is currently zoned SP2 'Educational Establishment' under the KLEP 2015. The only part of the school site (Lot A DP386703 – shown highlighted in red in the map excerpt below) that is located within the deferred areas was exhibited with an E4 zoning. The Department of Education has requested that the whole of the school site be zoned R2 Low Density Residential. This planning proposal only applies to the deferred areas, and therefore Council cannot review the zoning of any lots outside. Having regard for the existing SP2 zoning on the majority of the school site, Council Resolved on 2 May 2017 that Lot A DP386703 (shown highlighted in red below) be amended to SP2 Educational Establishment zoning, consistent with the zoning of other school sites within the LGA.



Map excerpt – Killara High School

The two lots (Lots 773 and 774 DP752031) at the south-western extent of the school that are currently zoned R2 are outside the boundary of the East Killara deferred area. The zoning of these sites may be reviewed during a future LEP so that they are consistent with the SP2 Educational Establishment zoning of the rest of the school site, and consistent with the zoning applied to other schools in the LGA.

With regards to North Turramurra Public School, the Department of Education has requested the site be zoned E4. It is recommended that the zoning be retained as SP2 Infrastructure Educational Establishments (as exhibited), consistent with the zoning of other Schools within Ku-ring-gai.

Roads and Maritime Services

RMS Submission 1 February 2017 - No objections to Planning Proposal. Attached Property Information Management Scheme Plans which show road widening reservations to be included in Areas 2, 5, 9 and 10.

Comment: The road widening reservations referred to in Areas 5, 9, and 10 of the RMS submission (shown by blue diagonal hatching) formed part of the former B2/B3 County Road Reservation which has been abandoned and effectively replaced by the NorthConnex. Parts of this former road corridor have also been rezoned under the Ku-ring-gai LEP 201. The rezoning of the section of corridor between The Comenarra Parkway, Wahroonga and Kissing Point Road, South Turramurra was initiated in 2003 by the NSW Department of Infrastructure Planning and Natural Resources and NSW Roads and Traffic Authority.

Council sent the RMS the information regarding Ku-ring-gai LEP 201 (including maps, and correspondence with the RTA) and the rezoning submission and requested that the RMS review the information and submit a revised response to the planning proposal, particularly in relation to the road widening reservations.

RMS Submission 24 March 2017 – As requested by Council, RMS has reviewed the status of the lands shaded white with blue hatching and confirms that the subject land has been sold by RMS over the years. They have been retained in the PIMS plans for historical purposes only. RMS apologies for the confusion and inconvenience the previous advice may have caused.

Council is reminded that the lands along Kissing Point Road shown in grey and yellow shading are still affected by an existing road widening scheme.

Comment: The revised RMS submission draws Council's attention to certain lands along Kissing Point Road in South Turramurra that RMS claims are still affected by an existing road widening scheme.

Although the majority of these lands lie outside the deferred areas, the advice from RMS is not consistent with Council's records and the Ku-ring-gai LEP (2015) which show that road widening reservations affecting these lands were removed following s56 state agency consultation (in 2012) for the Ku-ring-gai LEP (2015). As part of the state agency consultation, Council submitted draft Ku-ring-gai LEP maps for RMS comment and the RMS response requested the retention of certain road reservations elsewhere in the Ku-ring-gai area, but did not comment on or request the retention of the above road reservations along or near Kissing Point Road.

Staff have responded to RMS drawing its attention to the s56 state agency consultation undertaken in 2012 for the Ku-ring-gai LEP, and have requested RMS review their response in light of this information. No further response from the RMS has been received.

Notwithstanding the above RMS mapping inconsistencies, RMS did not raise any objections to the Planning Proposal for the Deferred Areas

Fire and Rescue NSW

Submissions outlines that the correct agency to respond to request for comment is the Rural Fire Service and provided details for the Executive Officer for the Hornsby Bushfire Management Committee.

Comment: Council has already separately consulted with the RFS Assessment and Planning Team (see below). As per the request from Fire and Rescue, the Planning Proposal was sent to the Executive Officer for the Hornsby Bushfire Management Committee for comment on 5 December 2016. No response has been received.

NSW Police

Submission notes that Council has had consultation with NSW Rural Fire Service, who have the primary responsibility for the management of fire that may occur within the defined areas. Notes that access to these areas is confined to one or two streets and agrees that funnelled evacuation has some risk.

The NSW Police Force role in emergencies is governed by the *State Emergency and Rescue Management Act 1989* and the *Essential Services Act 1988*. Police have a primary role in evacuations should an emergency be declared.

Submission suggests that Council considered the use of available land, the number of occupants, motor vehicles and house additions that are approved so not to impact adversely on the safety of the affected population.

Comment: The application of the E4 zone to these areas is a way to prohibit incompatible land uses and limit further residential density so as to not adversely impact of the safe evacuation of the population from these areas in the event of bushfire.

NSW Rural Fire Service

Response notes that high density developments present unique challenges in relation to the existing infrastructure and often result in an increased demand on existing services and may result in an increased risk to occupants and the existing community during a bushfire event.

The response attached NSW RFS Fact Sheet 4/12 *Increased Density on a Single Parcel of Land* – which outlines the NSW RFS’s position on the assessment of dual occupancy, multi dwelling house, secondary dwellings (including detached granny flats) and boarding houses that increase density on a parcel of bushfire prone land. These developments are required to be exposed to no greater than 29kW/m² radiant heat exposure and meet the provisions of Section 4.1.3 of Planning for Bushfire Protection with regard to access and provision of services. The response notes that some of the sites may not be able to achieve the maximum radiant heat exposure and therefore would not be permissible under the provisions of Planning for Bushfire Protection. The response also notes that access provisions may not comply due to existing infrastructure constraints. The response notes that in this regard, Ku-ring-gai Council’s study *Managing Bushfire Risk Now and Into the Future* and the Cova 2005 research recommends maximum numbers of households to minimum number of exits. Council should ensure that the potential increase in density within areas affected is suitable in this context.

The response also notes that experience has shown that occupants of Special Fire Purpose Developments are highly vulnerable to the effects of a bush fire. Residents are difficult to evacuate and more susceptible to smoke impacts, resulting in additional demands on emergency services, particularly if evacuation is required. Given the limited access and egress paths to the affected areas and proximity to unmanaged vegetation, it is considered that some of the sites identified may not be suitable for such uses.

With regard to 20 Kanowar Avenue, East Killara, the response notes that the site is rated as an extreme risk in the Hornsby/Ku-ring-gai Bush Fire Risk Management Plan (2010). Concern is raised with the proposal to have short stay accommodation on the site given the probable transient nature of visitors to such sites who may not have an appreciation for the risks to the site. Section 4.2.7 of Planning for Bushfire Protection identifies that the acceptable solution for eco-tourism developments is for the overall accommodation for tourists not exceed 12 persons. The performance criteria does not specify a maximum occupancy for sites, but that *“suitable refuge areas and evacuation/management arrangements are in place commensurate with the bushfire risk”*

Comment: Within the E4 zone secondary dwellings are a development type that is permissible with consent. The advice from the RFS is noted that some sites within these areas may not be able to achieve the maximum radiant heat exposure provisions under Planning for Bushfire Protection and therefore would not be permissible. This is a matter that would be assessed during the development application process.

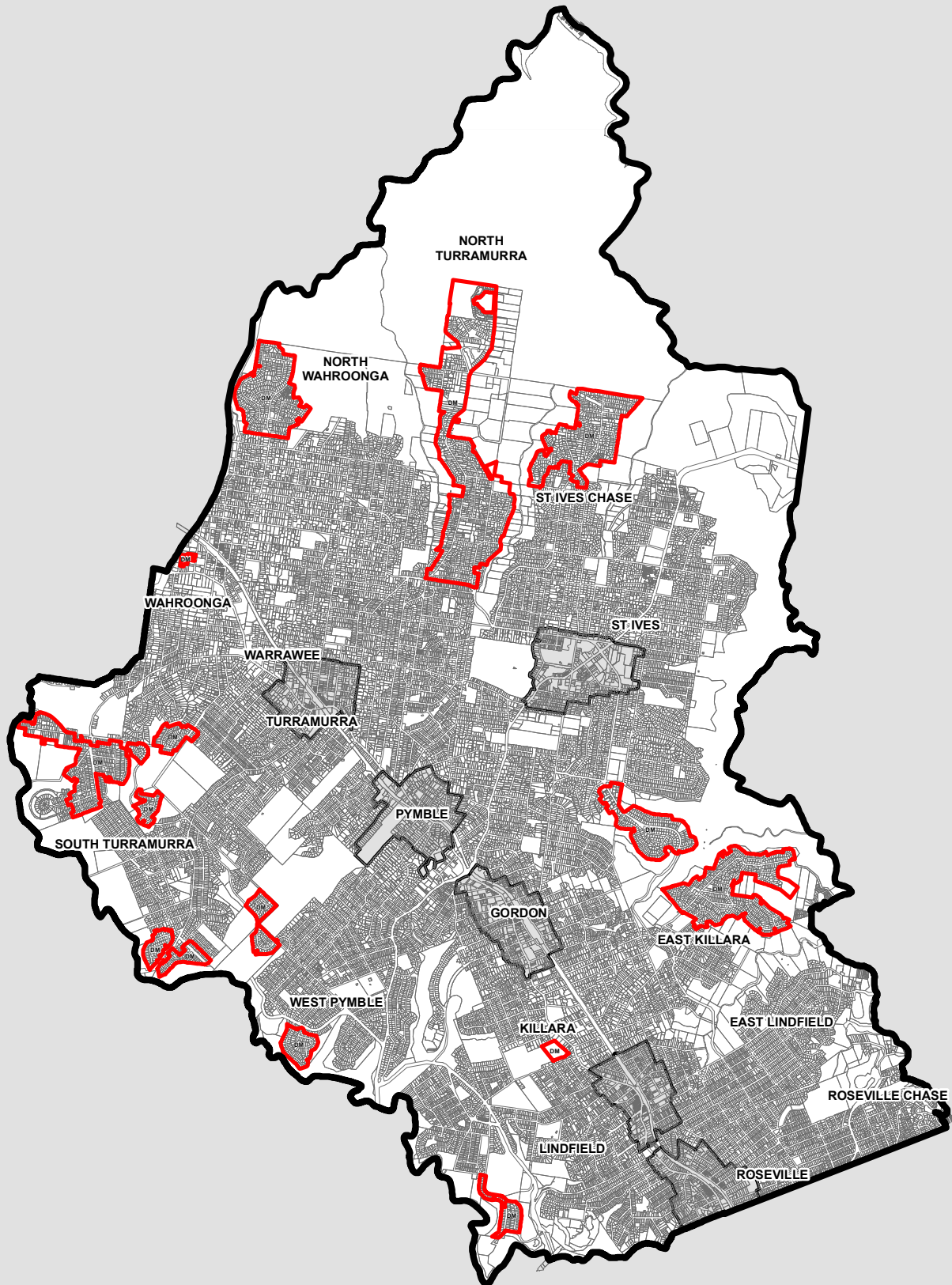
The Planning Proposal and application of the E4 zone is a planning measure to ensure that development types that cater to vulnerable groups, and further increases in residential density do not occur in these areas of evacuation risk. The advice from the RFS is noted that occupants of Special Fire Purpose Developments (such as child care centres) are difficult to evacuate and are more susceptible to smoke impacts resulting in additional demands on emergency services, particularly if evacuation is required. It is for this reason that Council is proposing the E4 zone, as it prohibits these types of developments.

The advice from the RFS and Section 4.2.7 of Planning for Bushfire Protection is noted, and the planning proposal has included a provision to limit any accommodation for an eco-tourist facility at 20 Kanowar Avenue, East Killara to not exceed 12 persons

PART 4 - MAPPING

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

The Planning Proposal will require amendments to the as shown on the following maps:



Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas

Land Application Map - as per KLEP2015



LGA Boundary



Included



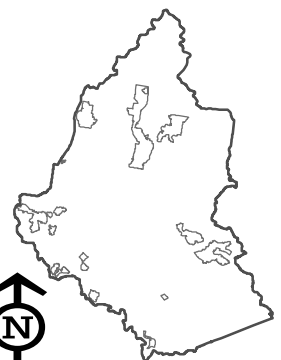
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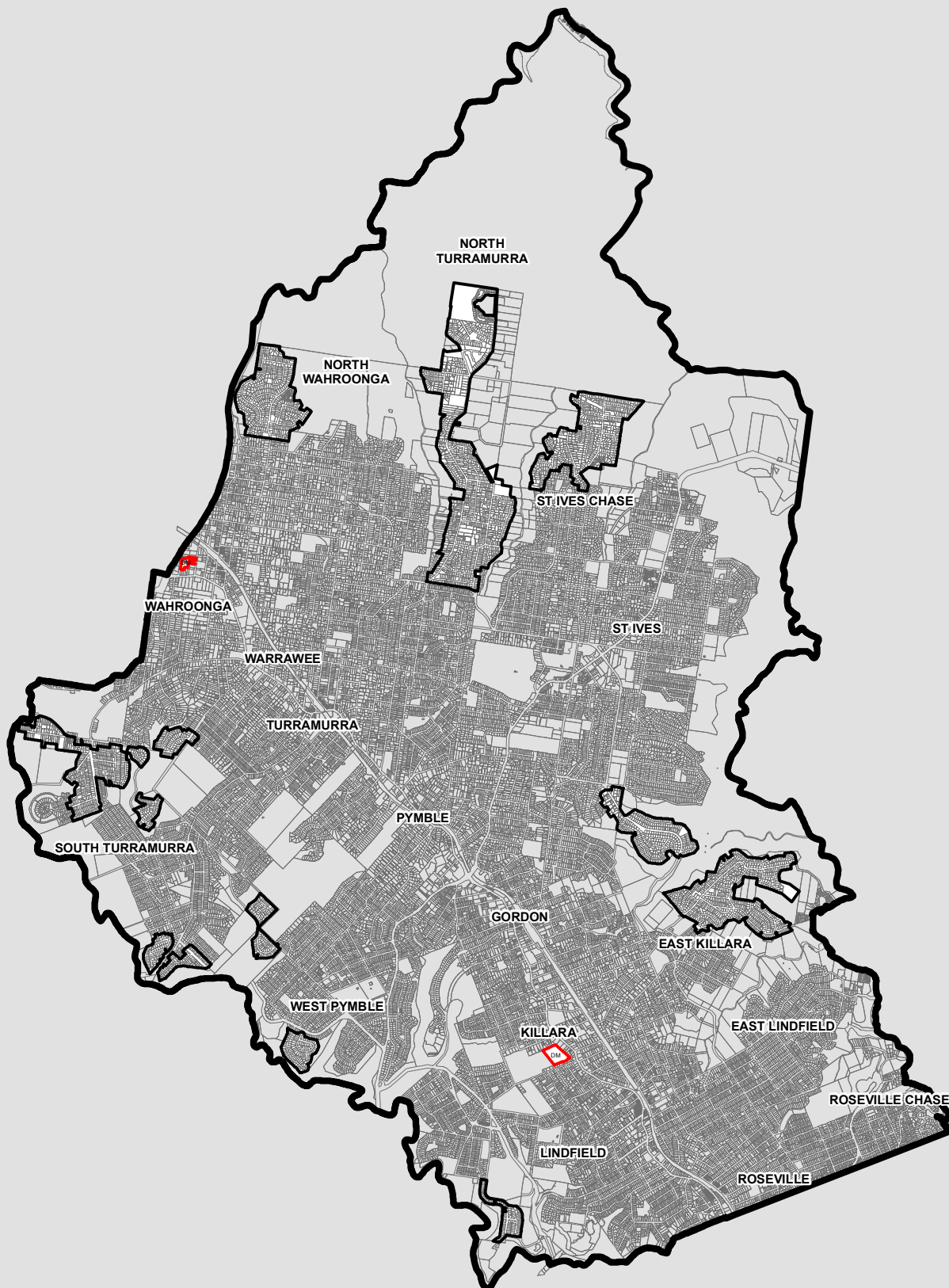
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DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas

Land Application Map - as proposed



LGA Boundary



Included



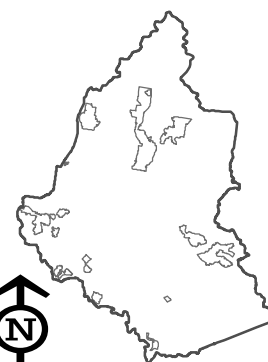
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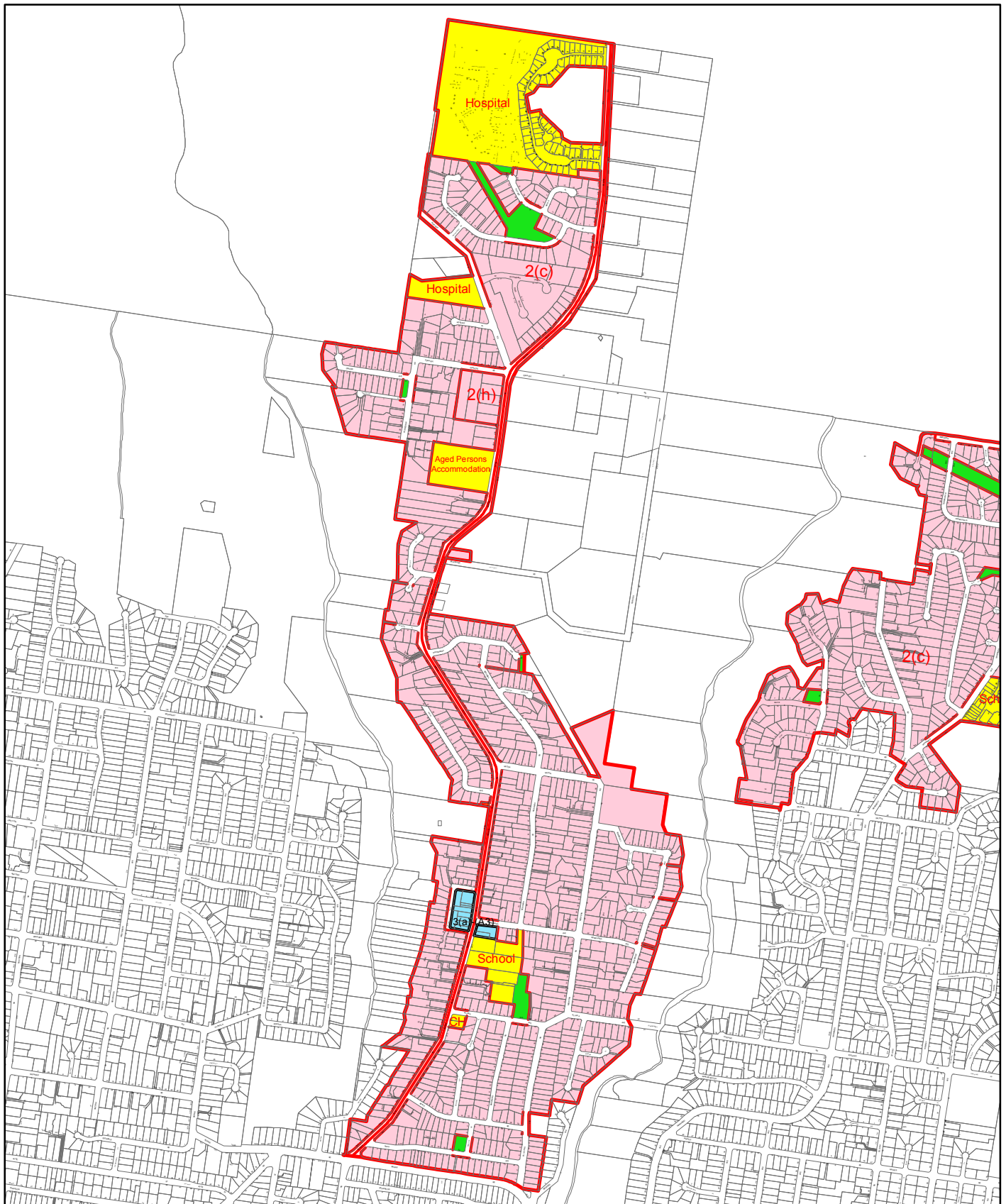
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Zoning Maps – Existing



Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 1 - North Turramurra
Land Zoning - Ku-ring-gai Planning Scheme

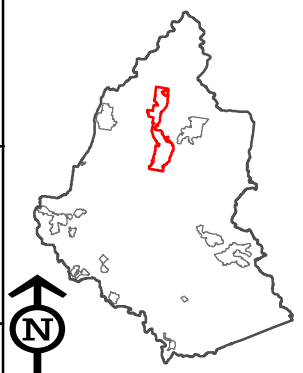
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RESIDENTIAL C	RESIDENTIAL F	2(f)	SPECIAL USES A (Schools etc)	SCHOOL	RECREATION PROPOSED 6(c)	SPECIAL USES (Parking etc)	PARKING
RESIDENTIAL C1	RESIDENTIAL G	2(g)	SPECIAL USES A1	5(a1)		COUNTY ROAD WIDENING	
RESIDENTIAL C2	RESIDENTIAL H	2(h)	SPECIAL USES (Railway)			COUNTY ROAD PROPOSED	
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						LOCAL ROAD WIDENING	

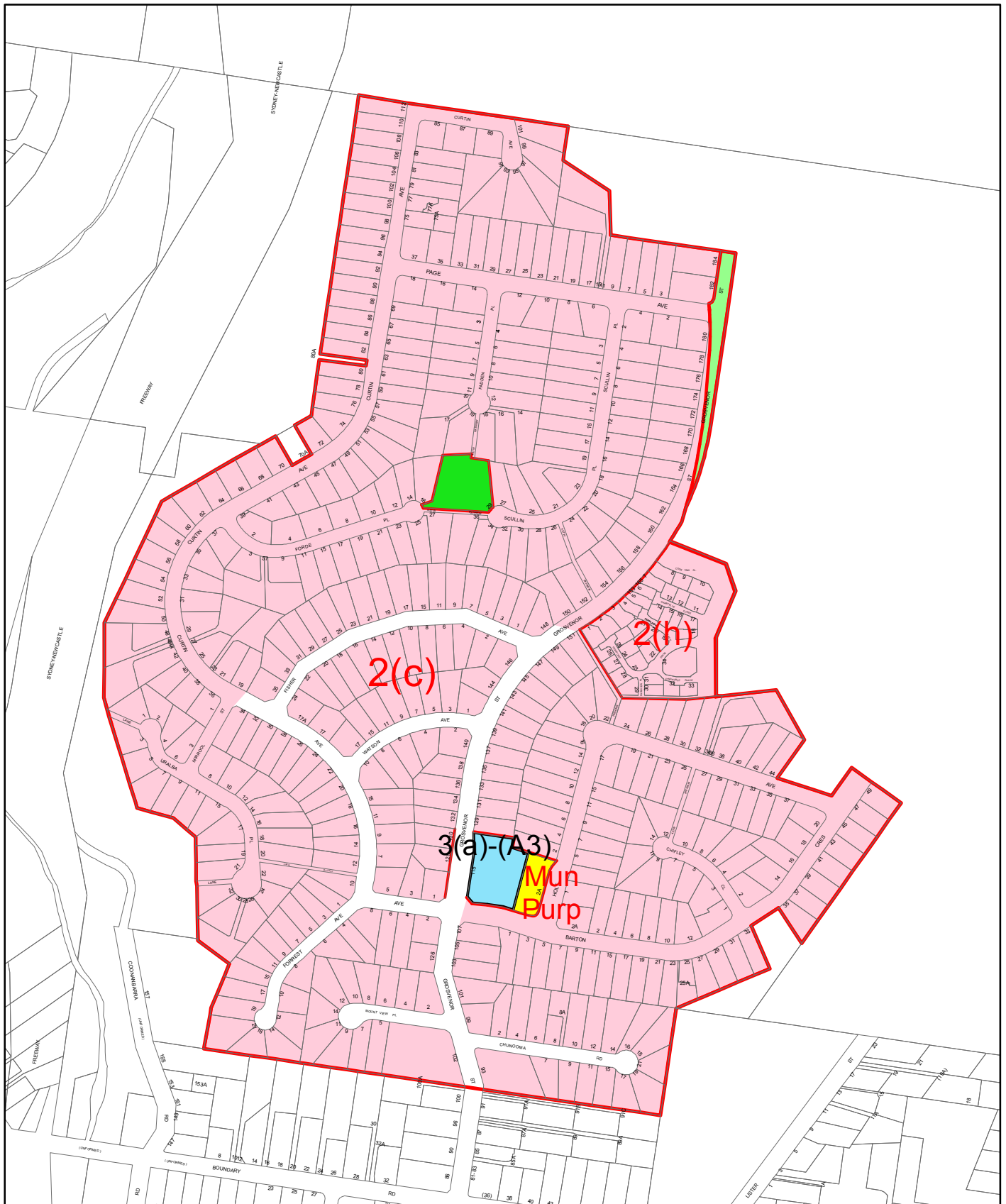
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas

Area 2 - North Wahroonga

Land Zoning - Ku-ring-gai Planning Scheme

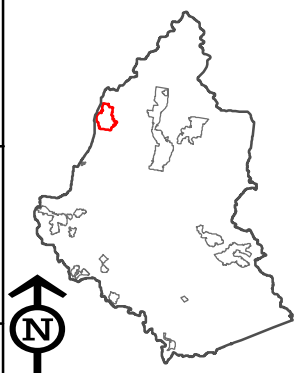
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RESIDENTIAL C	RESIDENTIAL F	2(f)	SPECIAL USES A (Schools etc)	SCHOOL	RECREATION PROPOSED 6(c)	SPECIAL USES (Parking etc)	PARKING
RESIDENTIAL C1	RESIDENTIAL G	2(g)	SPECIAL USES A1	5(a1)		COUNTY ROAD WIDENING	
RESIDENTIAL C2	RESIDENTIAL H	2(h)	SPECIAL USES (Railway)			COUNTY ROAD PROPOSED	
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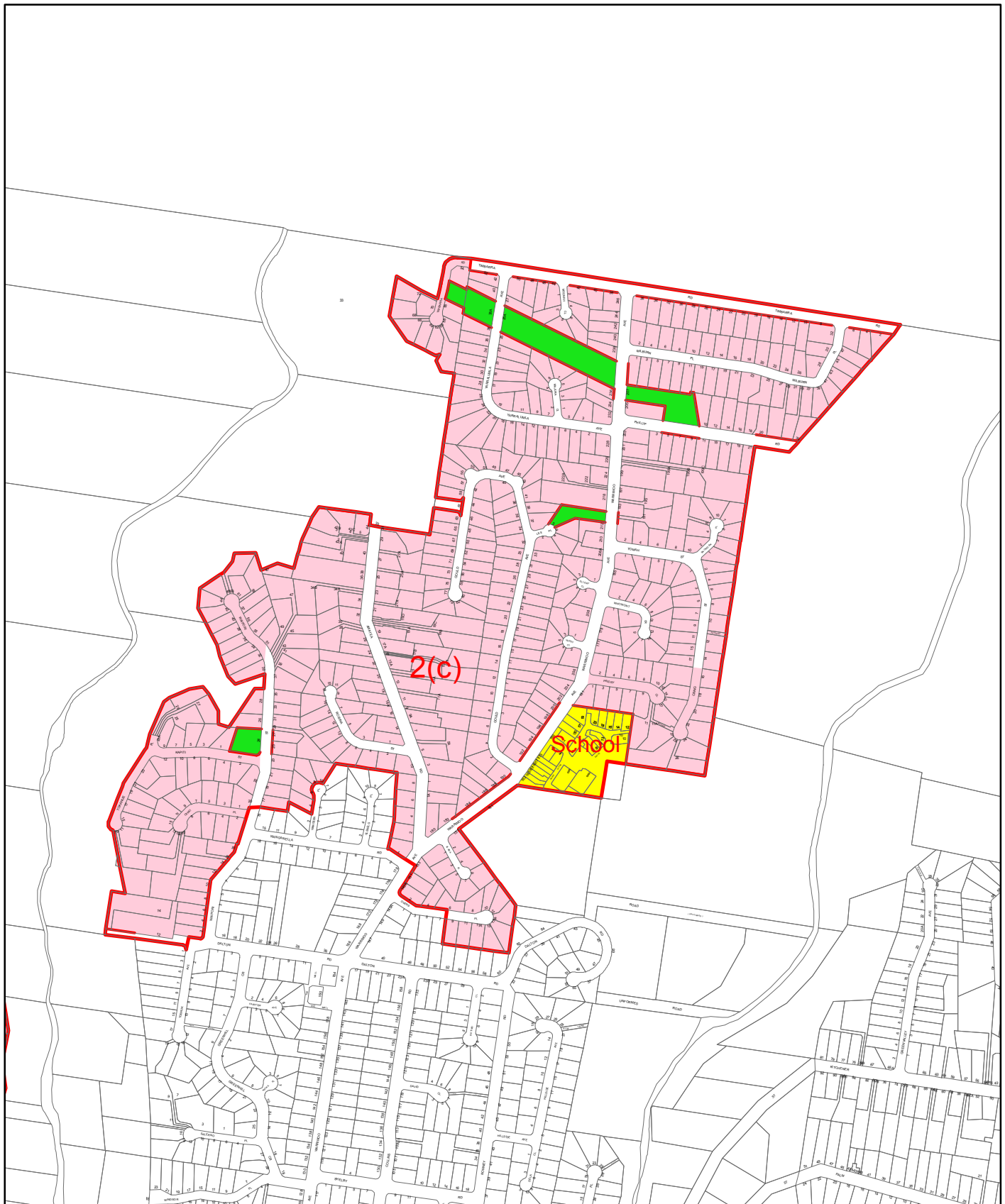
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas

Area 3 - Warrimoo Avenue

Land Zoning - Ku-ring-gai Planning Scheme

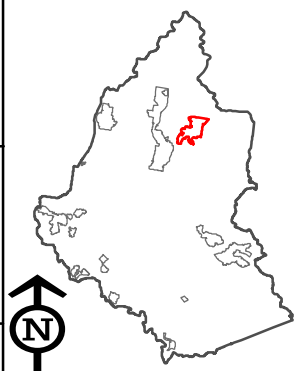
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RESIDENTIAL C	RESIDENTIAL F	2(f)	SPECIAL USES A (Schools etc)	SCHOOL	RECREATION PROPOSED 6(c)	SPECIAL USES (Parking etc)	PARKING
RESIDENTIAL C1	RESIDENTIAL G	2(g)	SPECIAL USES A1	5(a1)		COUNTY ROAD WIDENING	
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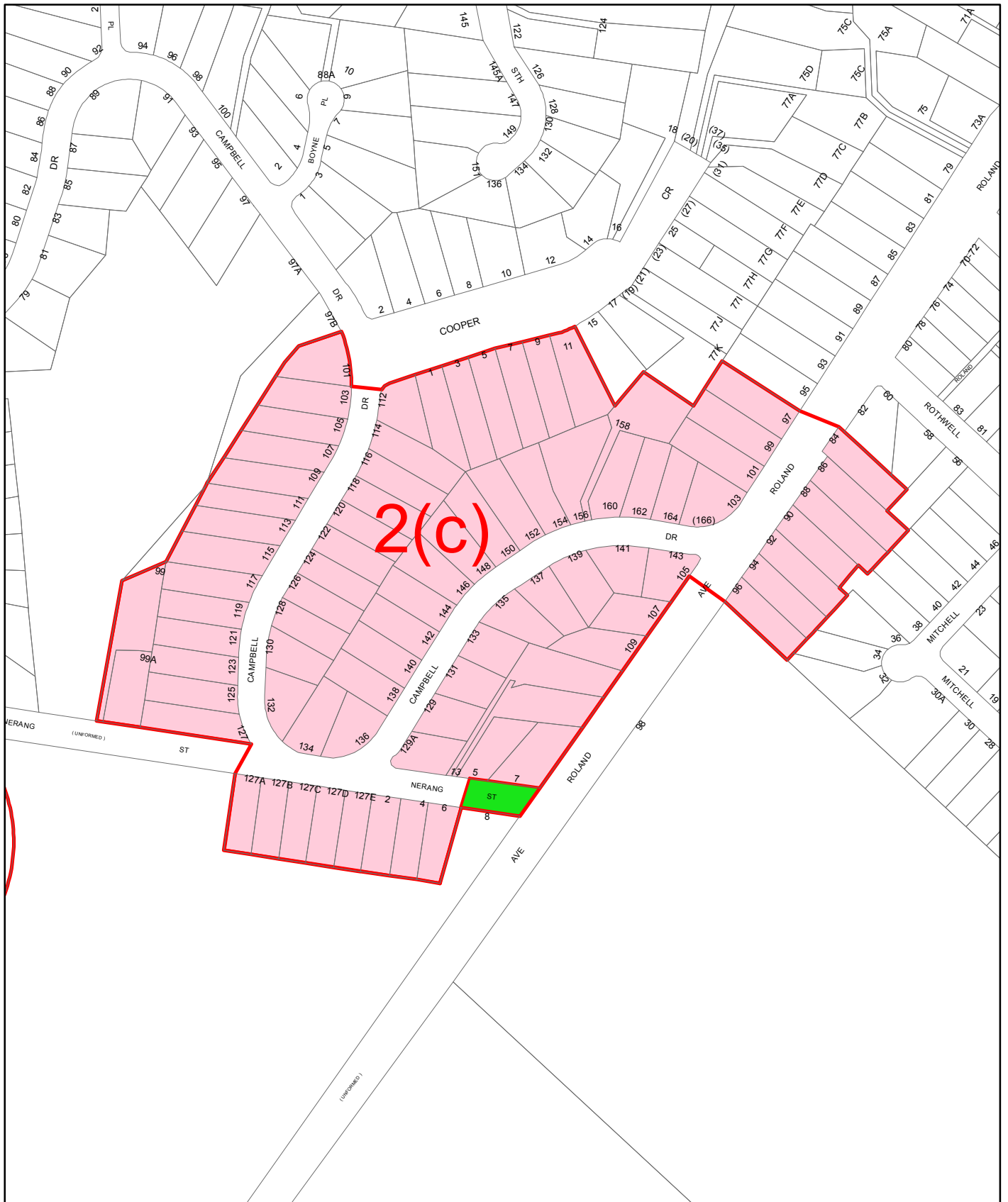
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 4 - Campbell Drive Land Zoning - Ku-ring-gai Planning Scheme

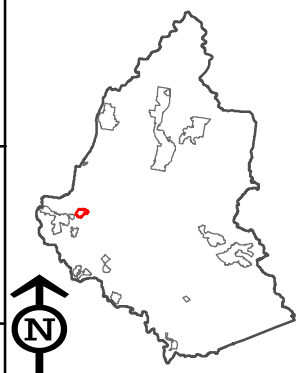
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RESIDENTIAL C	RESIDENTIAL F	2(f)	SPECIAL USES A (Schools etc)	SCHOOL	RECREATION PROPOSED 6(c)	SPECIAL USES (Parking etc)	PARKING
RESIDENTIAL C1	RESIDENTIAL G	2(g)	SPECIAL USES A1	5(a1)		COUNTY ROAD WIDENING	
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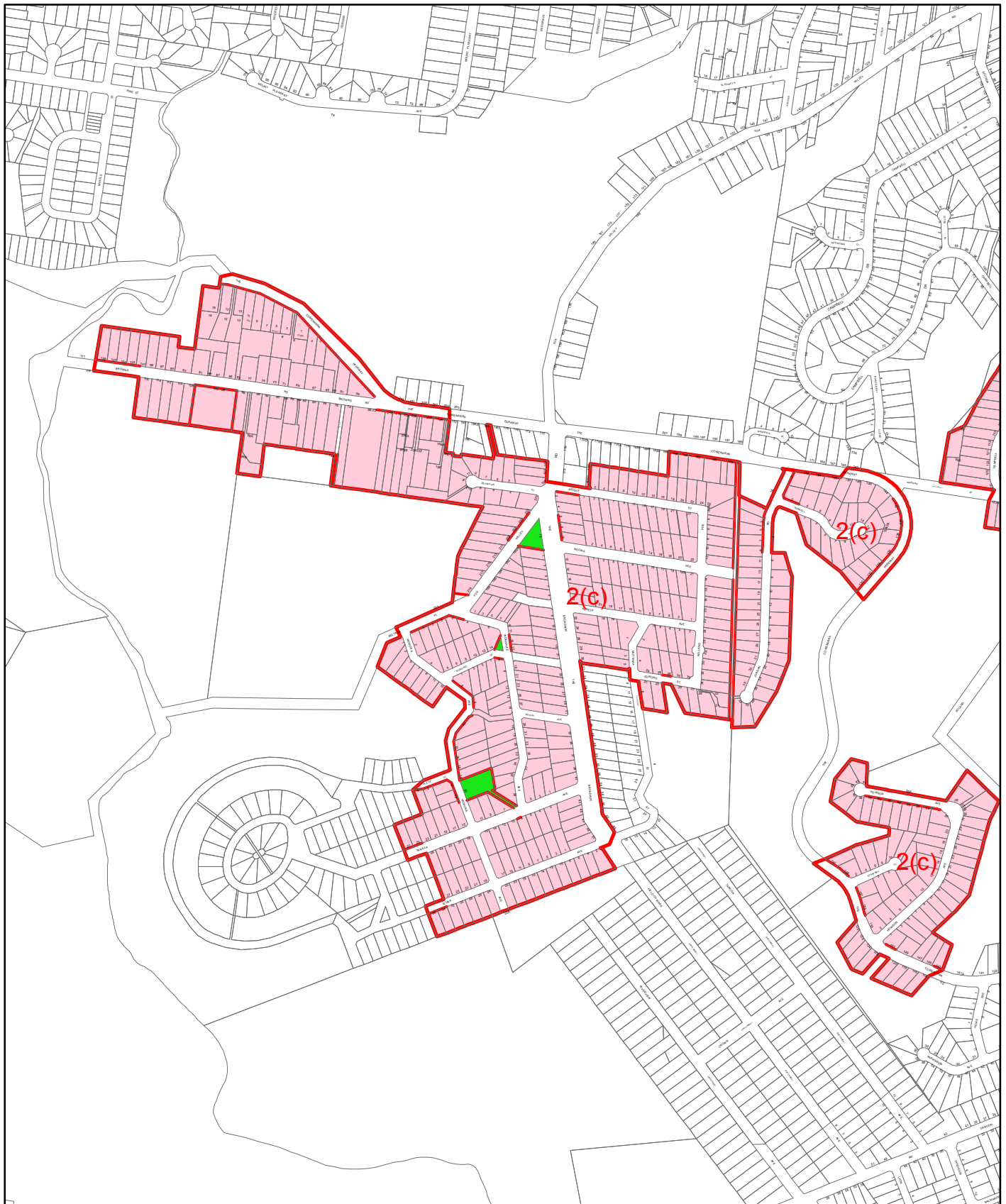
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DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 5 - Browns Rd - Fox Valley Rd - Jordon Avenue Land Zoning - Ku-ring-gai Planning Scheme

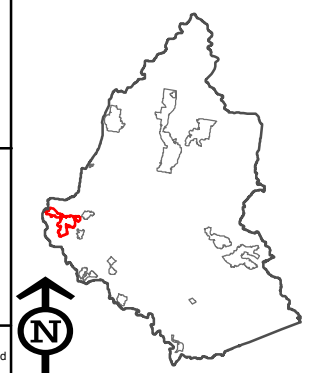
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RESIDENTIAL C	RESIDENTIAL F	2(f)	SPECIAL USES A (Schools etc)	SCHOOL	RECREATION PROPOSED 6(c)	SPECIAL USES (Parking etc)	PARKING
RESIDENTIAL C1	RESIDENTIAL G	2(g)	SPECIAL USES A1	5(a1)		COUNTY ROAD WIDENING	
RESIDENTIAL C2	RESIDENTIAL H	2(h)	SPECIAL USES (Railway)			COUNTY ROAD PROPOSED	
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						LOCAL ROAD WIDENING	

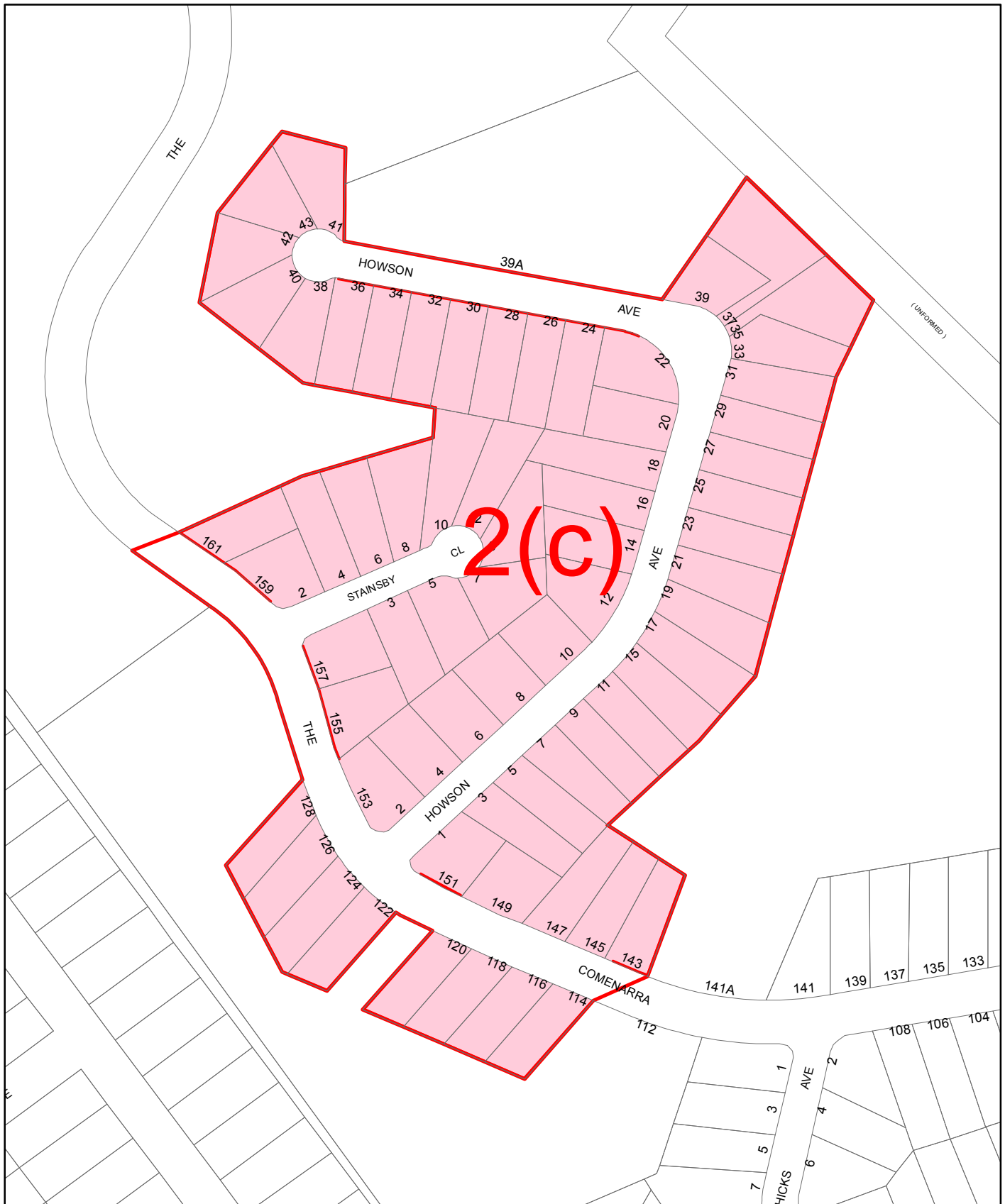
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas

Area 6 - Howson Avenue

Land Zoning - Ku-ring-gai Planning Scheme

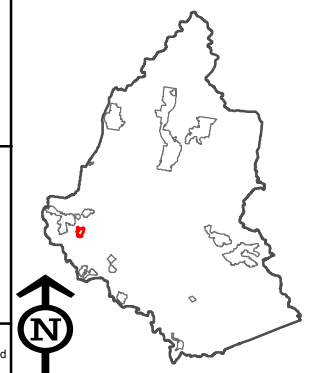
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RESIDENTIAL C1	RESIDENTIAL G	2(g)	SPECIAL USES A1	5(a1)		COUNTY ROAD WIDENING	
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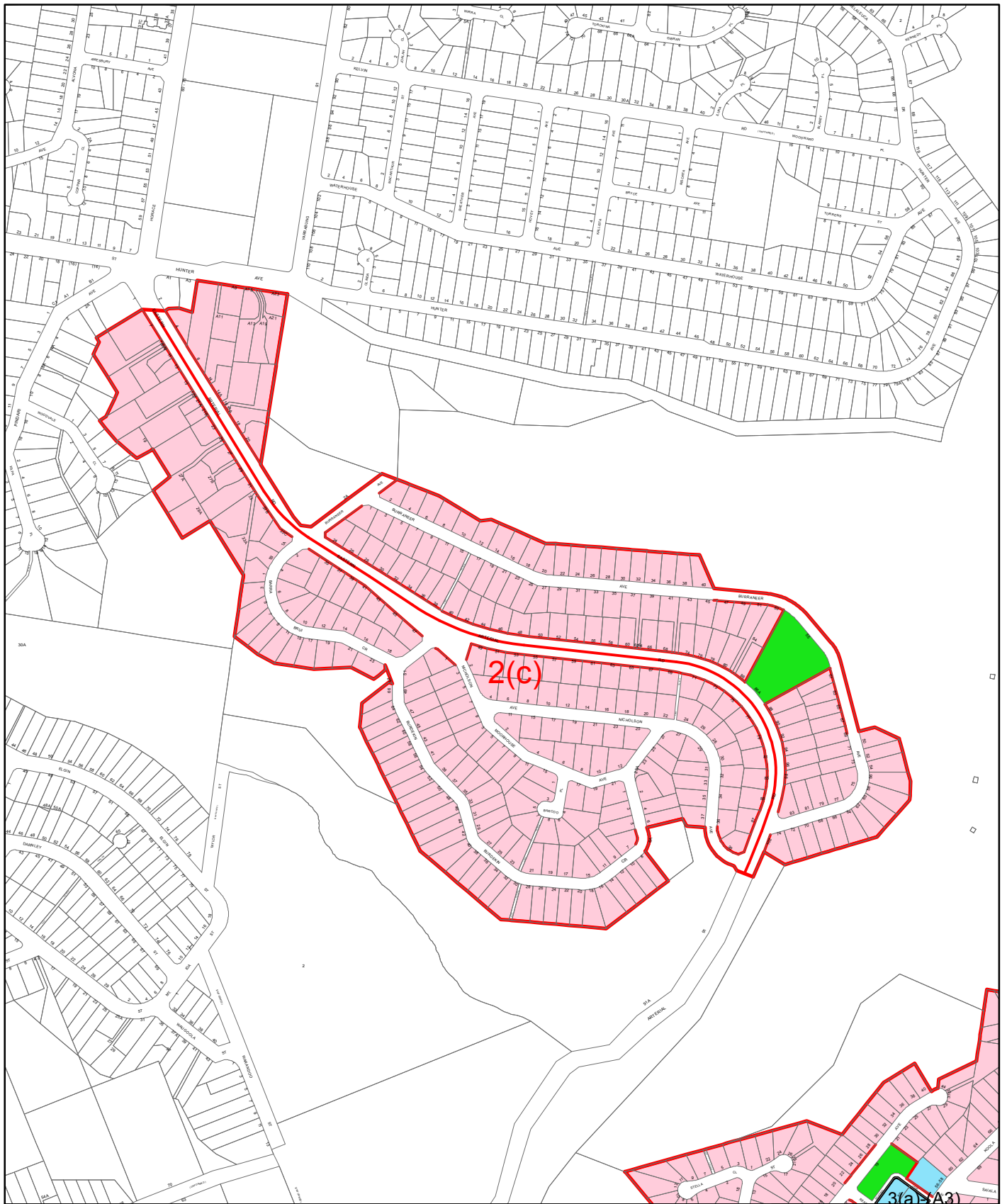
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 7 - Eastern Arterial Road Land Zoning - Ku-ring-gai Planning Scheme

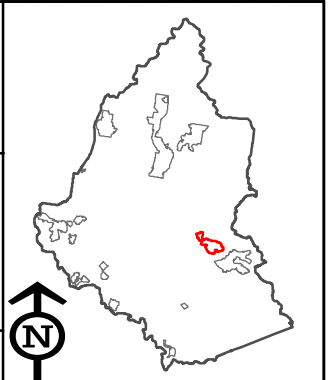
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RESIDENTIAL C1	RESIDENTIAL G	2(g)	SPECIAL USES A1	5(a1)		COUNTY ROAD WIDENING	
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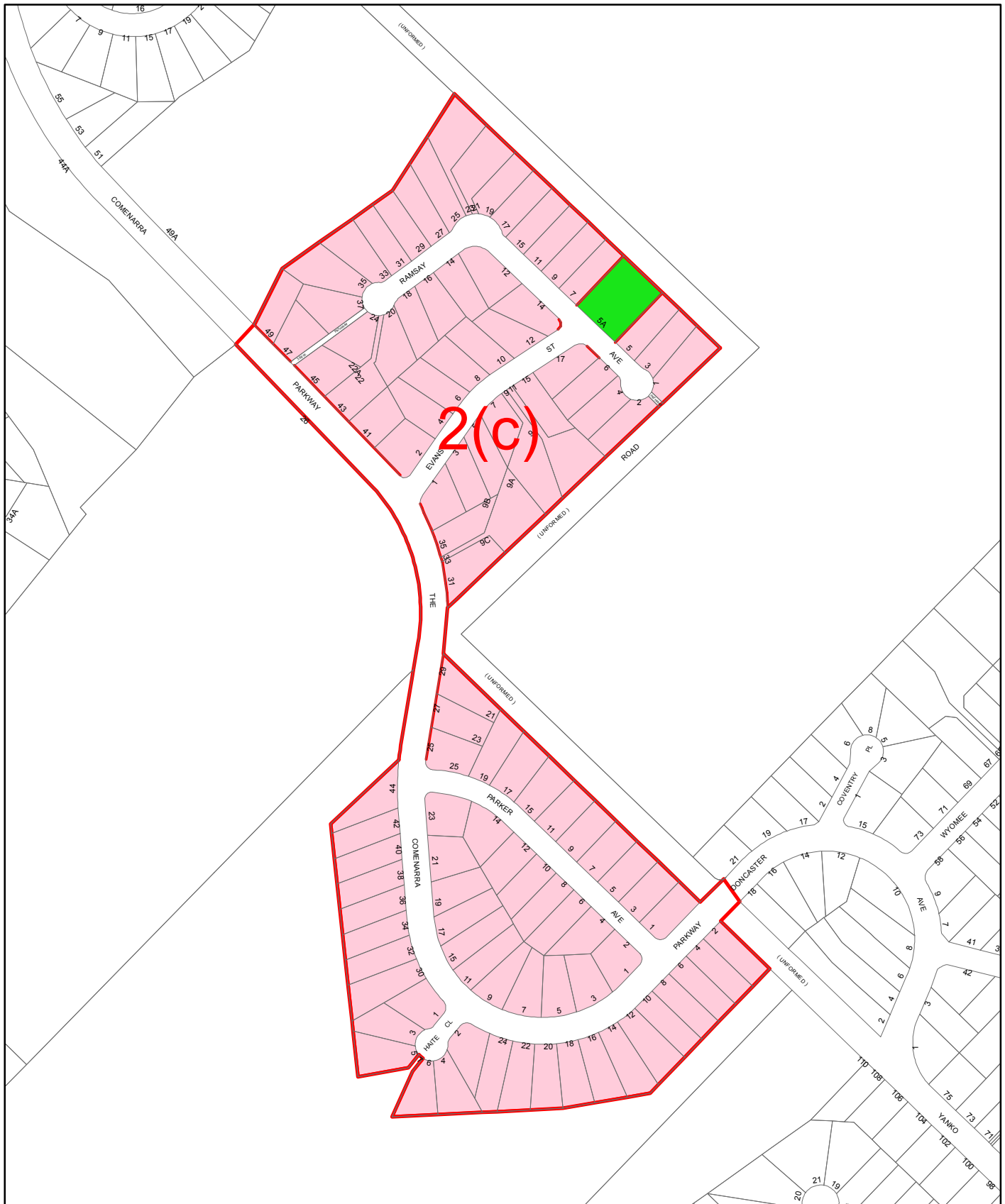
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 8 - Parker Avenue - Evans Street Land Zoning - Ku-ring-gai Planning Scheme

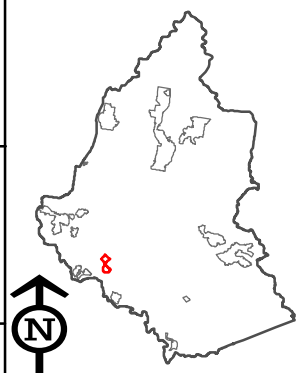
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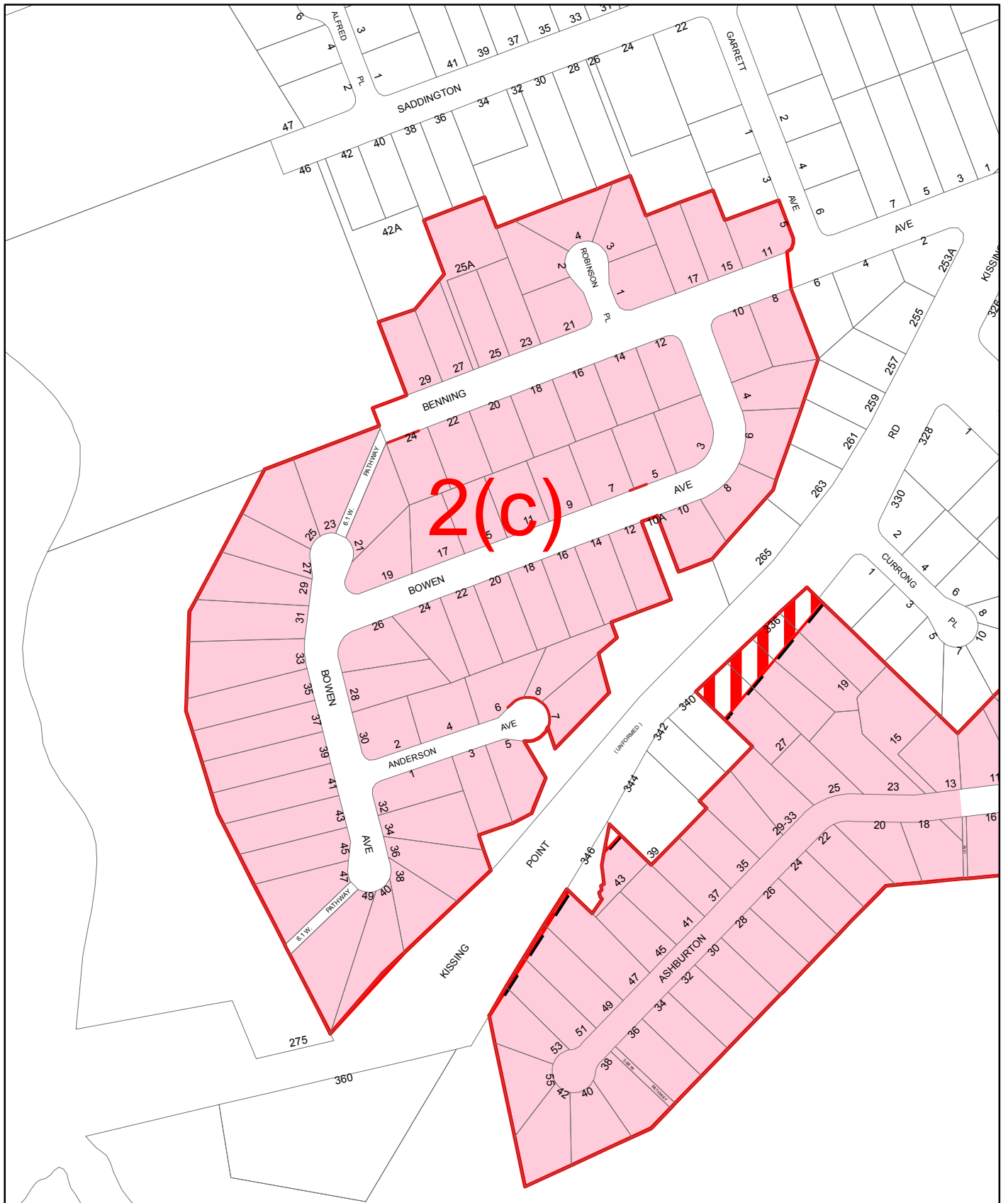
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas

Area 9 - Bowen Avenue

Land Zoning - Ku-ring-gai Planning Scheme

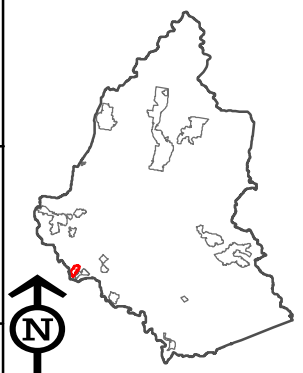
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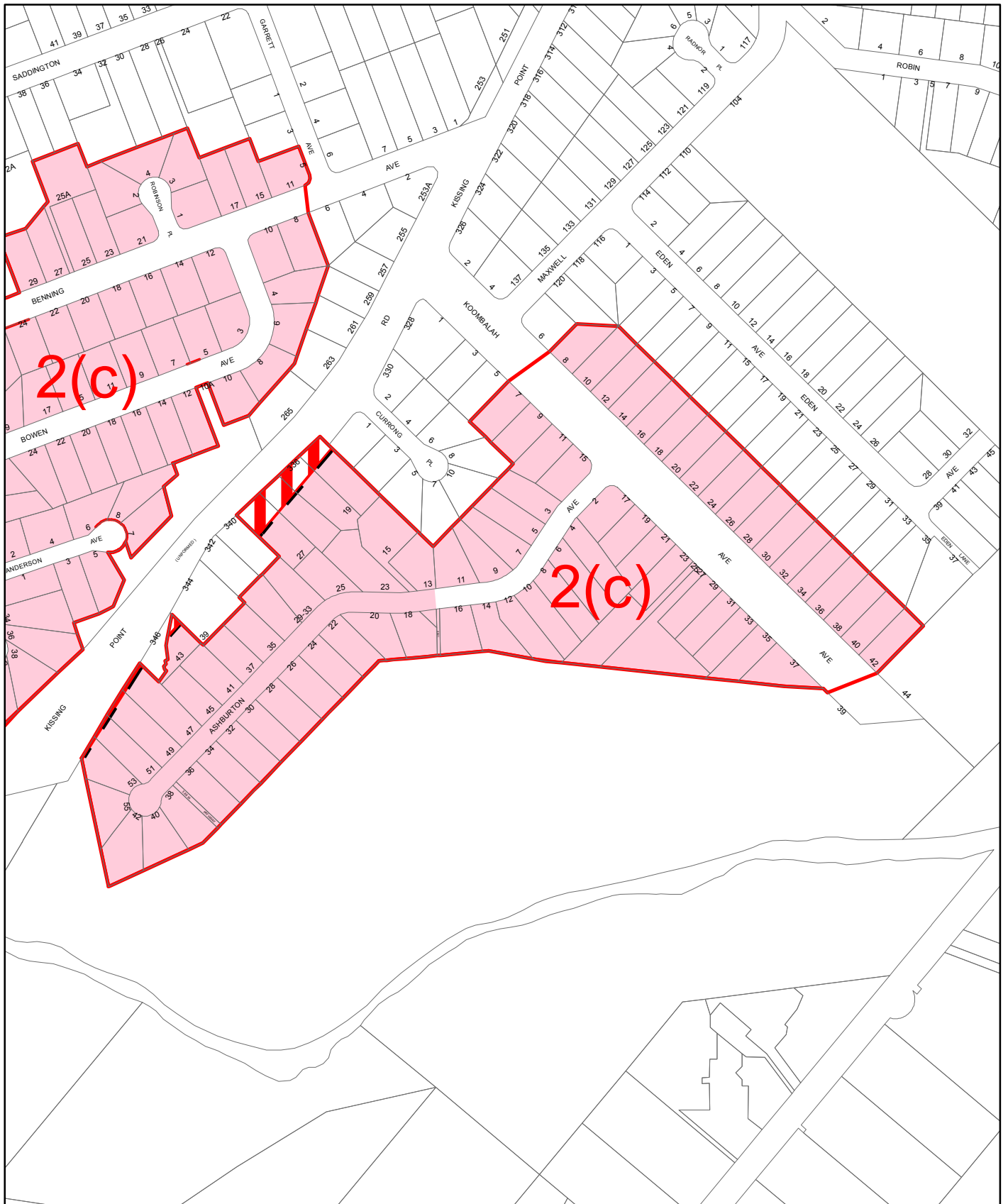
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas

Area 10 - Ashburton Avenue

Land Zoning - Ku-ring-gai Planning Scheme

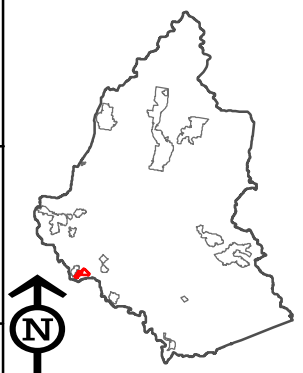
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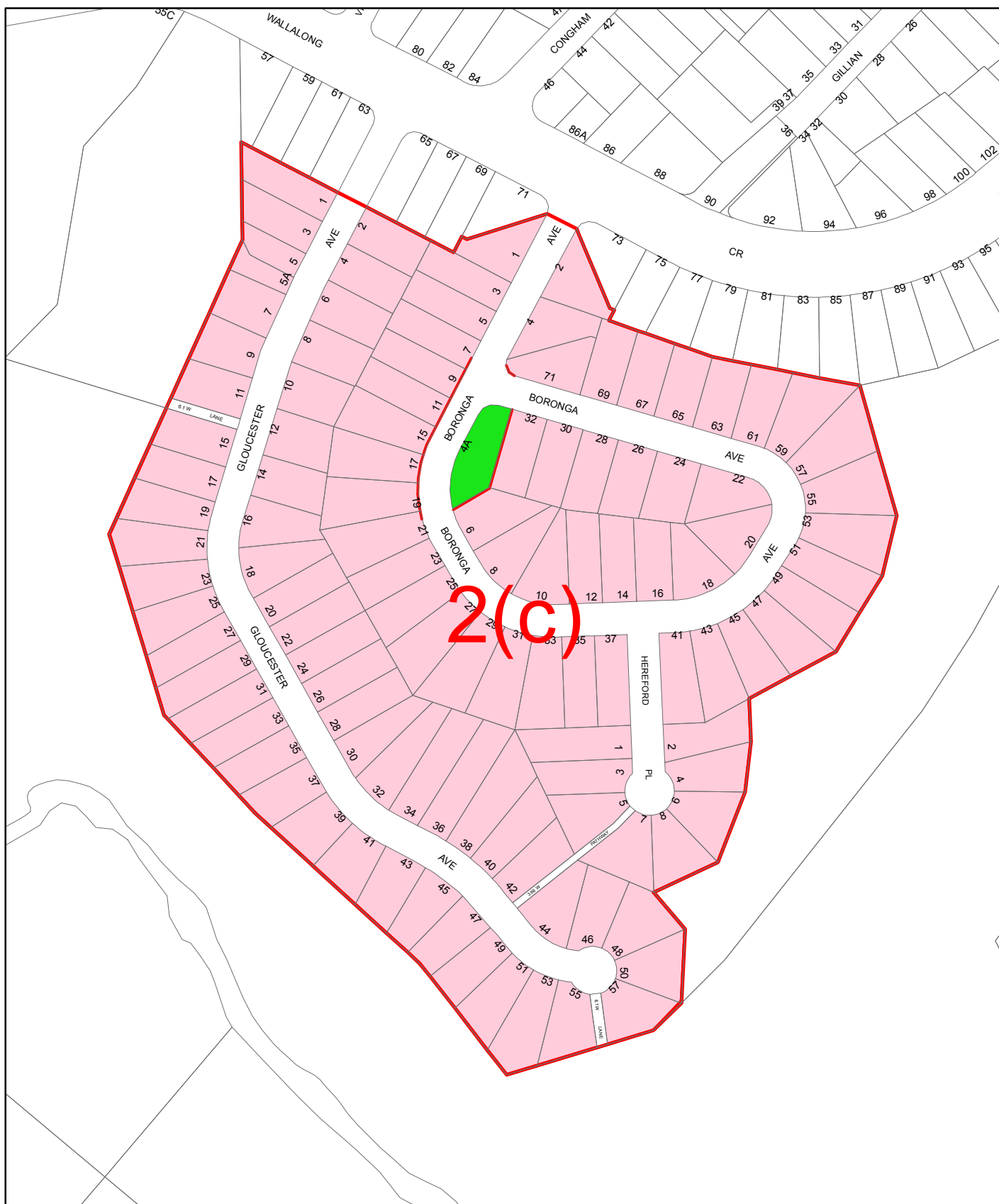
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 11 - Boronga Avenue - Gloucester Avenue Land Zoning - Ku-ring-gai Planning Scheme

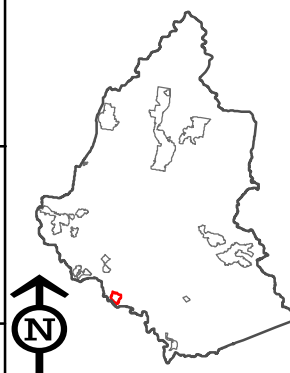
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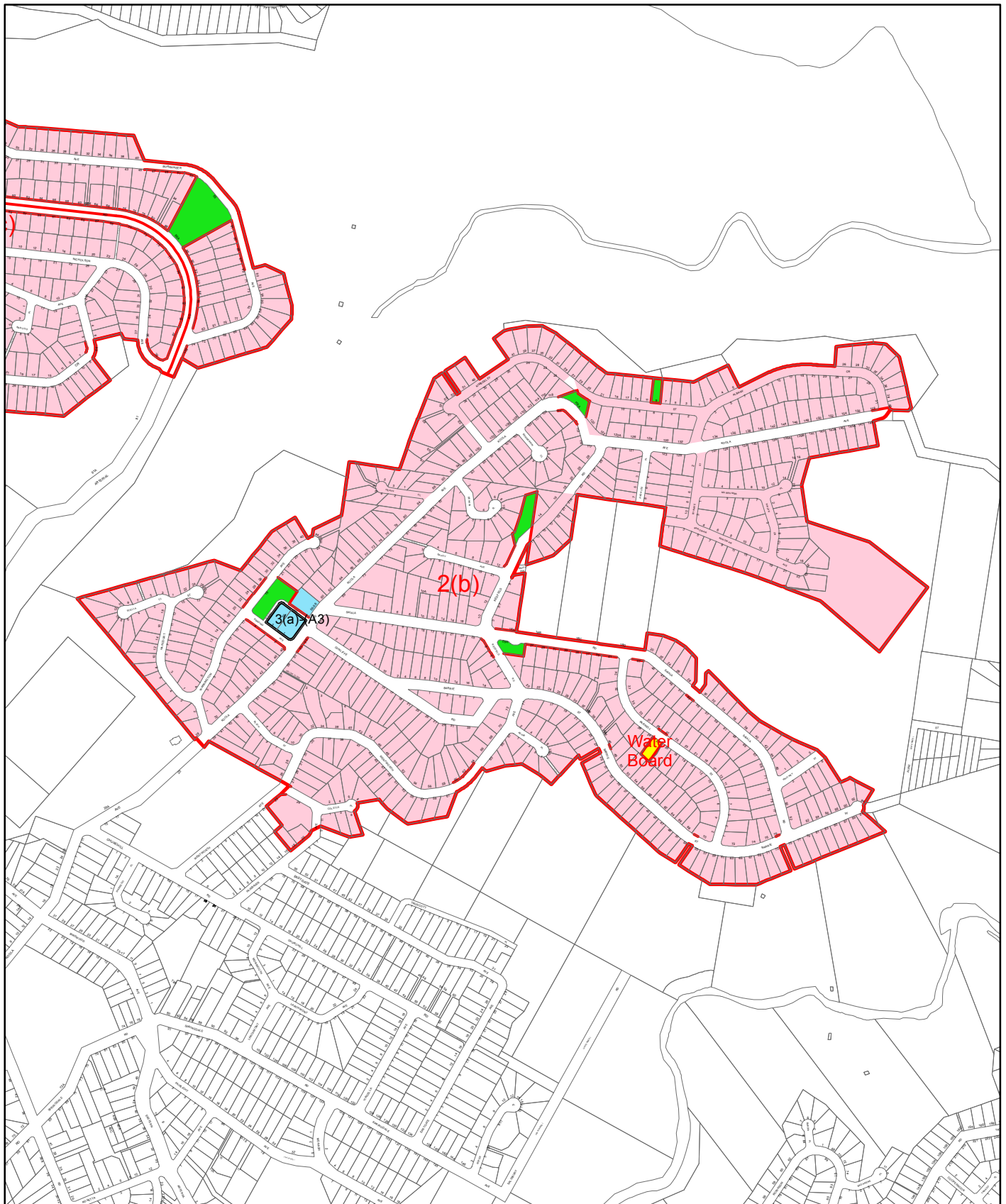
Date: 2/09/2015

Scale: - 1:3000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas

Area 12 - East Killara

Land Zoning - Ku-ring-gai Planning Scheme

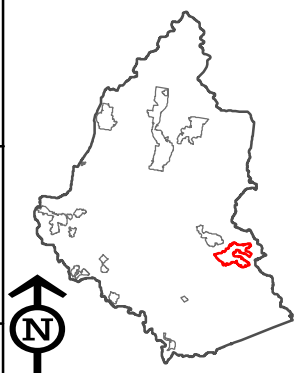
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RESIDENTIAL C1	RESIDENTIAL G	2(g)	SPECIAL USES A1	5(a1)		COUNTY ROAD WIDENING	
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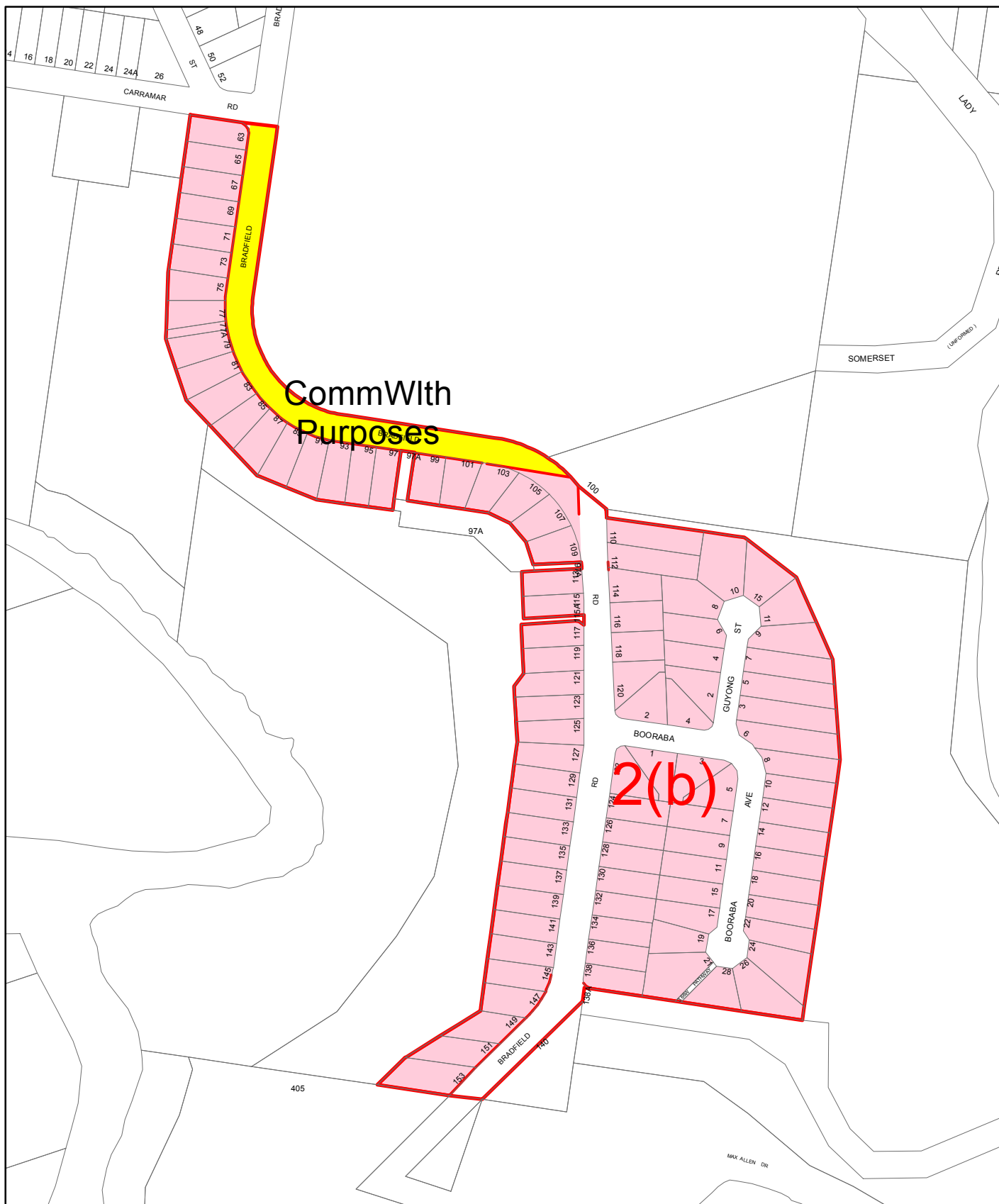
Date: 2/09/2015

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 13 - Bradfield Road Land Zoning - Ku-ring-gai Planning Scheme

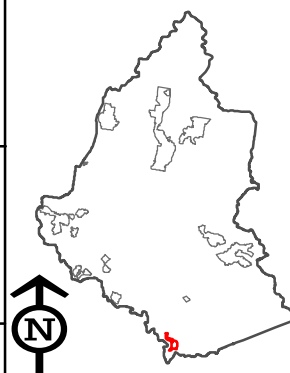
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RESIDENTIAL C1	RESIDENTIAL G	2(g)	SPECIAL USES A1	5(a1)		COUNTY ROAD WIDENING	
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Date: 2/09/2015

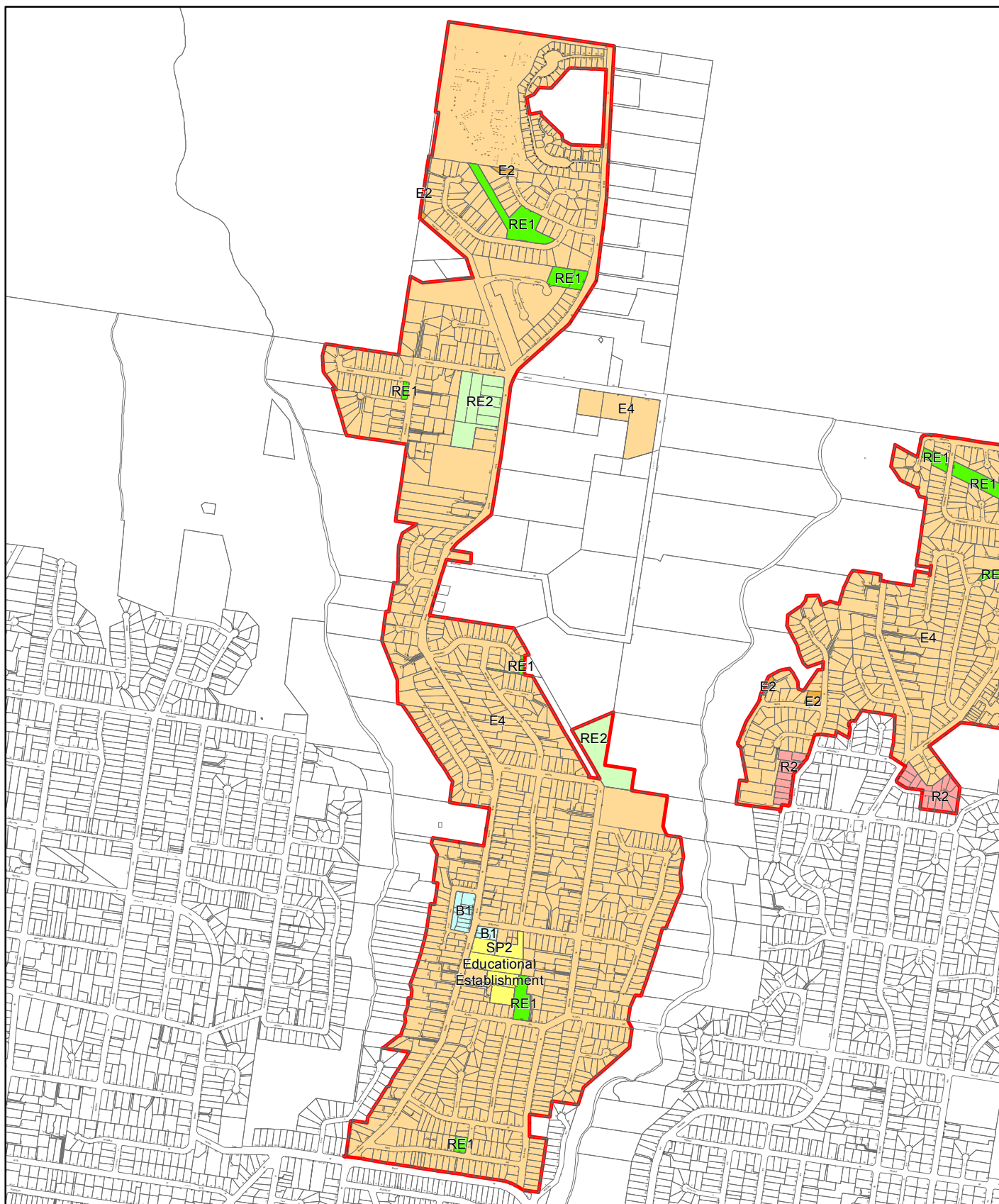
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Zoning Maps – Proposed



Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 1 - North Turramurra
Land Zoning Map

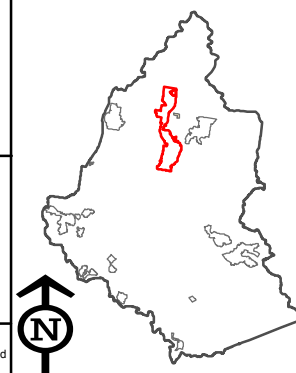
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B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business Park	E4 Environmental Living	R4 High Density Residential	SP2 Infrastructure
		R5 Large Lot Residential	W1 Natural Waterways

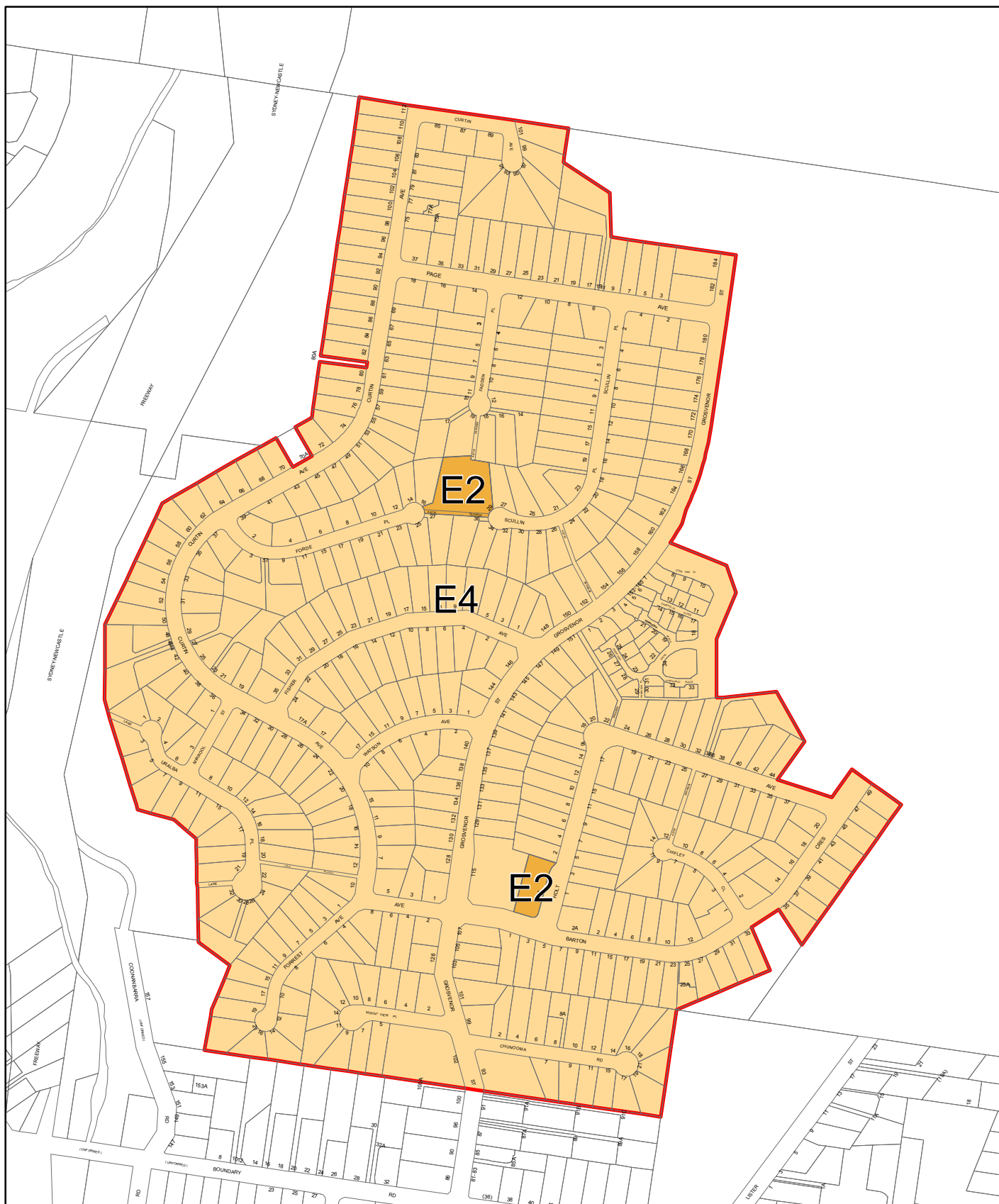
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas

Area 2 - North Wahroonga

Land Zoning Map

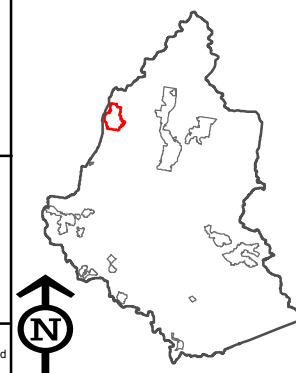
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B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business Park	E4 Environmental Living	R4 High Density Residential	SP2 Infrastructure
		R5 Large Lot Residential	W1 Natural Waterways

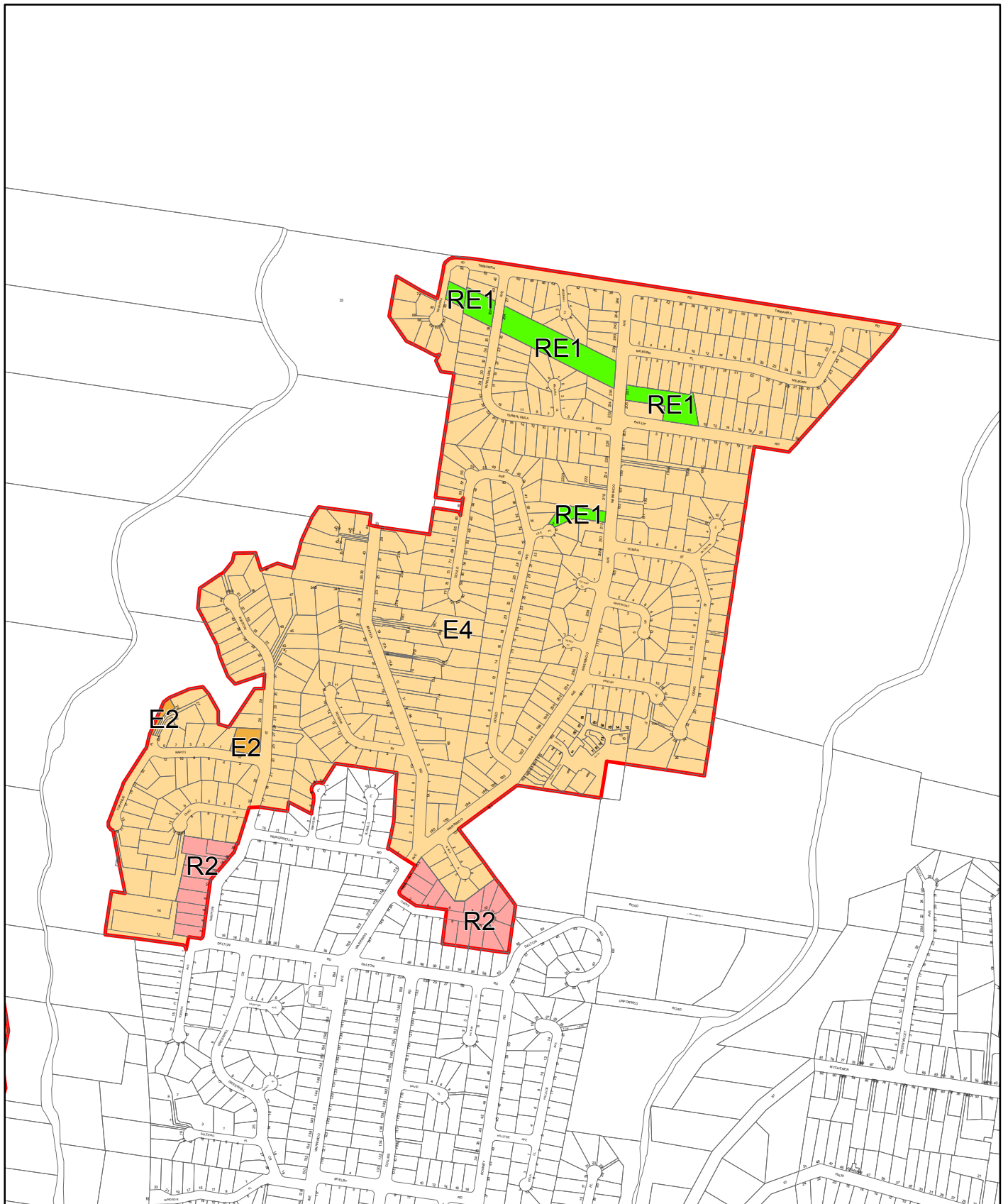
Date: 2/09/2015

Scale: - 1:6000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 3 - Warrimoo Avenue Land Zoning Map

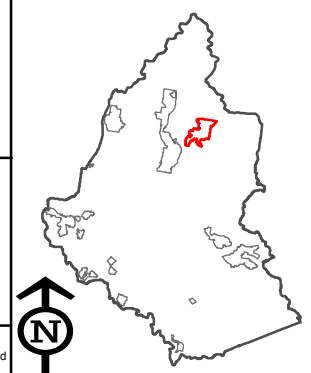
B1 Neighbourhood Centre	E1 National Parks & Nature Reserves	R1 General Residential	RE1 Public Recreation
B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business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

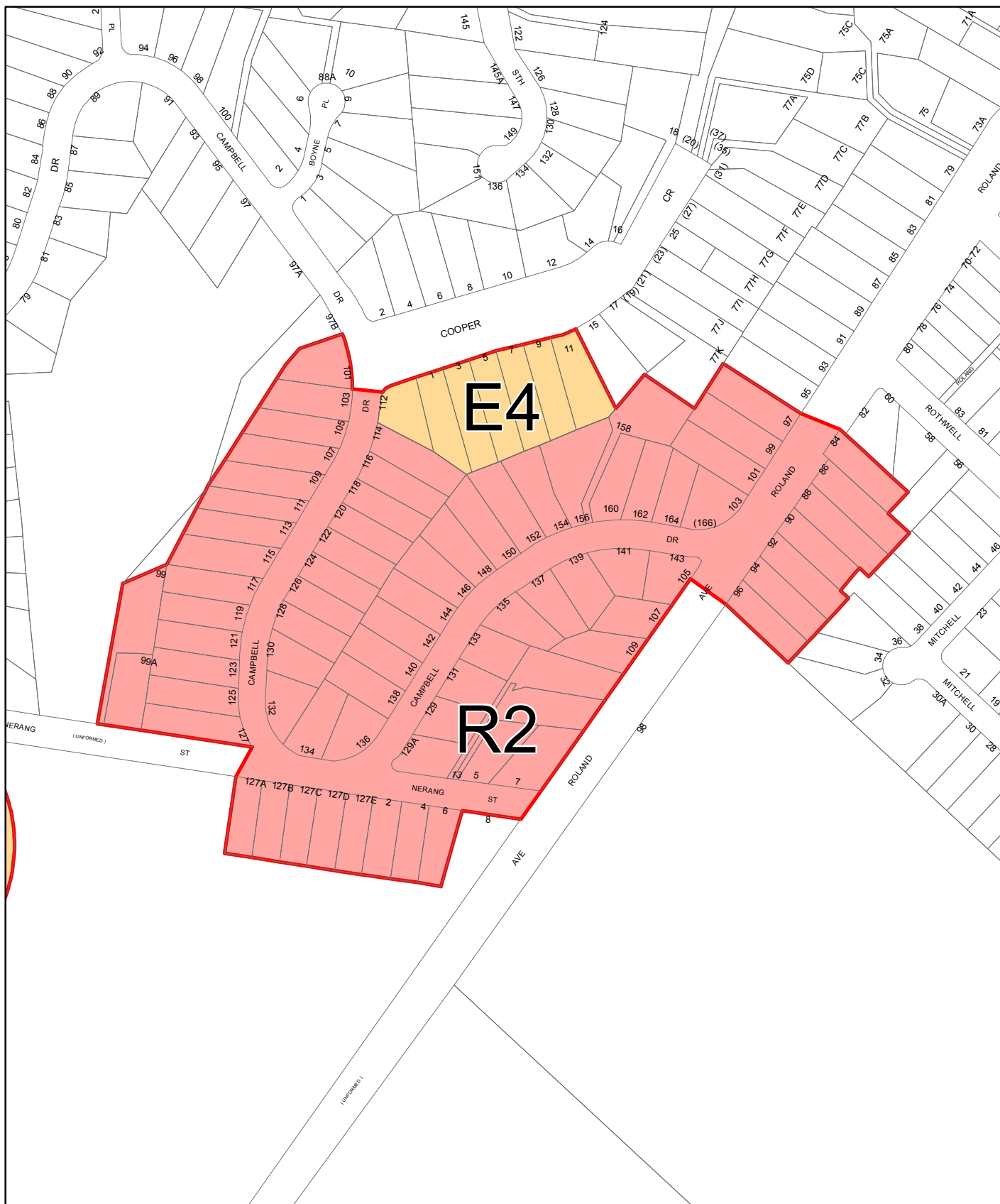
Date: 2/09/2015

Scale: - 1:9000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 4 - Campbell Drive Land Zoning Map

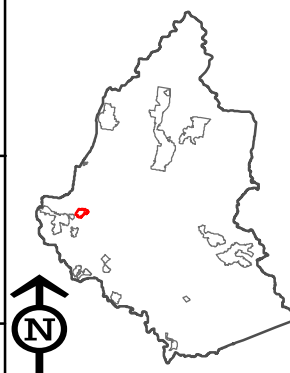
B1 Neighbourhood Centre	E1 National Parks & Nature Reserves	R1 General Residential	RE1 Public Recreation
B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business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

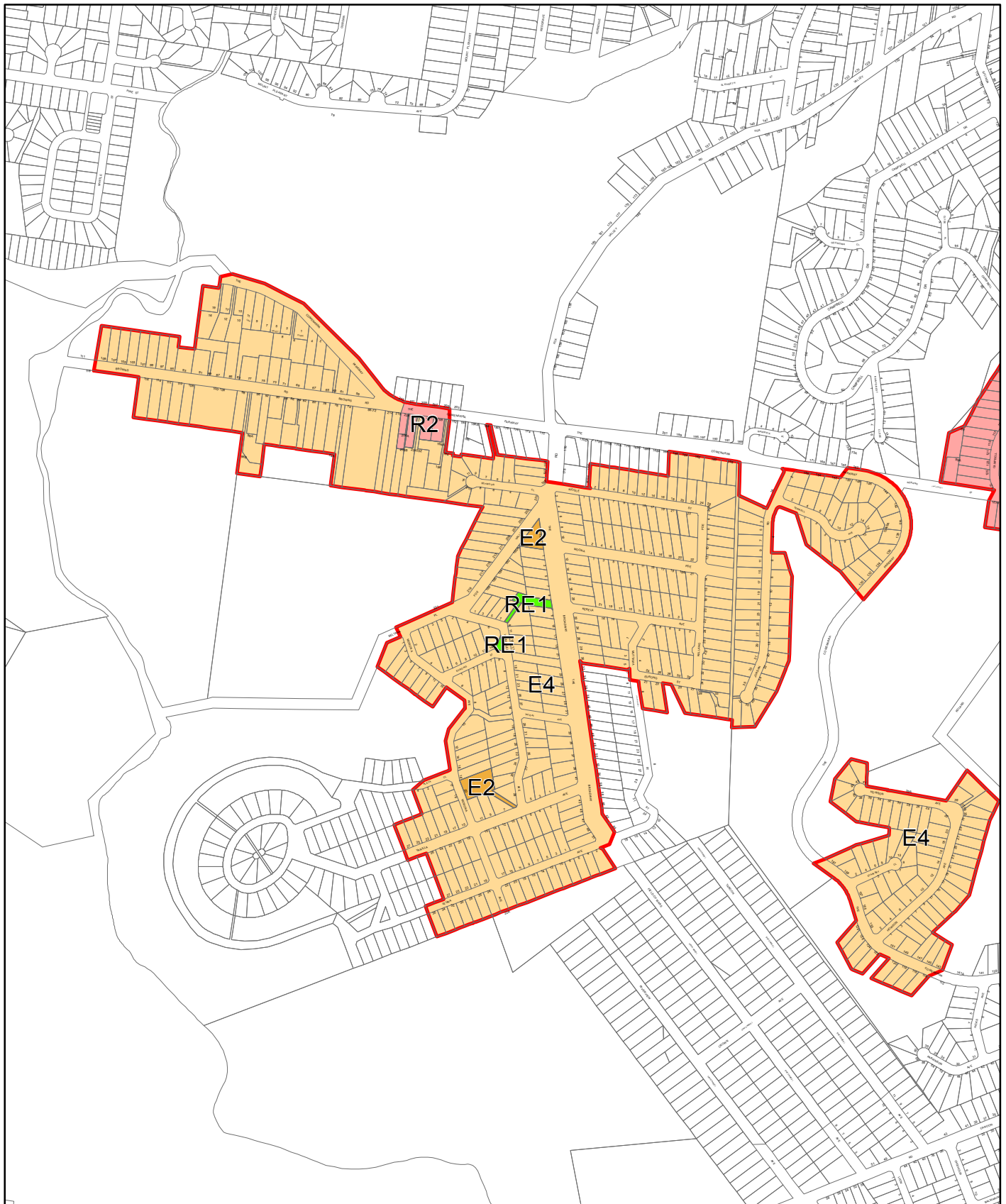
Date: 2/09/2015

Scale: - 1:3500

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**Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 5 - Browns Rd - Fox Valley Rd - Jordon Avenue
Land Zoning Map**

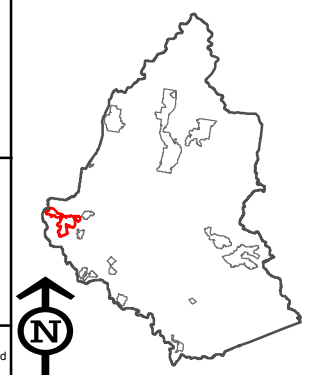
B1 Neighbourhood Centre	E1 National Parks & Nature Reserves	R1 General Residential	RE1 Public Recreation
B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business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

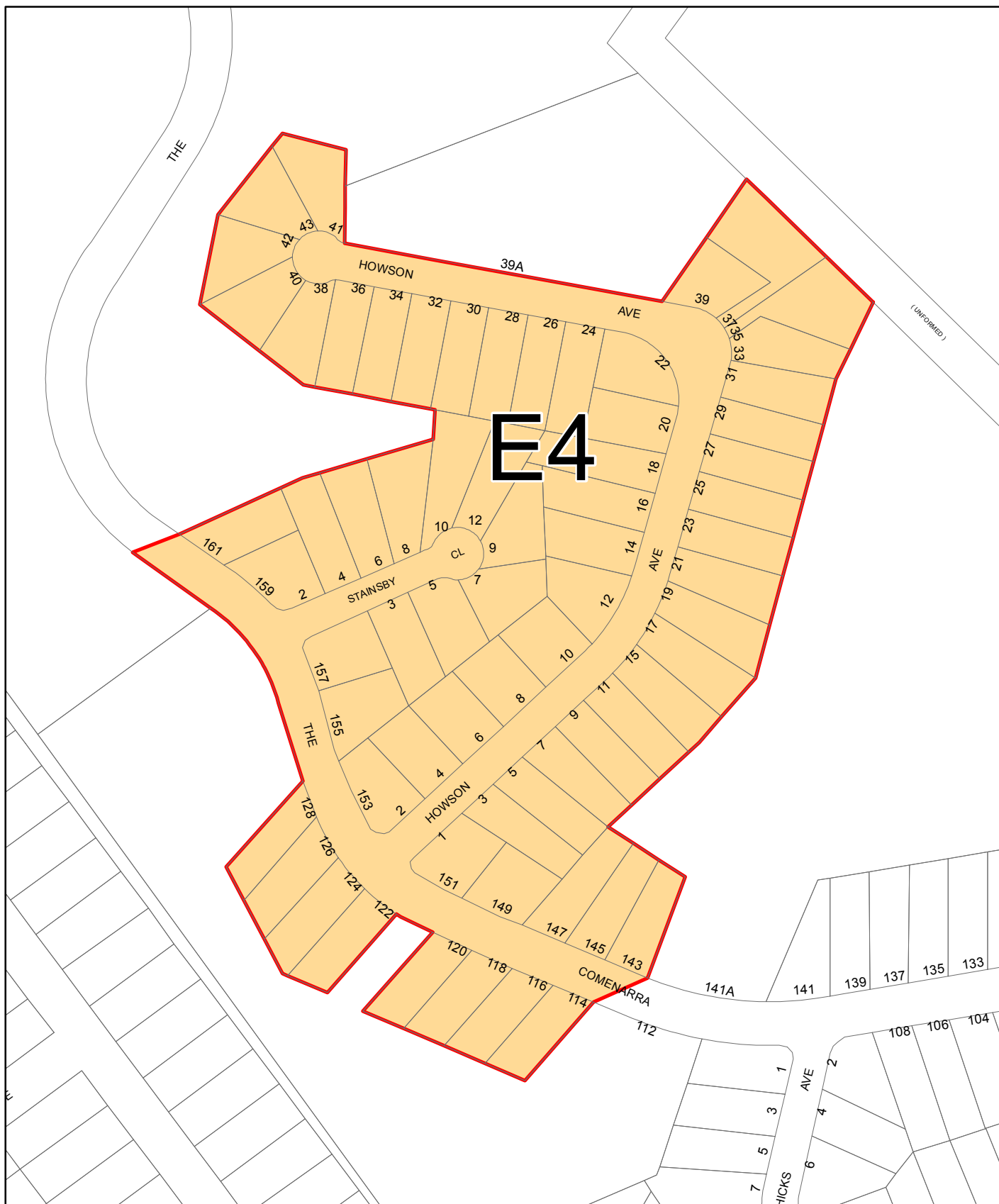
Date: 2/09/2015

Scale: - 1:10000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 6 - Howson Avenue Land Zoning Map

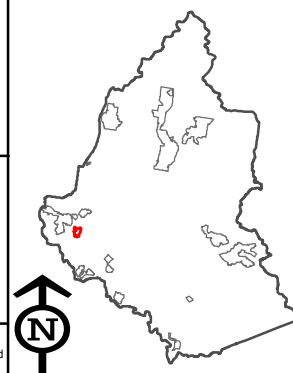
B1 Neighbourhood Centre	E1 National Parks & Nature Reserves	R1 General Residential	RE1 Public Recreation
B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business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

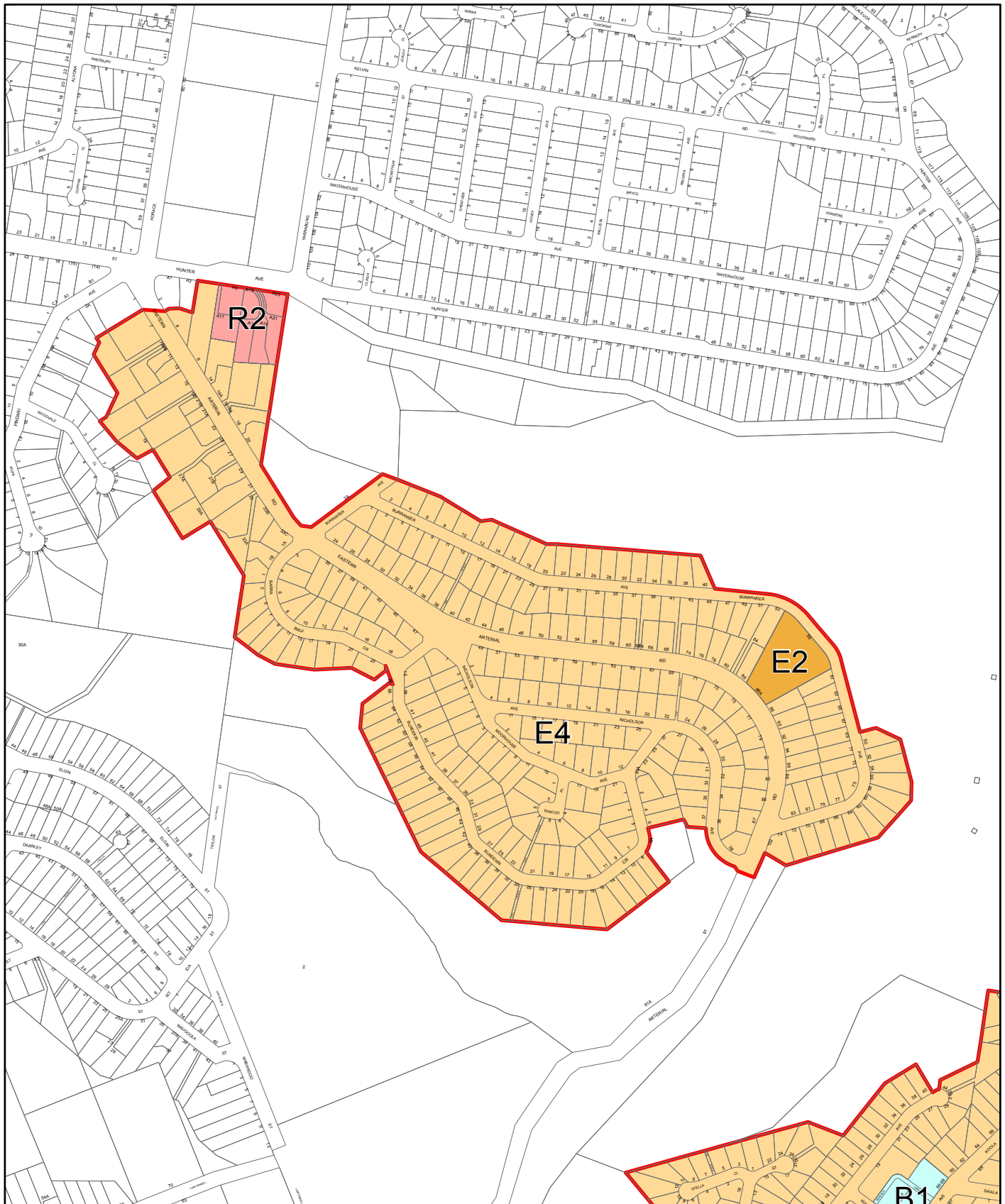
Date: 2/09/2015

Scale: - 1:2500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 7 - Eastern Arterial Road Land Zoning Map

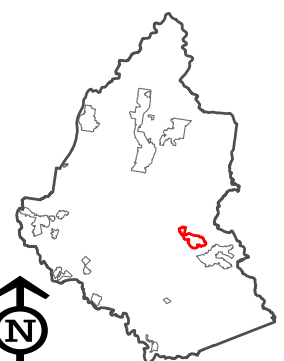
B1 Neighbourhood Centre	E1 National Parks & Nature Reserves	R1 General Residential	RE1 Public Recreation
B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business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

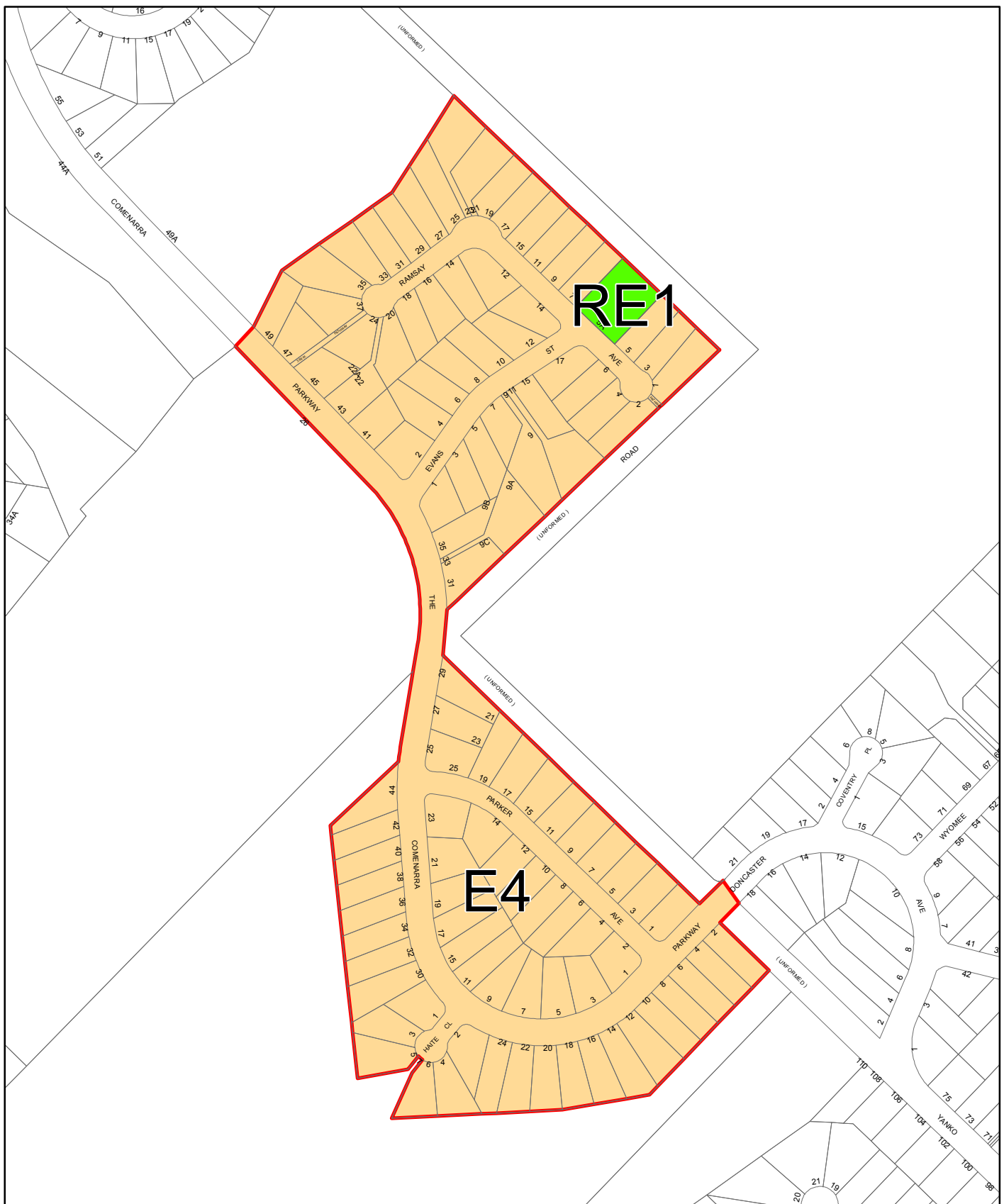
Date: 8/09/2015

Scale: - 1:7500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 8 - Parker Avenue - Evans Street Land Zoning Map

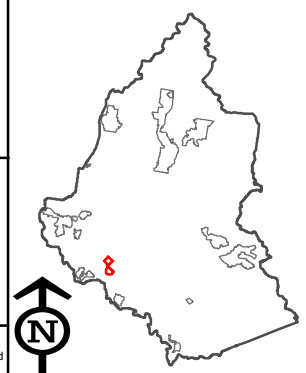
B1 Neighbourhood Centre	E1 National Parks & Nature Reserves	R1 General Residential	RE1 Public Recreation
B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business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

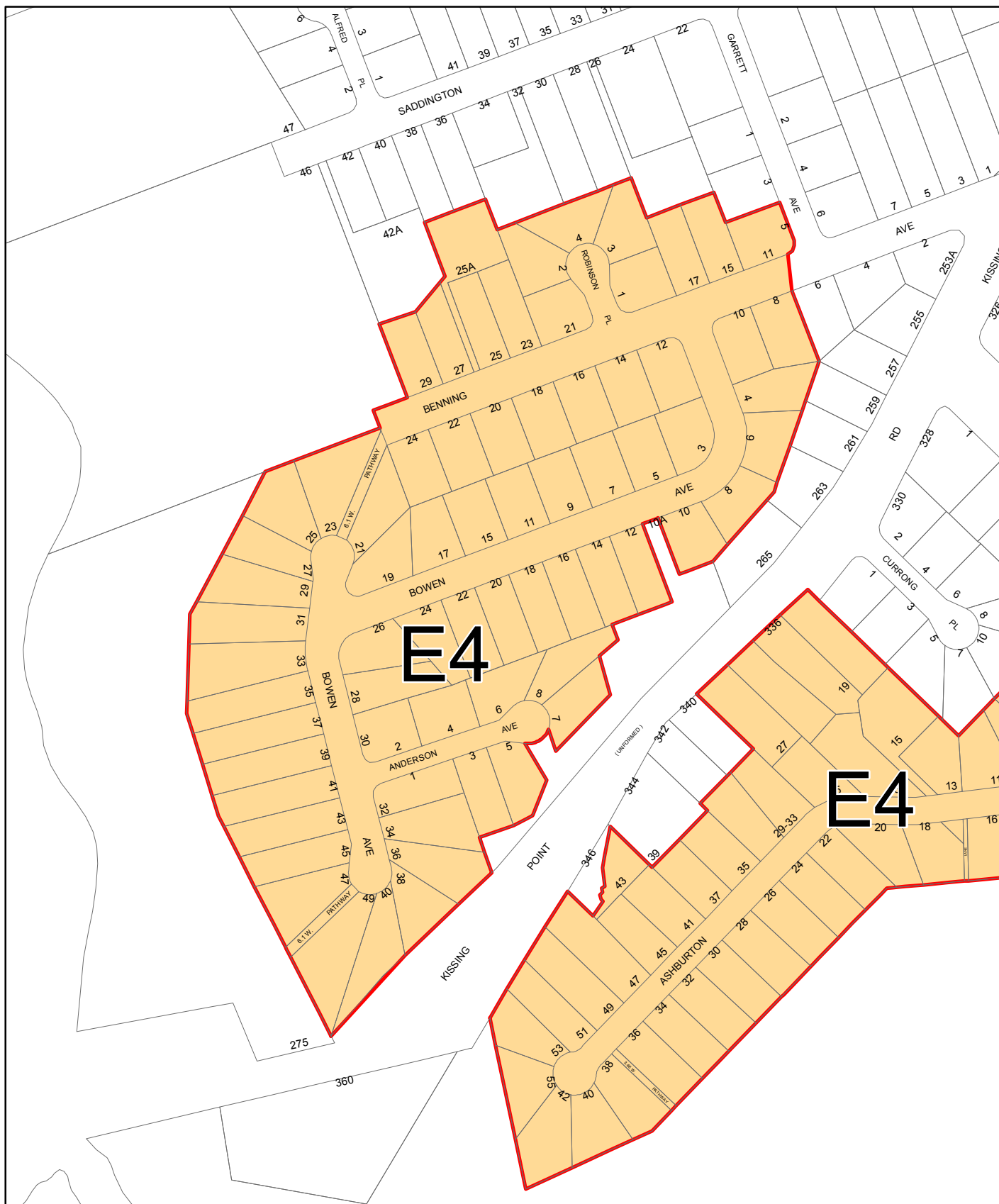
Date: 2/09/2015

Scale: - 1:4000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 9 - Bowen Avenue Land Zoning Map

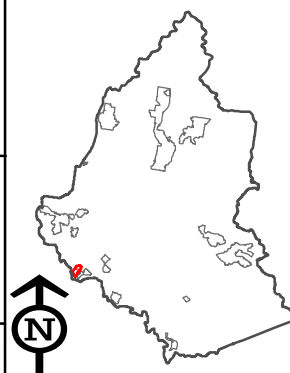
B1 Neighbourhood Centre	E1 National Parks & Nature Reserves	R1 General Residential	RE1 Public Recreation
B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business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

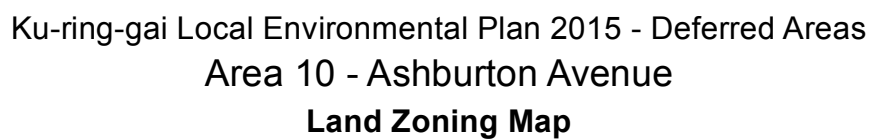
Date: 2/09/2015

Scale: - 1:3000

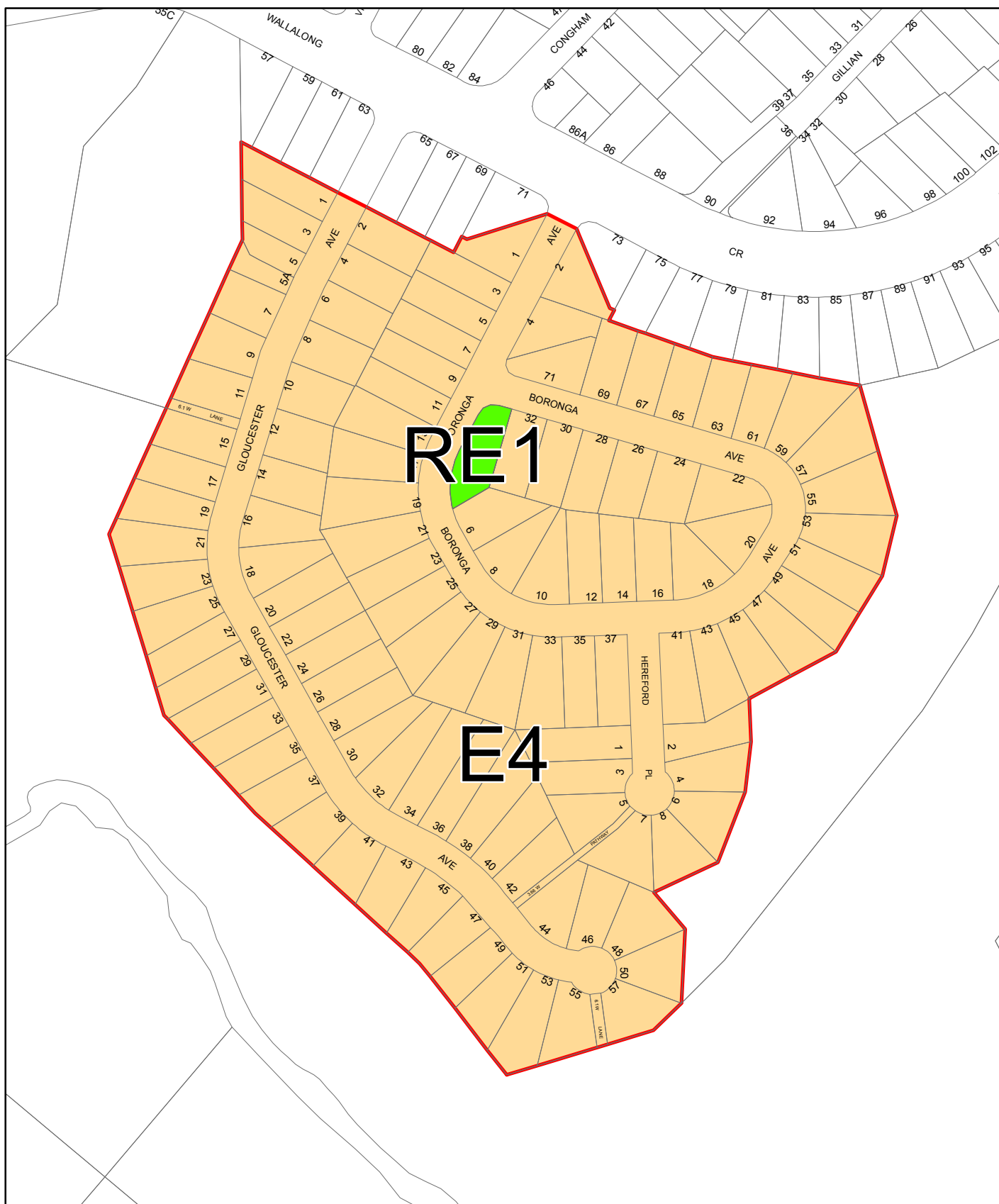
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 11 - Boronga Avenue - Gloucester Avenue Land Zoning Map

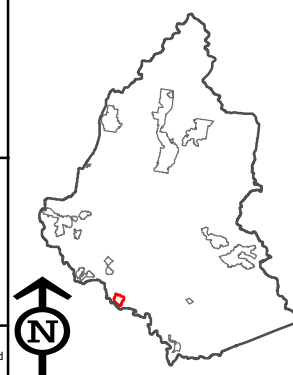
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B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business Park	E4 Environmental Living	R4 High Density Residential	SP2 Infrastructure
		R5 Large Lot Residential	W1 Natural Waterways

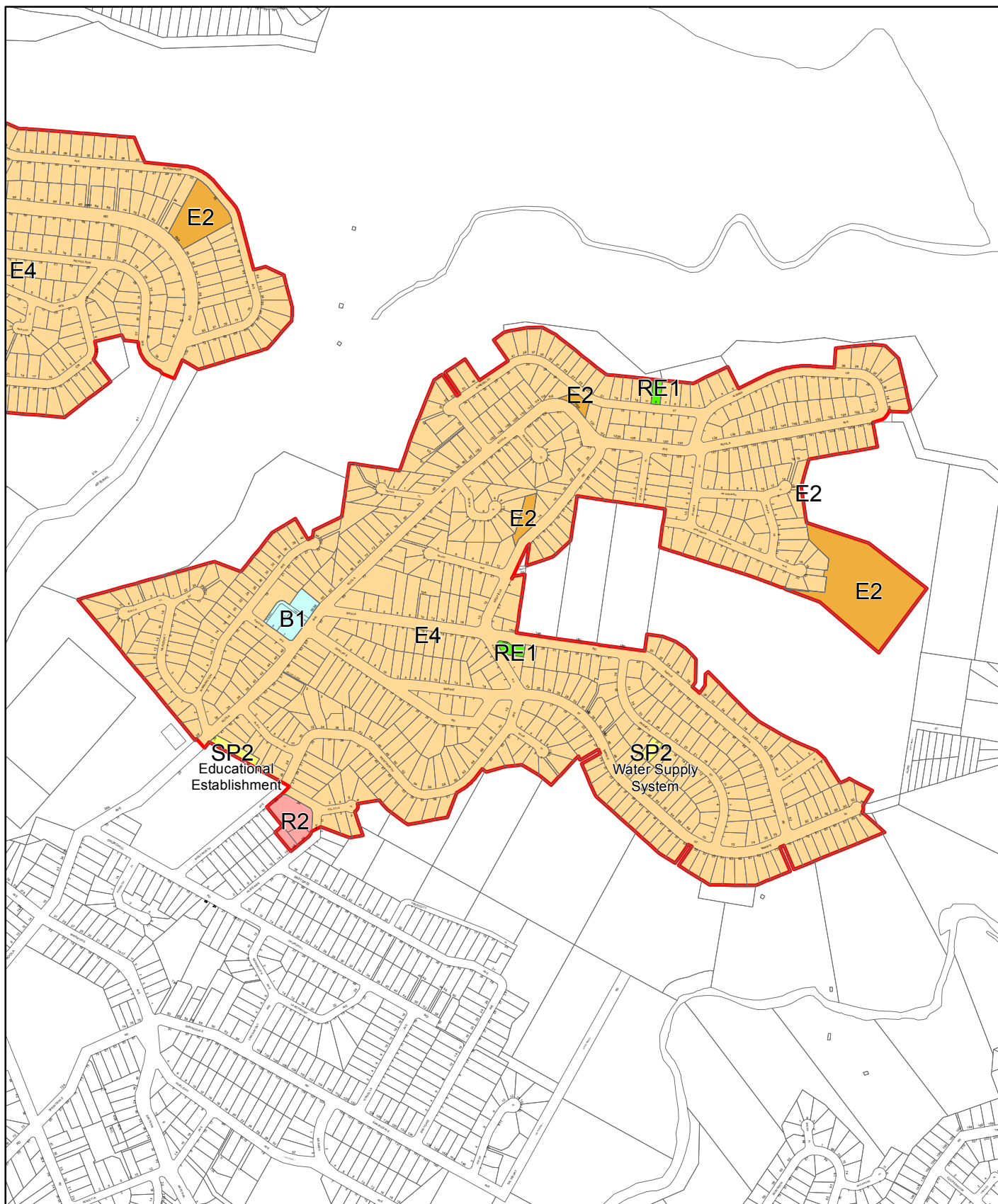
Date: 2/09/2015

Scale: - 1:3000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 12 - East Killara Land Zoning Map

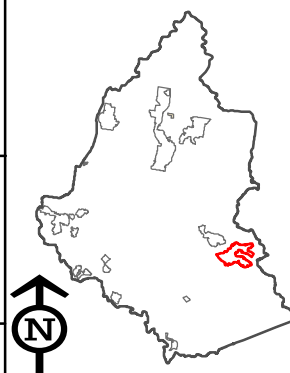
B1 Neighbourhood Centre	E1 National Parks & Nature Reserves	R1 General Residential	RE1 Public Recreation
B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business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

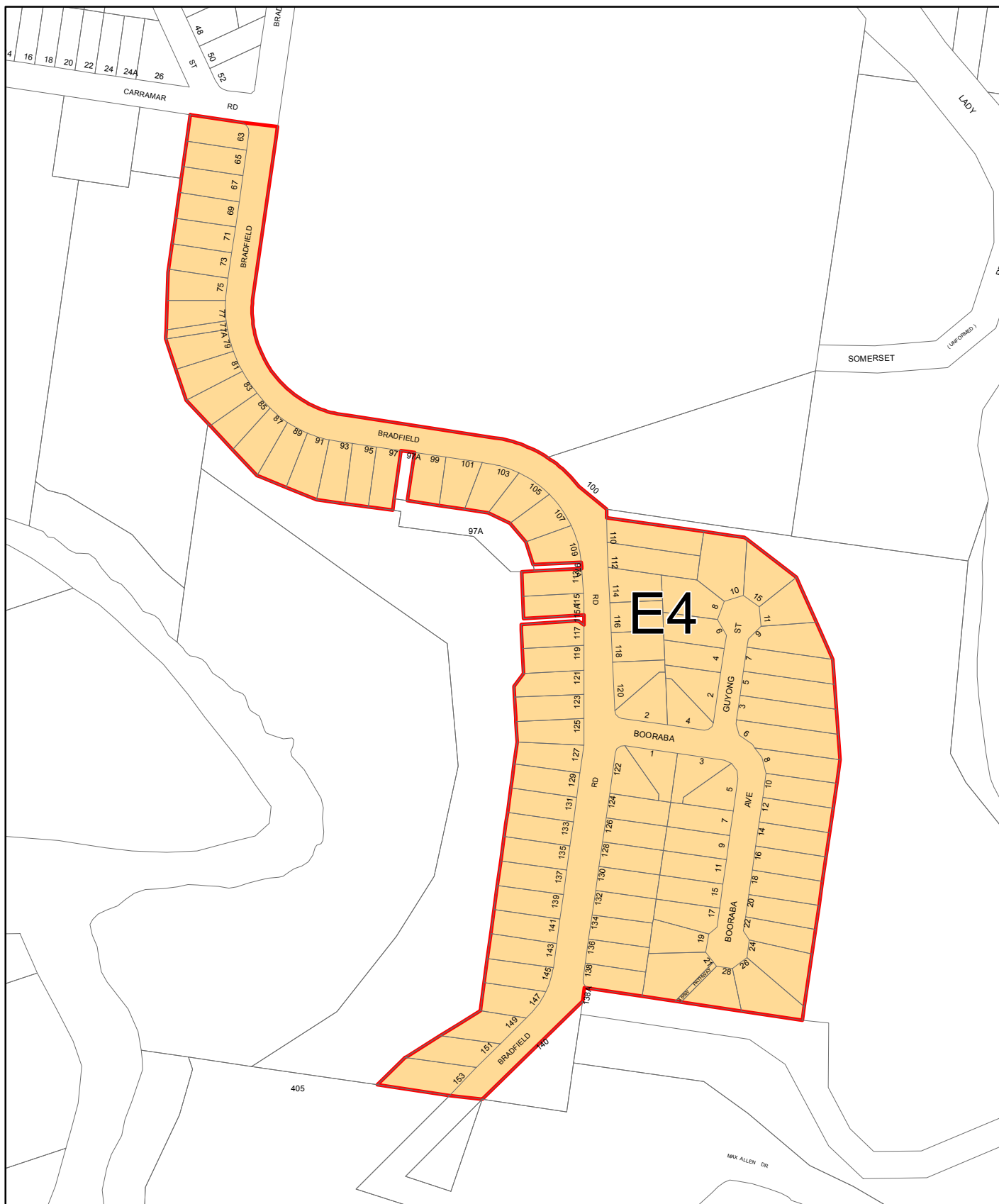
Date: 3/05/2017

Scale: - 1:10000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 13 - Bradfield Road Land Zoning Map

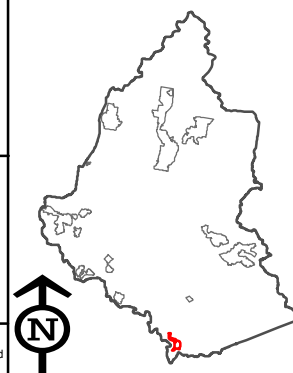
B1 Neighbourhood Centre	E1 National Parks & Nature Reserves	R1 General Residential	RE1 Public Recreation
B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business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

Date: 2/09/2015

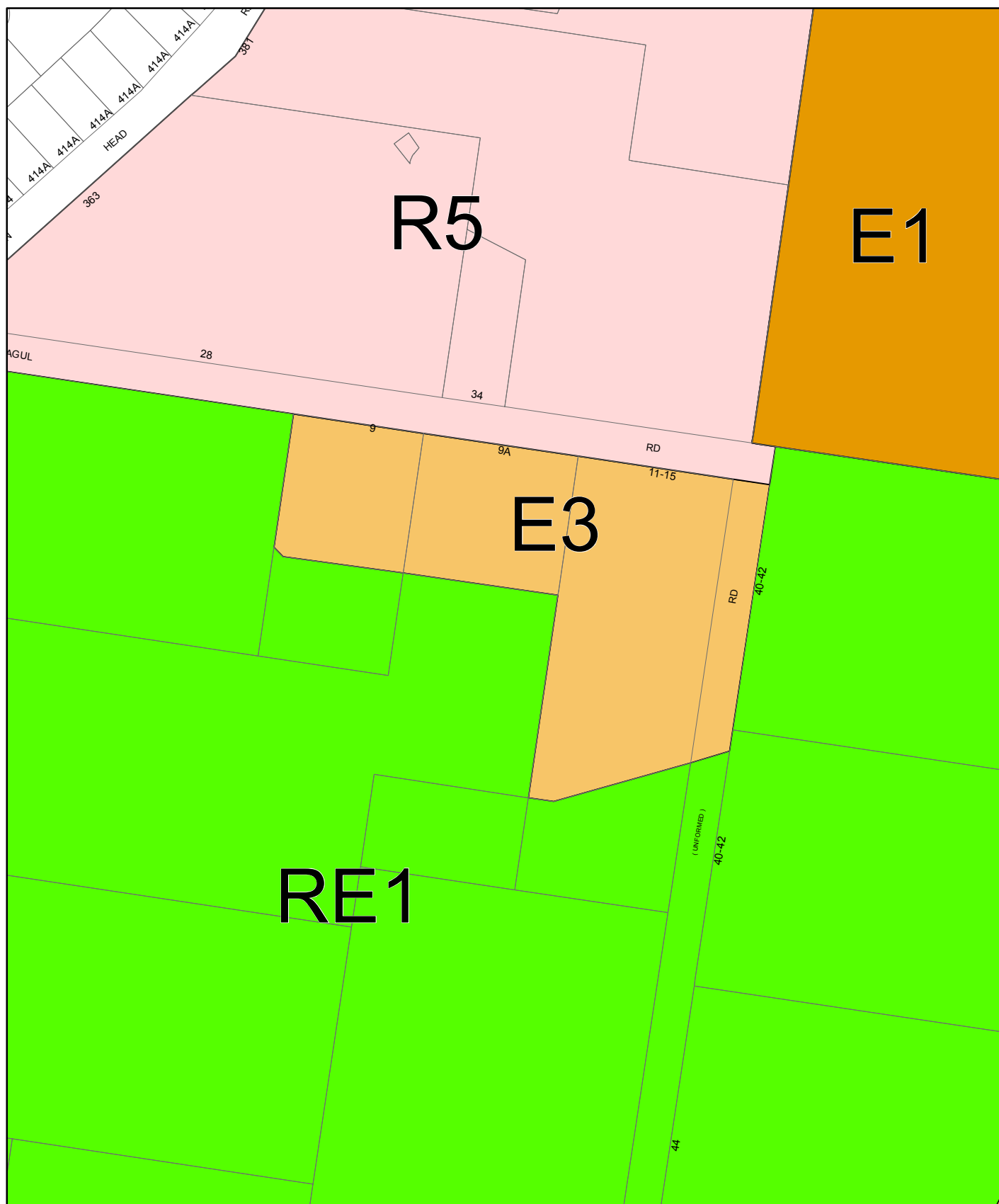
Scale: - 1:4000

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Zoning Map – Existing 9, 9A, 11-15 Curagul Road, North Turramurra



**Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
9, 9A and 11-15 Curagul Road - as per DKLEP2015
Land Zoning Map**

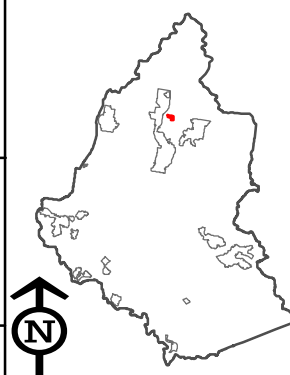
B1 Neighbourhood Centre	E1 National Parks & Nature Reserves	R1 General Residential	RE1 Public Recreation
B2 Local Centre	E2 Environmental Conservation	R2 Low Density Residential	RE2 Private Recreation
B4 Mixed Use	E3 Environmental Management	R3 Medium Density Residential	SP1 Special Activities
B7 Business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

Date: 8/09/2015

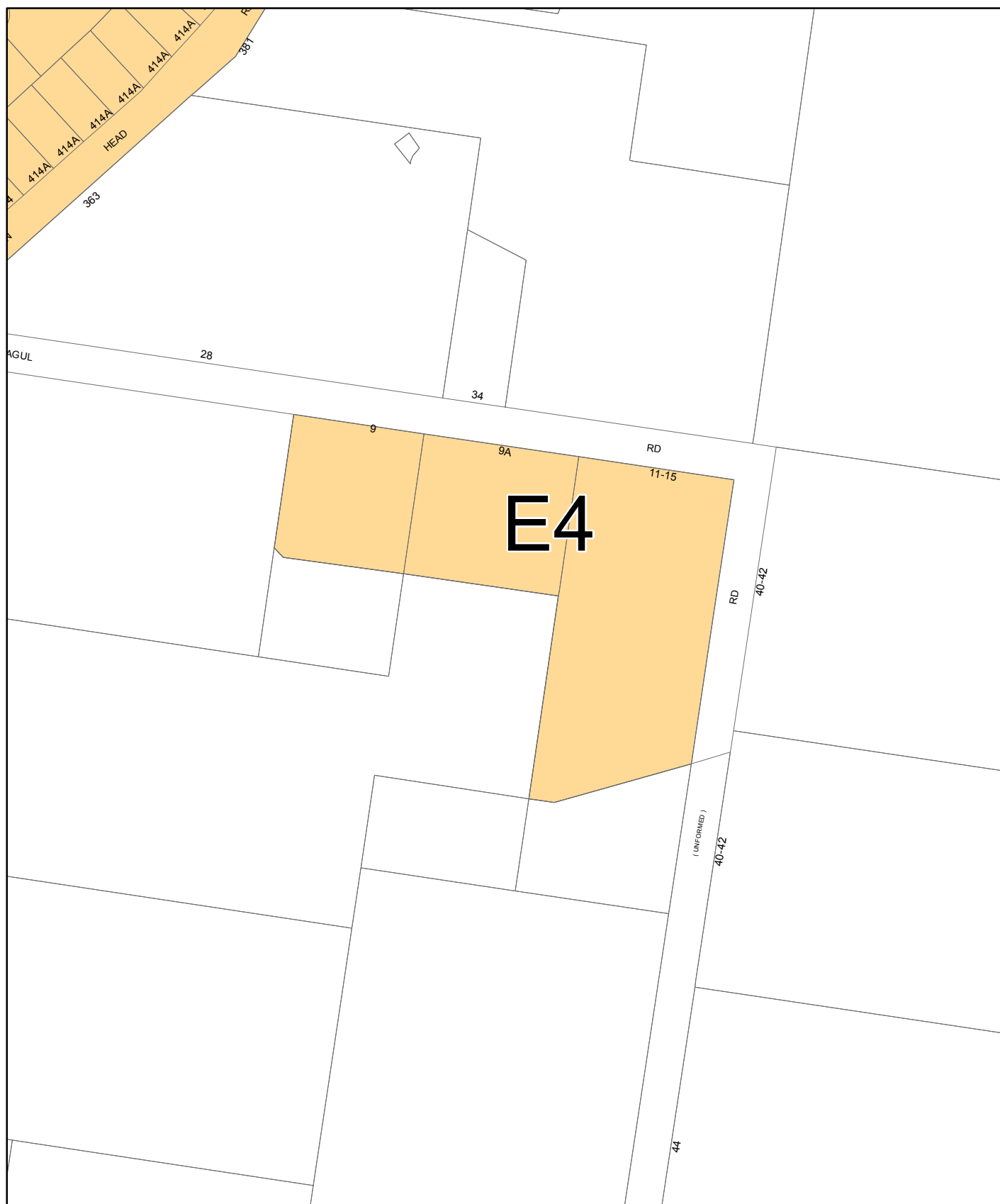
Scale: - 1:3000

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Zoning Map – Proposed 9, 9A, 11-15 Curagul Road, North Turramurra



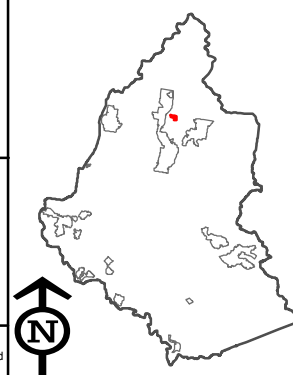
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas 9, 9A and 11-15 Curagul Road - Proposed Rezoning Land Zoning Map

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

Date: 8/09/2015

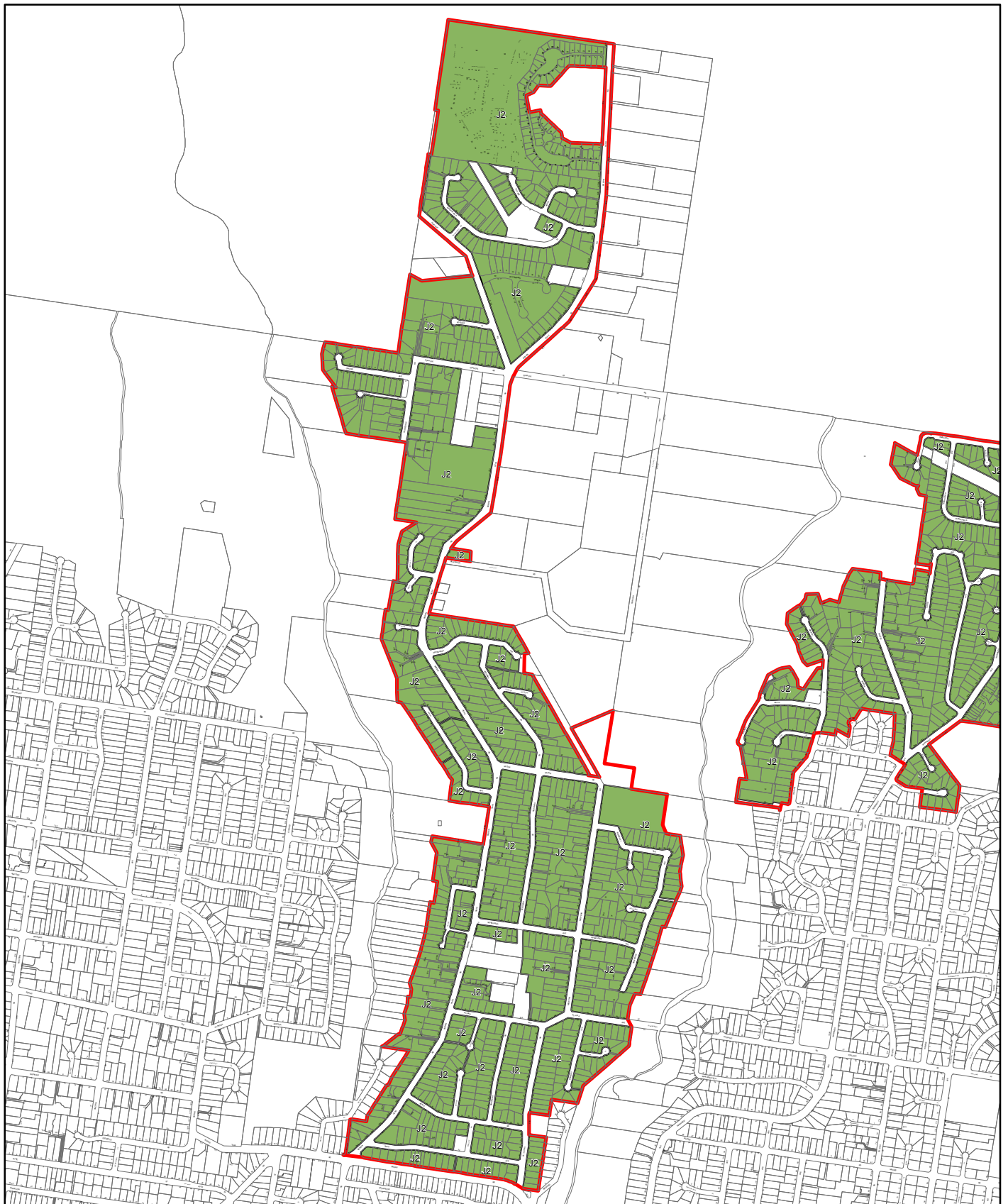
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Height of Buildings Maps – Proposed

Note – No existing Height mapping under Ku-ring-gai Planning Scheme Ordinance



Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 1 - North Turramurra
Height of Building Map - DKLEP2013 as exhibited

Maximum Building Height (m)

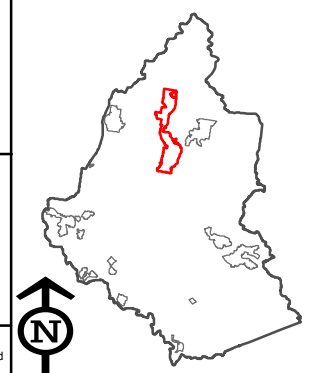
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J2 9.5	O 16	Q2 20.5	V 39.5
L 11.5	P 17.5	T 26.5	

Date: 3/05/2017

Scale: - 1:16500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 2 - North Wahroonga Height of Building Map

Maximum Building Height (m)

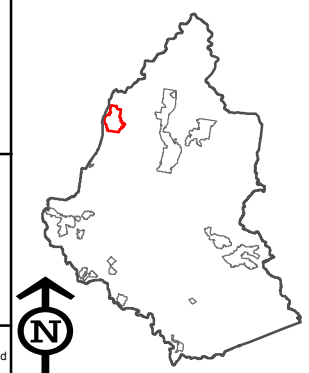
J1	9	N	14.5	Q1	20	U	32.5
J2	9.5	O	16	Q2	20.5	V	39.5
L	11.5	P	17.5	T	26.5		

Date: 3/09/2015

Scale: - 1:6000

DISCLAIMER

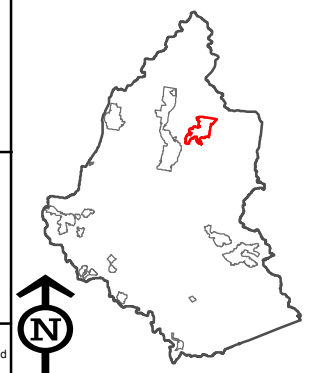
This plan has been prepared as part of a review process only and as such no reliance is to be placed upon this plan as it is not and does not purport to be a Planning Instrument. Ku-ring-gai Council accepts no liability for the accuracy or otherwise of this plan.





Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 3 - Warrimoo Avenue
 Height of Building Map

Maximum Building Height (m)			
J1	9	N	14.5
J2	9.5	O	16
L	11.5	P	17.5
		Q1	20
		Q2	20.5
		T	26.5
		U	32.5
		V	39.5



Date: 3/09/2015

Scale: - 1:9000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 4 - Campbell Drive Height of Building Map

Maximum Building Height (m)

J1 9
J2 9.5
L 11.5

N 14.5
O 16
P 17.5

Q1 20
Q2 20.5
T 26.5

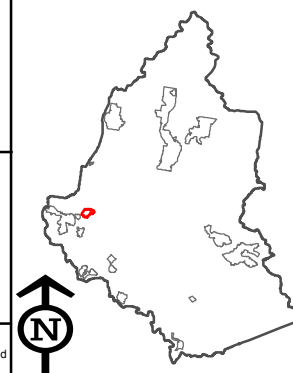
U 32.5
V 39.5

Date: 3/09/2015

Scale: - 1:3500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 5 - Browns Rd - Fox Valley Rd - Jordon Avenue Height of Building Map

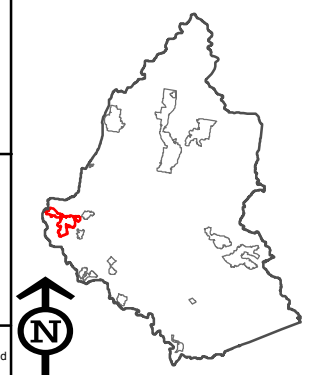
Maximum Building Height (m)

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

Date: 3/09/2015

Scale: - 1:10000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 6 - Howson Avenue Height of Building Map

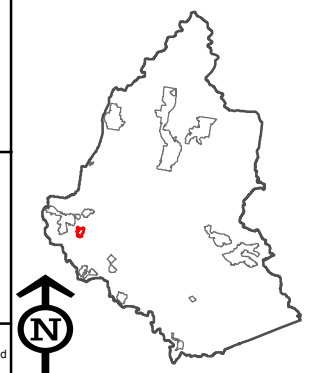
Maximum Building Height (m)			
J1 9	N 14.5	Q1 20	U 32.5
J2 9.5	O 16	Q2 20.5	V 39.5
L 11.5	P 17.5	T 26.5	

Date: 3/09/2015

Scale: - 1:2500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 7 - Eastern Arterial Road Height of Building Map

Maximum Building Height (m)

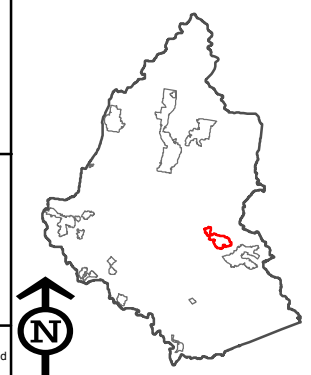
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J2	9.5	O	16	Q2	20.5	V	39.5
L	11.5	P	17.5	T	26.5		

Date: 3/09/2015

Scale: - 1:7500

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 8 - Parker Avenue - Evans Street
Height of Building Map

Maximum Building Height (m)

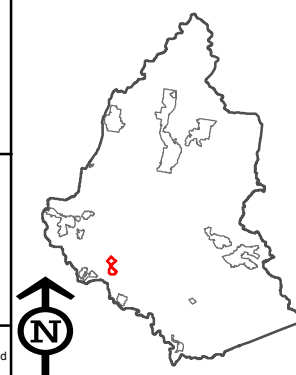
J1 9	N 14.5	Q1 20	U 32.5
J2 9.5	O 16	Q2 20.5	V 39.5
L 11.5	P 17.5	T 26.5	

Date: 3/09/2015

Scale: - 1:4000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 9 - Bowen Avenue Height of Building Map

Maximum Building Height (m)

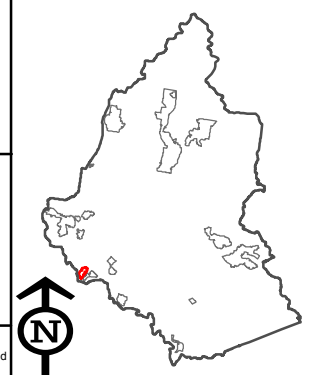
J1 9	N 14.5	Q1 20	U 32.5
J2 9.5	O 16	Q2 20.5	V 39.5
L 11.5	P 17.5	T 26.5	

Date: 3/09/2015

Scale: - 1:3000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 10 - Ashburton Avenue Height of Building Map

Maximum Building Height (m)

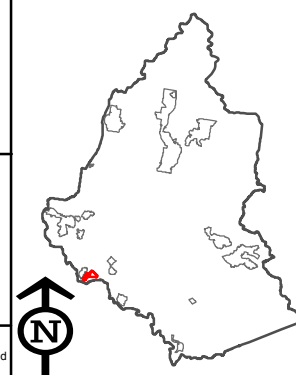
J1	9	N	14.5	Q1	20	U	32.5
J2	9.5	O	16	Q2	20.5	V	39.5
L	11.5	P	17.5	T	26.5		

Date: 3/09/2015

Scale: - 1:4000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 11 - Boronga Avenue - Gloucester Avenue
Height of Building Map

Maximum Building Height (m)

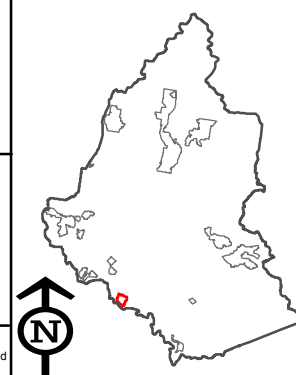
J1 9	N 14.5	Q1 20	U 32.5
J2 9.5	O 16	Q2 20.5	V 39.5
L 11.5	P 17.5	T 26.5	

Date: 3/09/2015

Scale: - 1:3000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 12 - East Killara
Height of Building Map - DKLEP2013 as exhibited

Maximum Building Height (m)

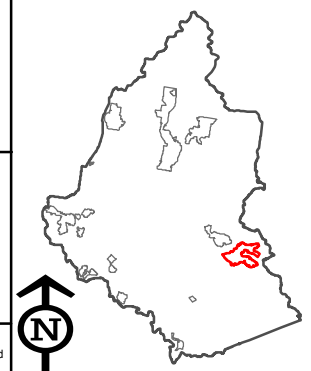
J1	9	N	14.5	Q1	20	U	32.5
J2	9.5	O	16	Q2	20.5	V	39.5
L	11.5	P	17.5	T	26.5		

Date: 3/05/2017

Scale: - 1:10000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 13 - Bradfield Road Height of Building Map

Maximum Building Height (m)

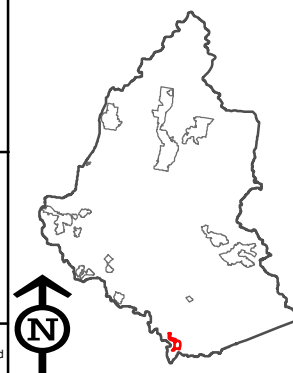
J1 9	N 14.5	Q1 20	U 32.5
J2 9.5	O 16	Q2 20.5	V 39.5
L 11.5	P 17.5	T 26.5	

Date: 3/09/2015

Scale: - 1:4000

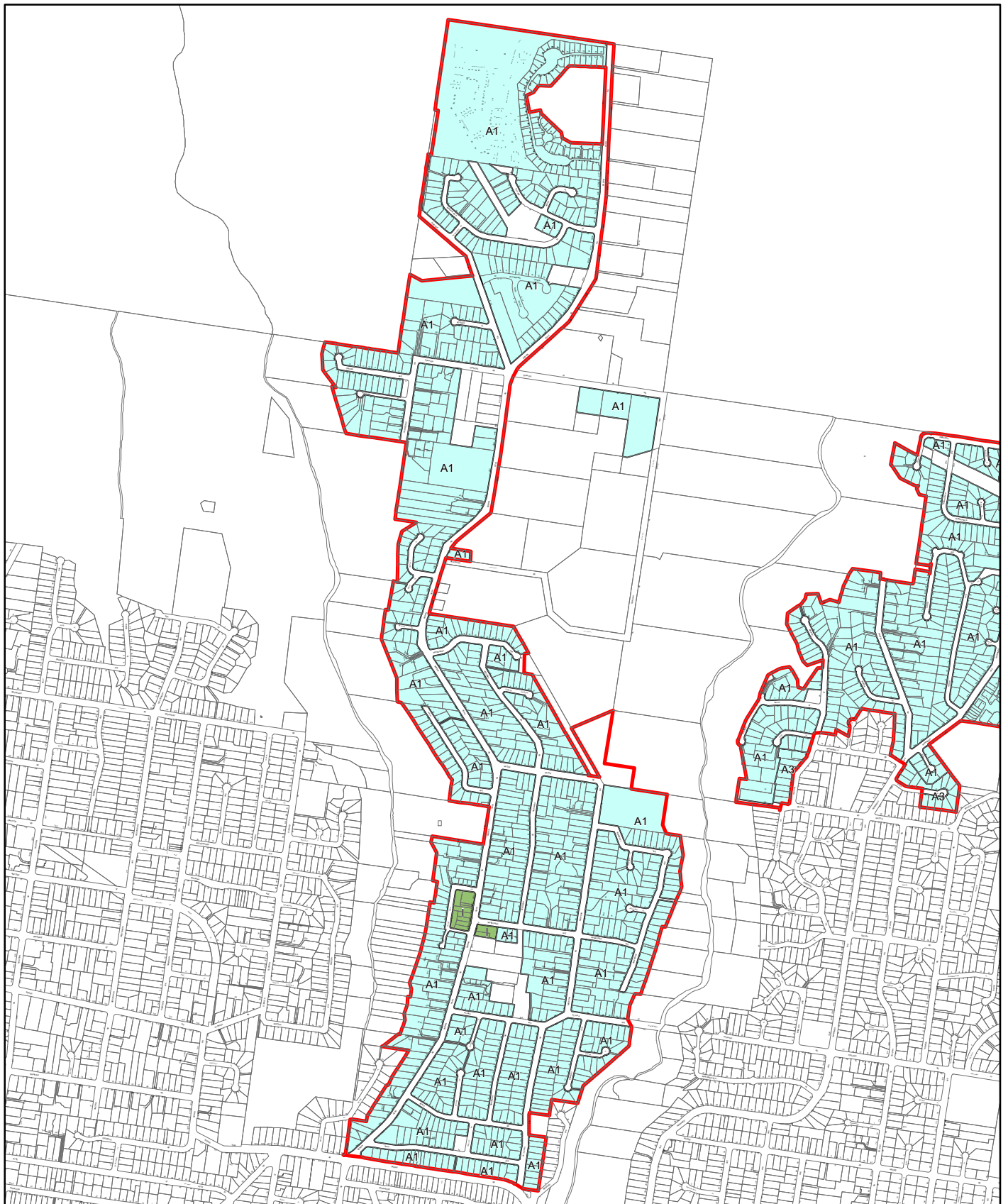
DISCLAIMER

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Floor Space Ratio Maps – Proposed

Note – there is no existing FSR mapping under Ku-ring-gai Planning Scheme Ordinance



Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 1 - North Turramurra
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

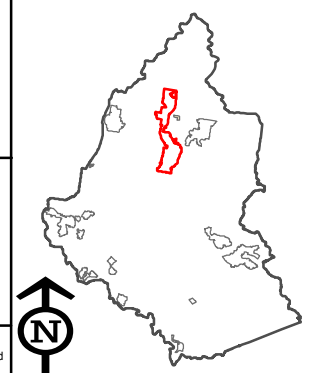
A1	0.2	A4	0.37	G	0.65	K	0.85	U	2.5
A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

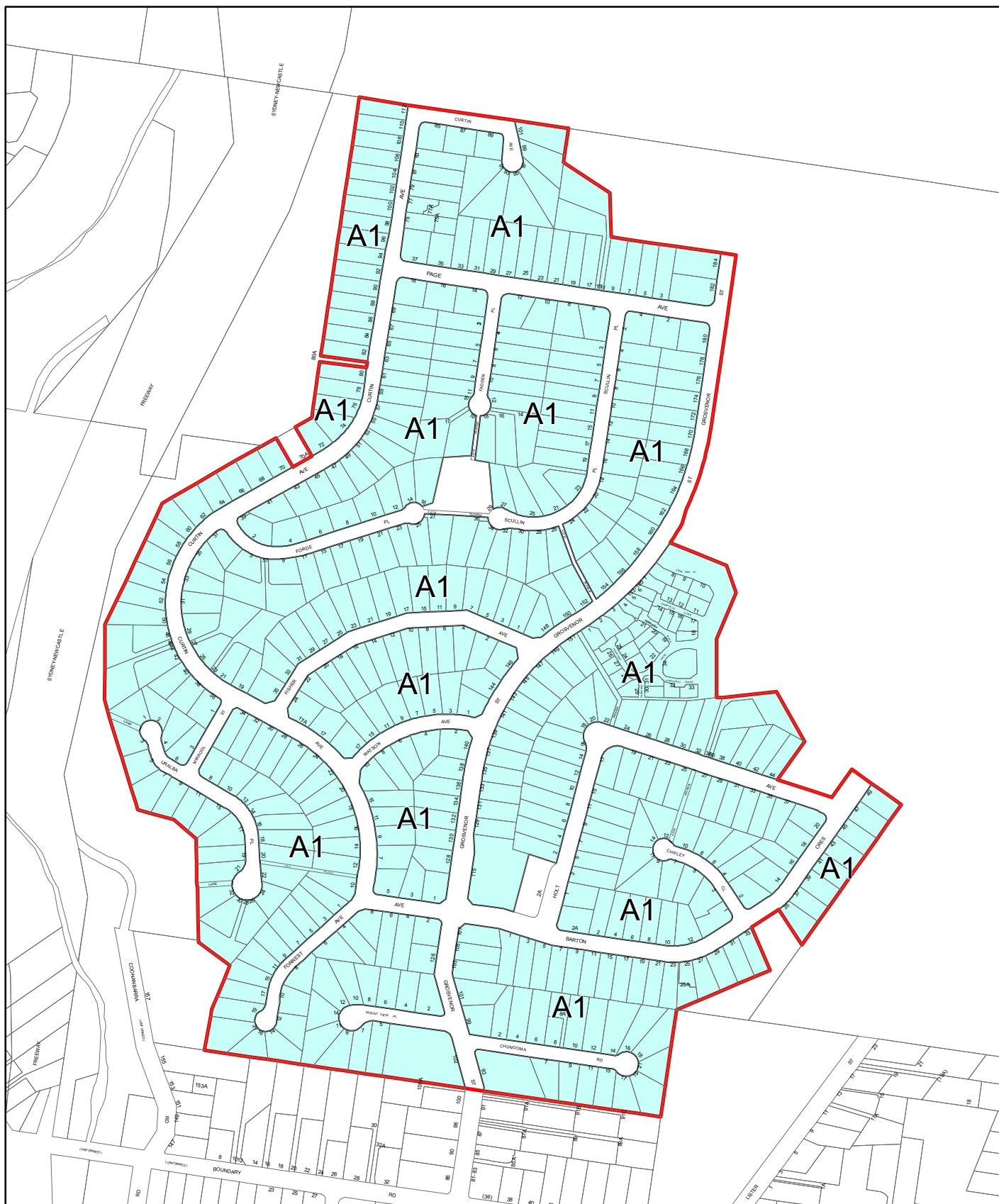
Date: 3/05/2017

Scale: - 1:16500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 2 - North Wahroonga
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

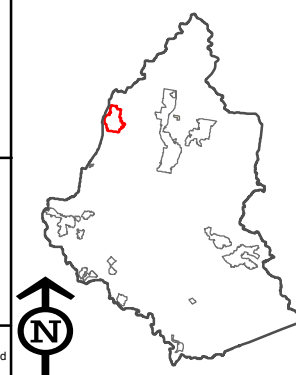
A1	0.2	A4	0.37	G	0.65	K	0.85	U	2.5
A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

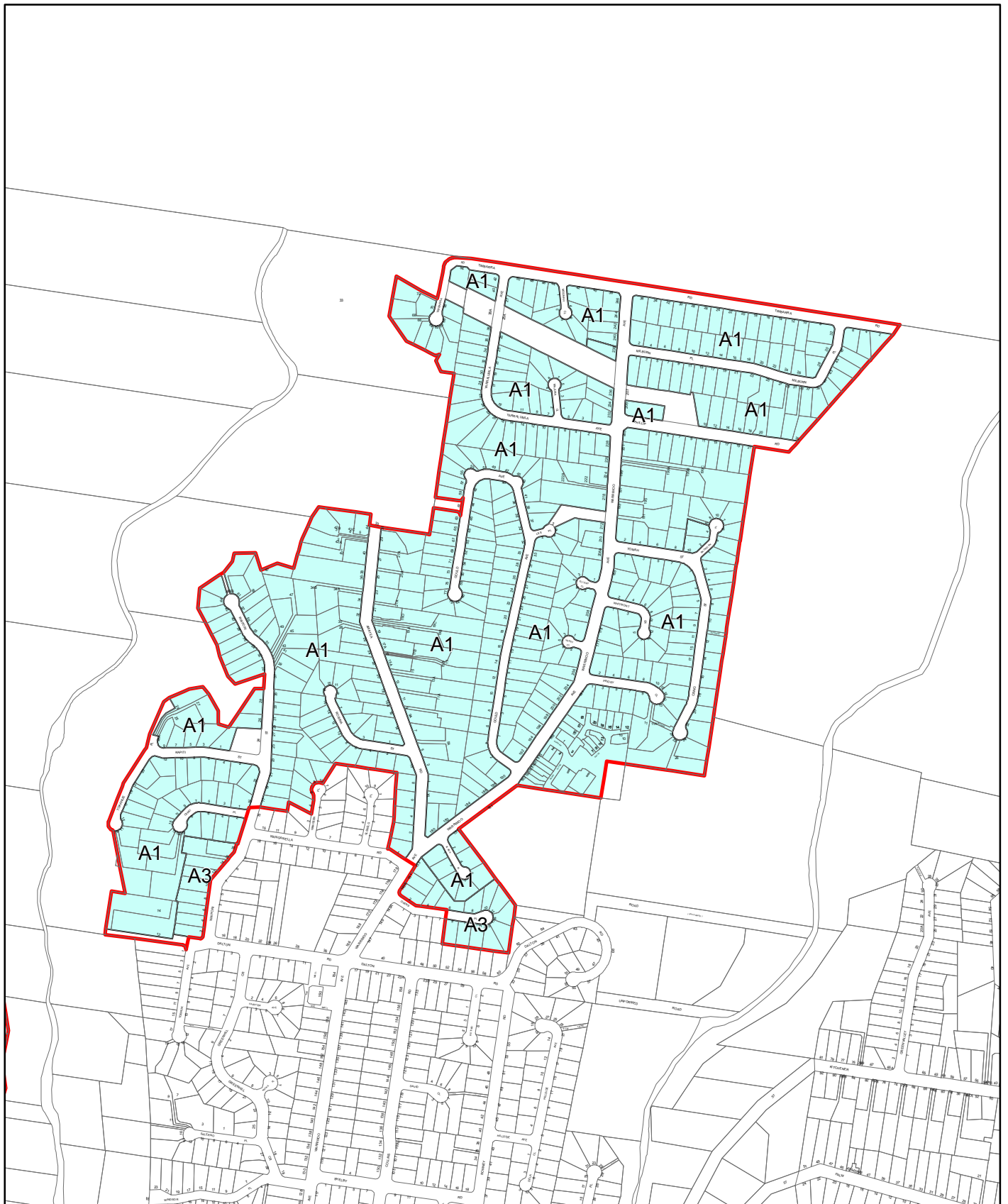
Date: 22/09/2015

Scale: - 1:6000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 3 - Warrimoo Avenue
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

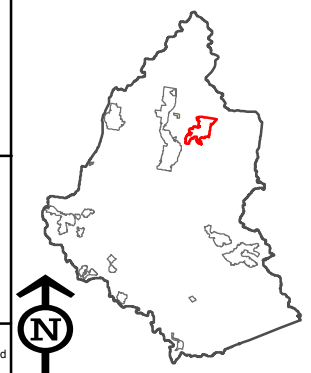
A1	0.2	A4	0.37	G	0.65	K	0.85	U	2.5
A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

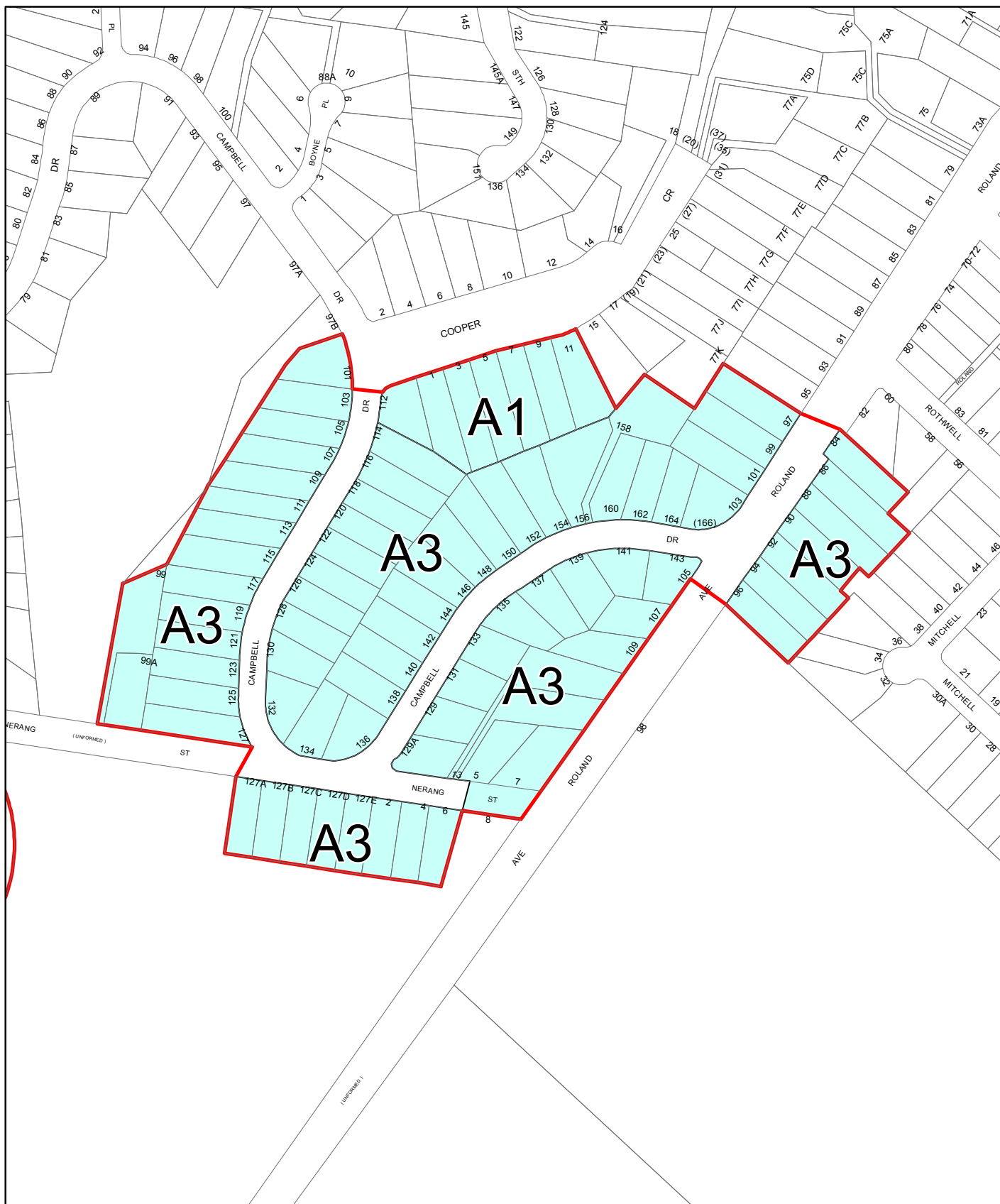
Date: 22/09/2015

Scale: - 1:9000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 4 - Campbell Drive Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

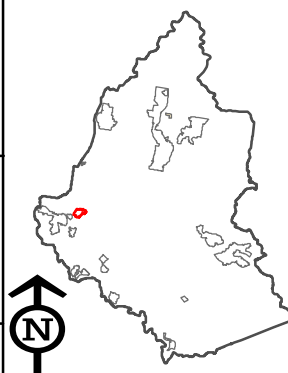
A1	0.2	A4	0.37	G	0.65	K	0.85	U	2.5
A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

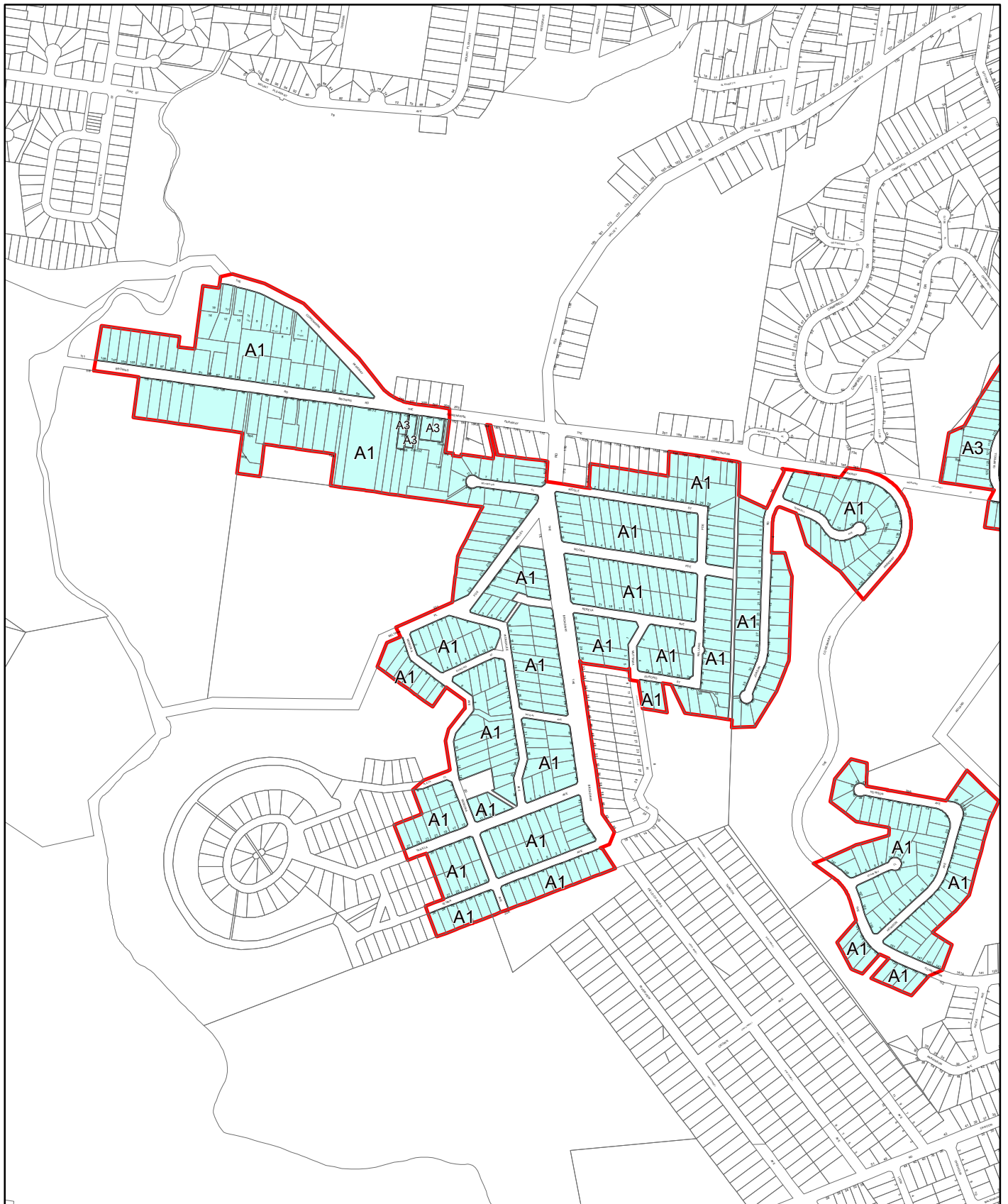
Date: 22/09/2015

Scale: - 1:3500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 5 - Browns Rd - Fox Valley Rd - Jordon Avenue
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

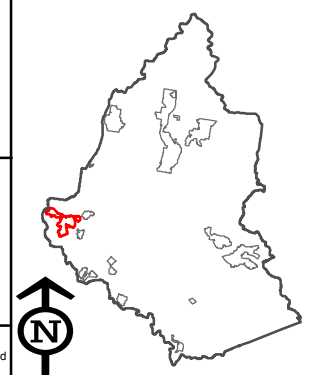
A1	0.2	A4	0.37	G	0.65	K	0.85	U	2.5
A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

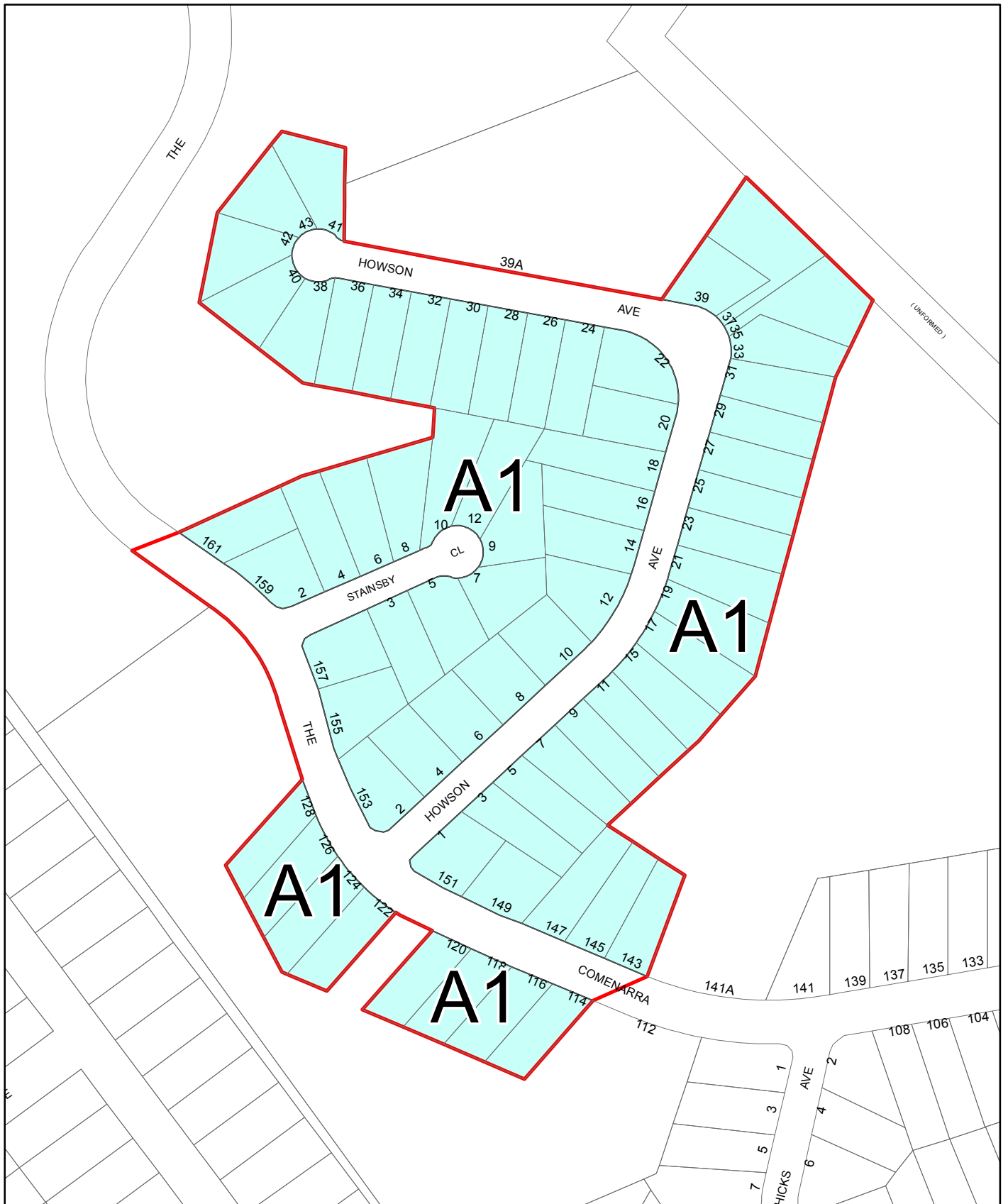
Date: 22/09/2015

Scale: - 1:10000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 6 - Howson Avenue
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

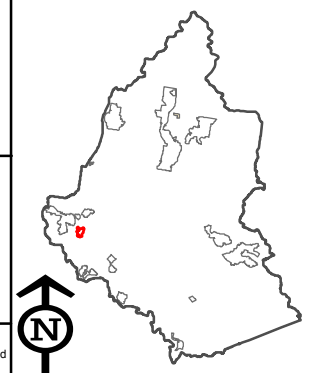
A1	0.2	A4	0.37	G	0.65	K	0.85	U	2.5
A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

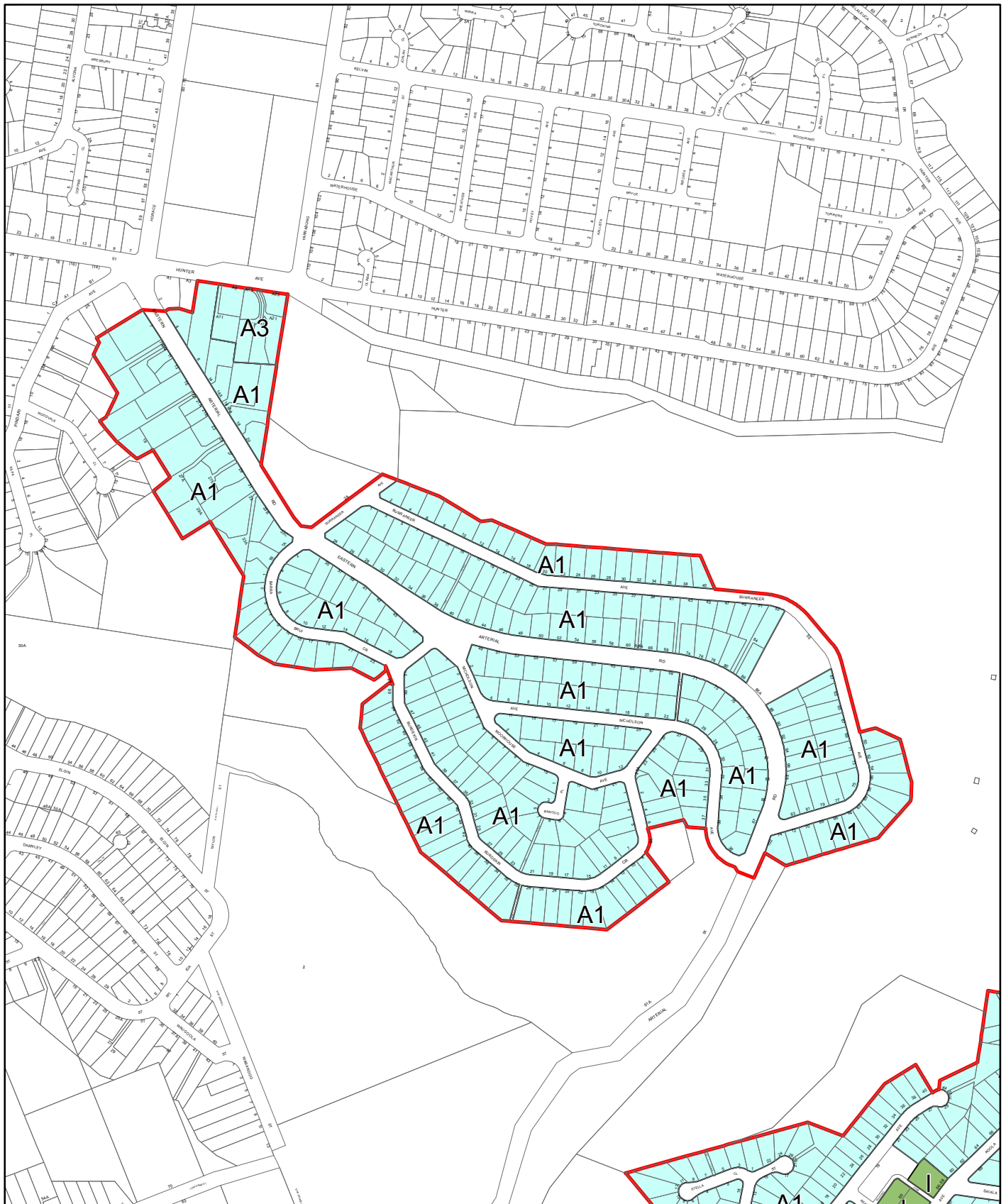
Date: 22/09/2015

Scale: - 1:2500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 7 - Eastern Arterial Road
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

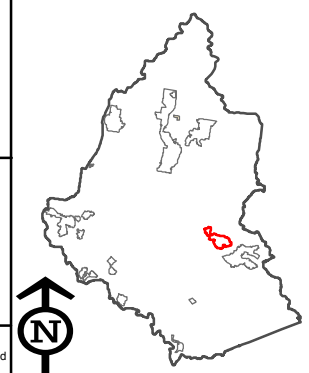
A1	0.2	A4	0.37	G	0.65	K	0.85	U	2.5
A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

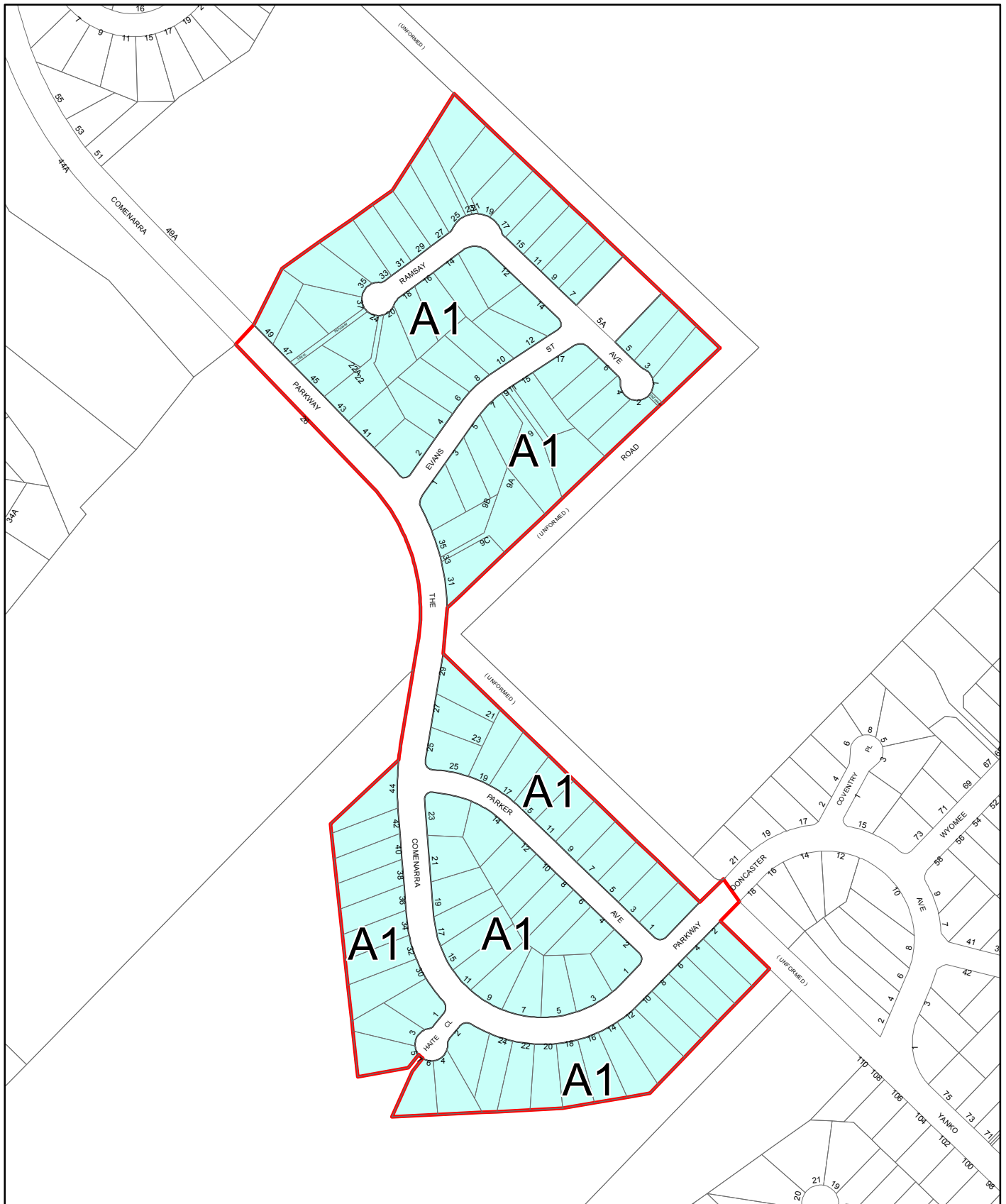
Date: 22/09/2015

Scale: - 1:7500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 8 - Parker Avenue - Evans Street
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

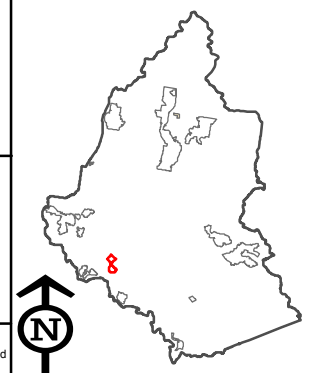
A1 0.2	A4 0.37	G 0.65	K 0.85	U 2.5
A2 0.24	B 0.4	I 0.75	N 1.0	W 3.5
A3 0.3	D 0.5	J 0.8	Q 1.3	

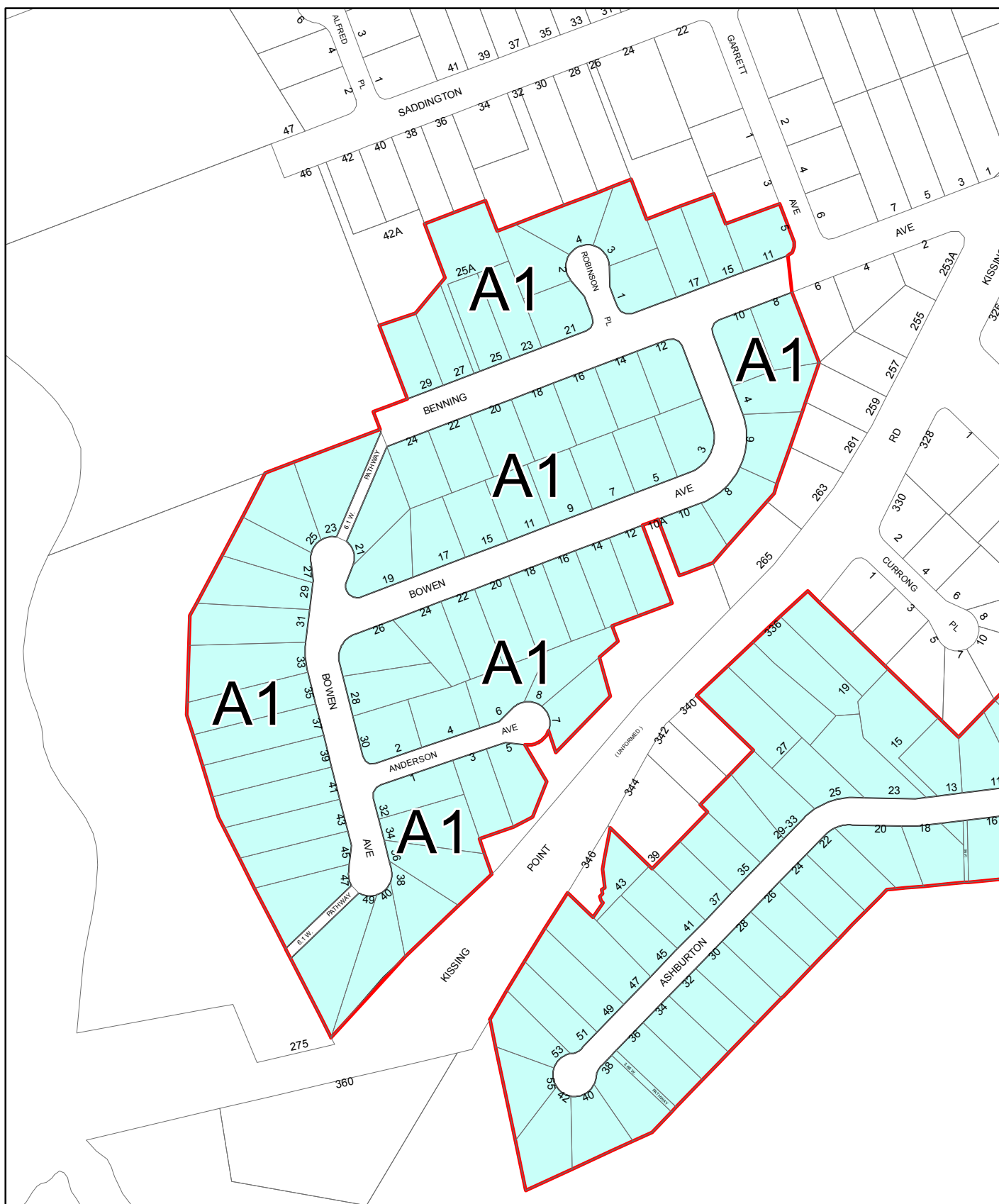
Date: 22/09/2015

Scale: - 1:4000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 9 - Bowen Avenue
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

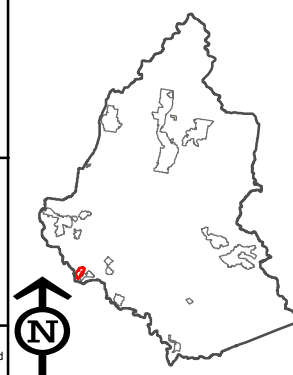
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A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

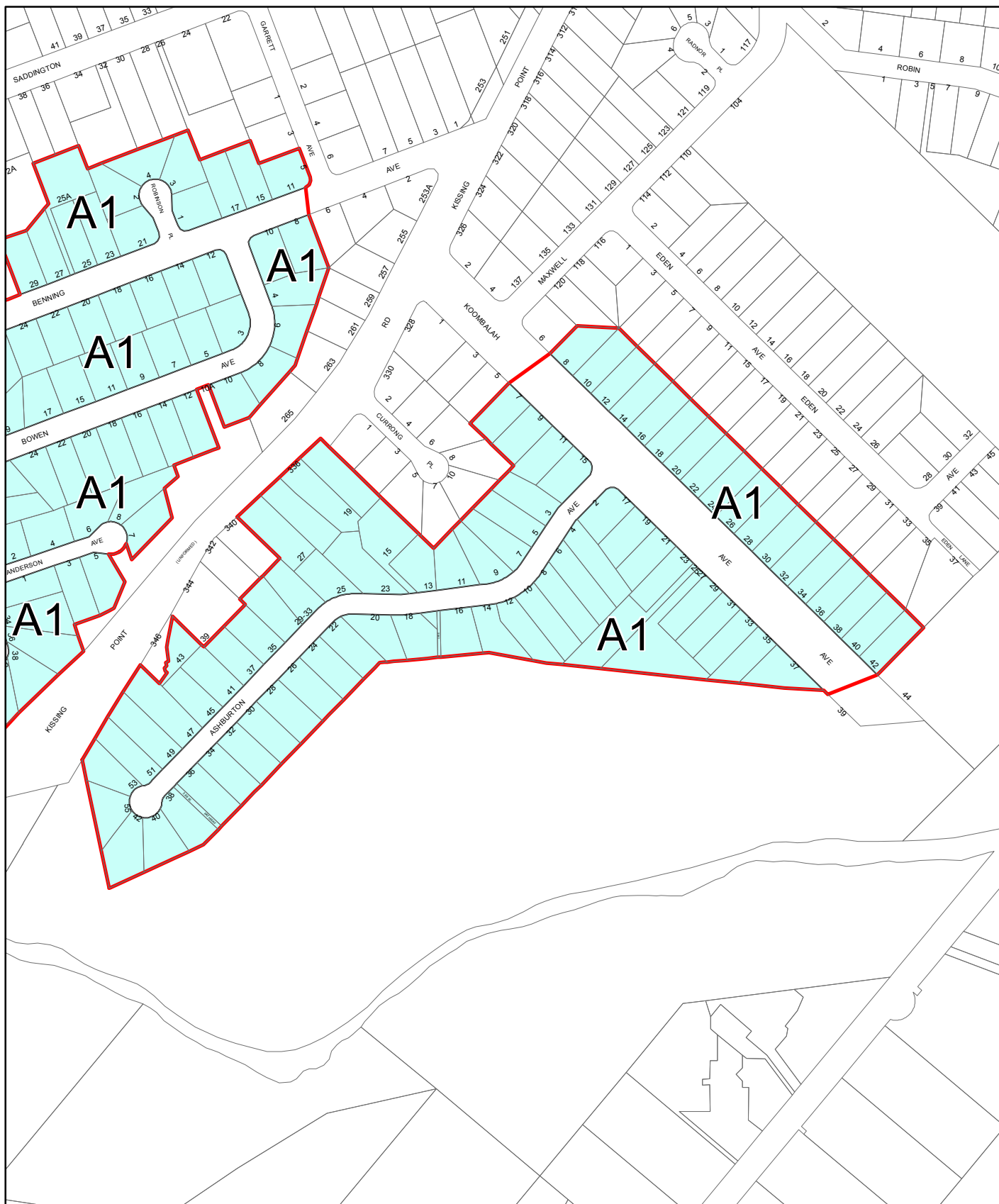
Date: 22/09/2015

Scale: - 1:3000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 10 - Ashburton Avenue
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

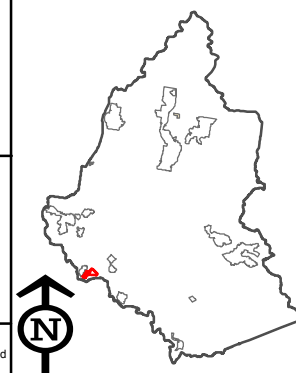
A1	0.2	A4	0.37	G	0.65	K	0.85	U	2.5
A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

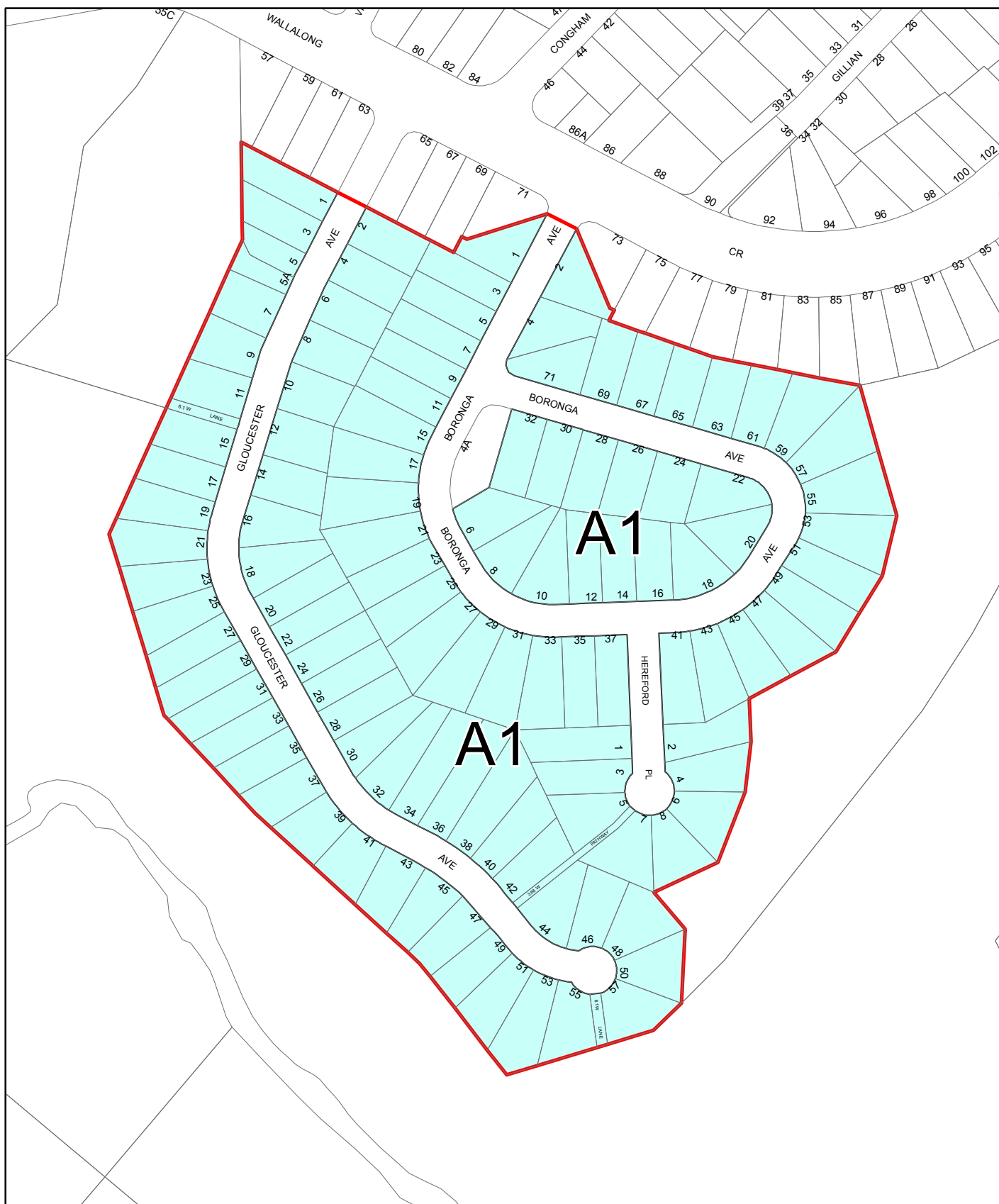
Date: 22/09/2015

Scale: - 1:4000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 11 - Boronga Avenue - Gloucester Avenue
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

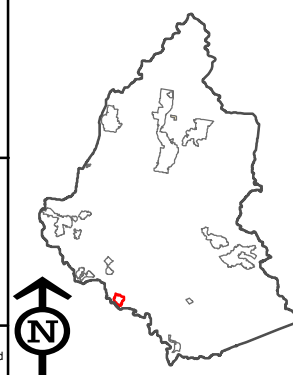
A1	0.2	A4	0.37	G	0.65	K	0.85	U	2.5
A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

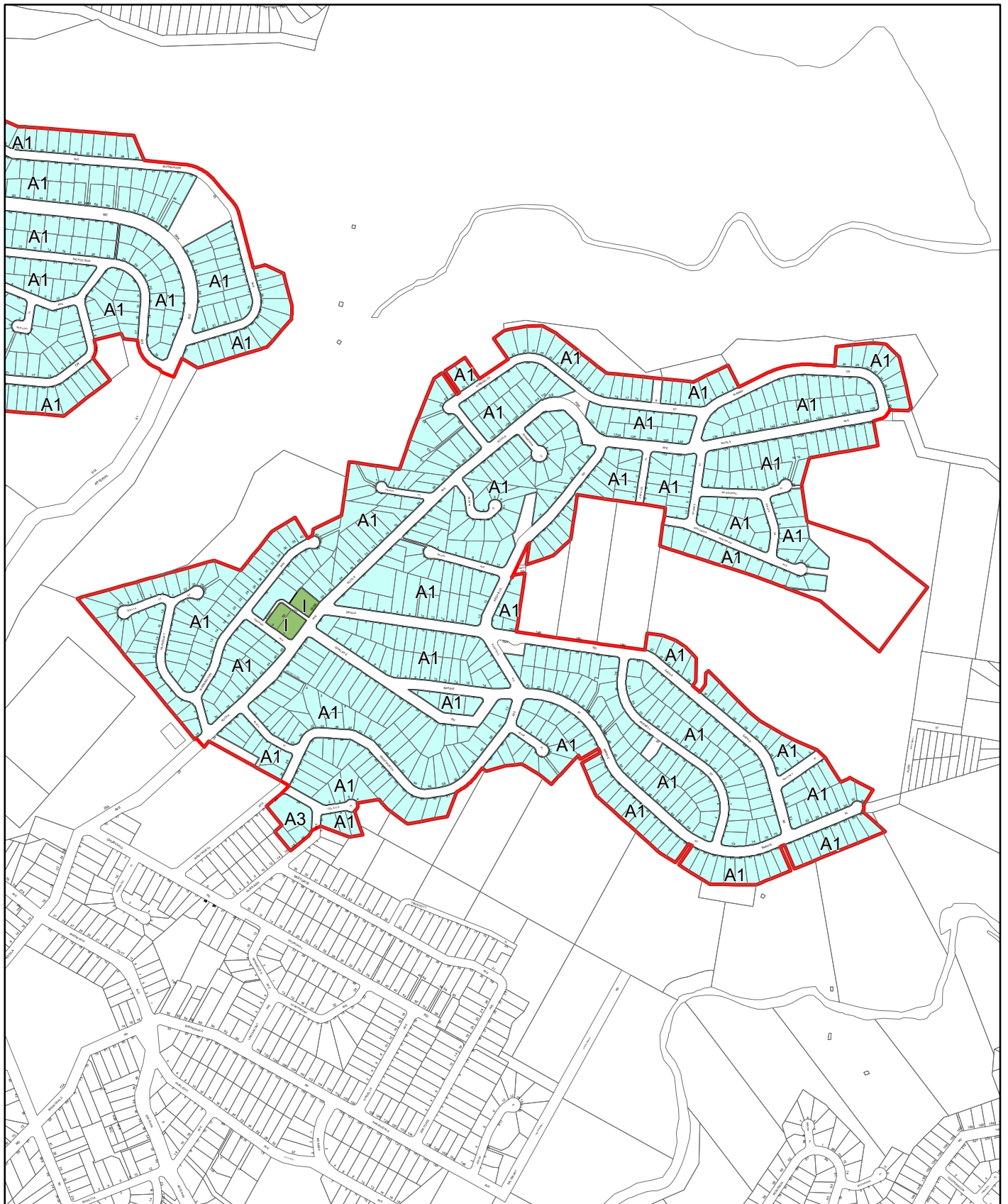
Date: 22/09/2015

Scale: - 1:3000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 12 - East Killara
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

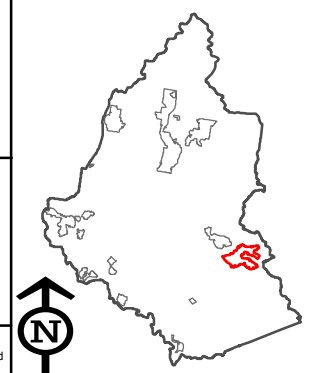
A1	0.2	A4	0.37	G	0.65	K	0.85	U	2.5
A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

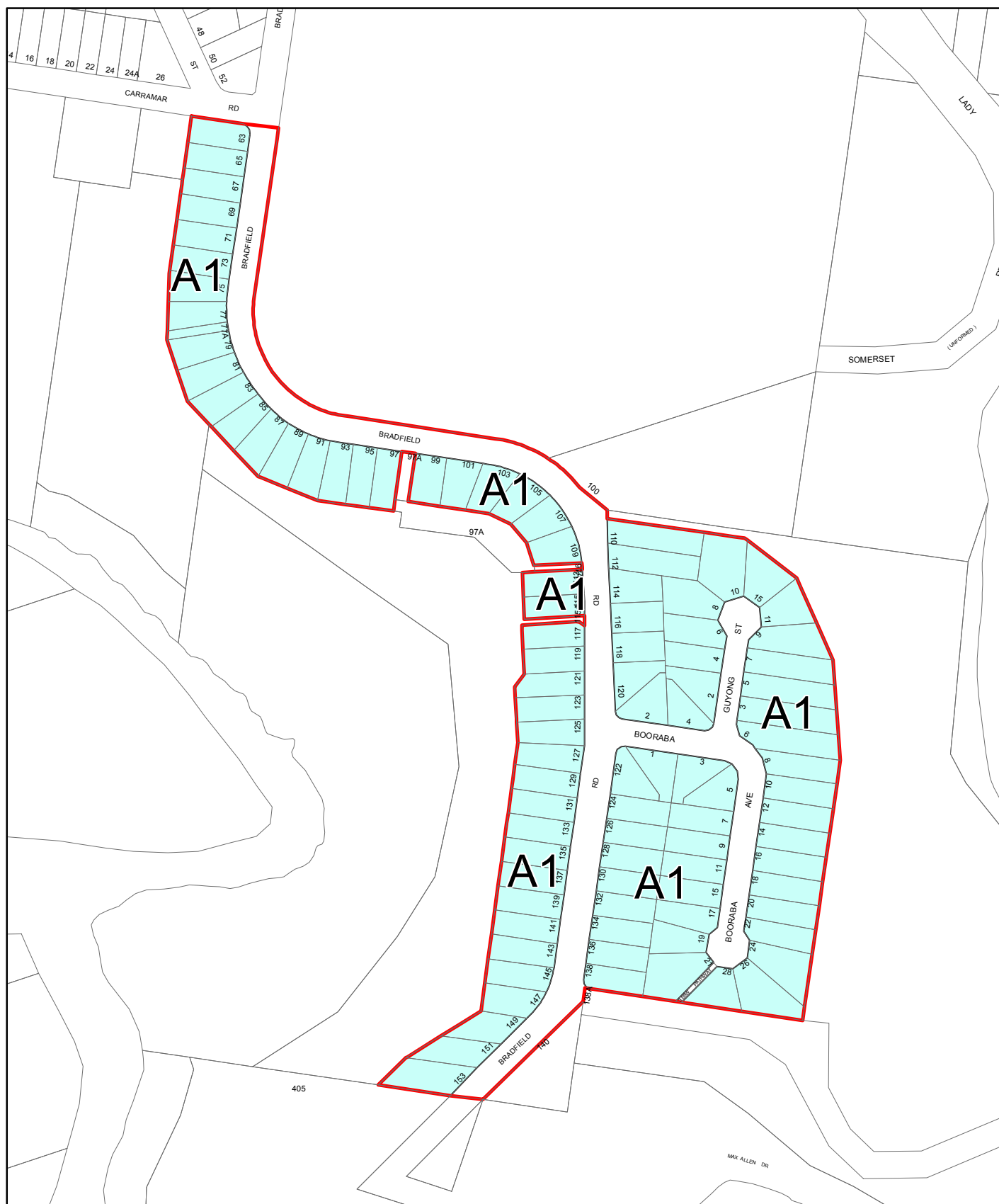
Date: 3/05/2017

Scale: - 1:10000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 13 - Bradfield Road
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

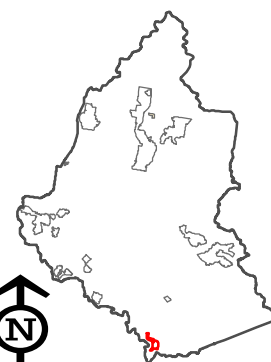
A1	0.2	A4	0.37	G	0.65	K	0.85	U	2.5
A2	0.24	B	0.4	I	0.75	N	1.0	W	3.5
A3	0.3	D	0.5	J	0.8	Q	1.3		

Date: 22/09/2015

Scale: - 1:4000

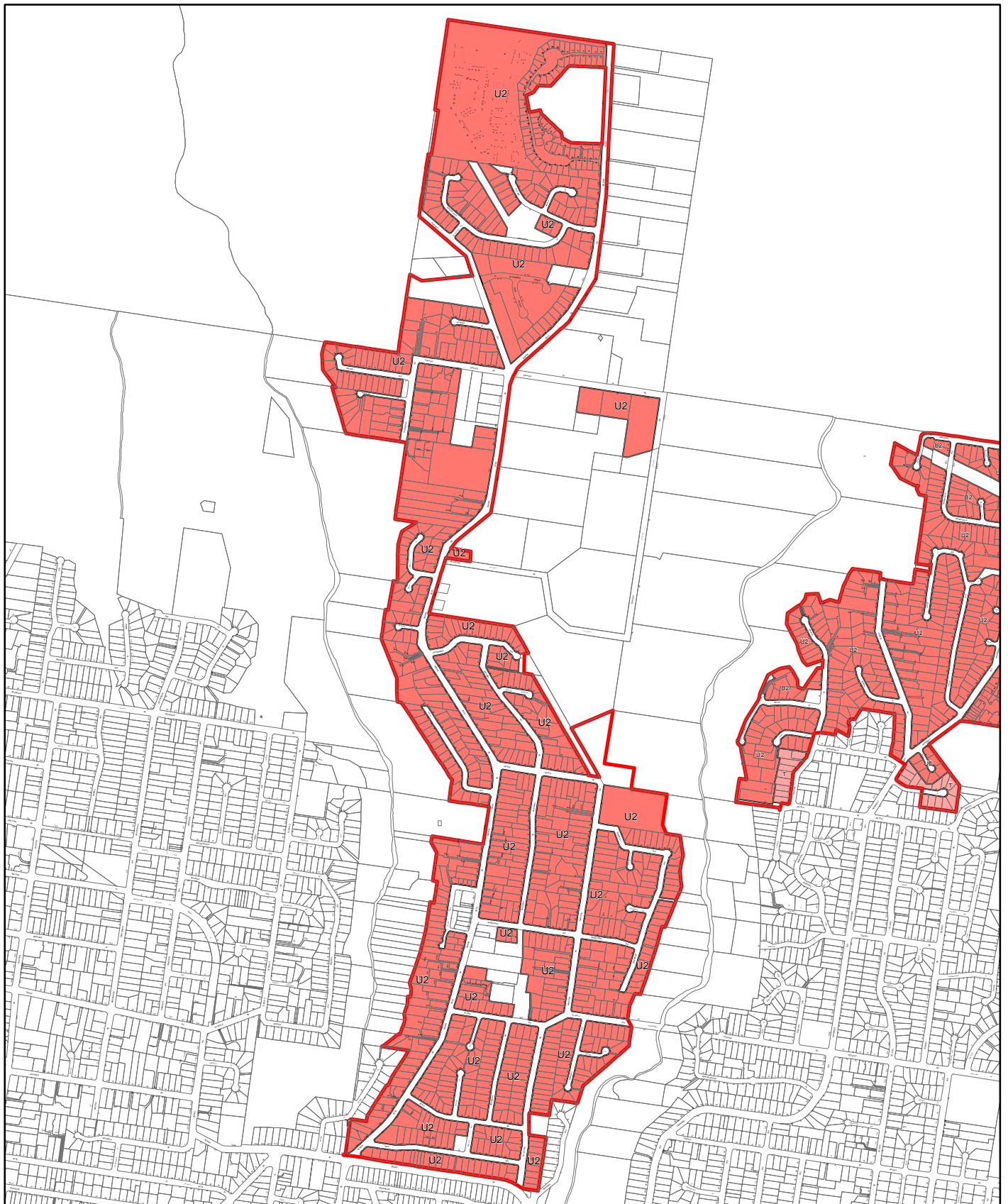
DISCLAIMER

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Lot Size Maps – Proposed

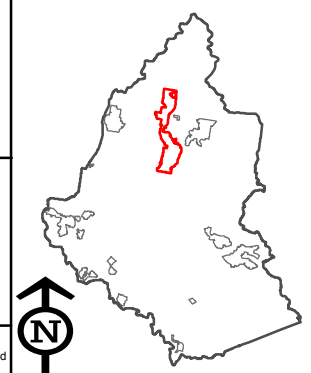
Note – there is no existing minimum lot size mapping under Ku-ring-gai Planning Scheme Ordinance



Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 1 - North Turramurra
Minimum Lot Size Map

Minumum Lot Size (sq m)

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

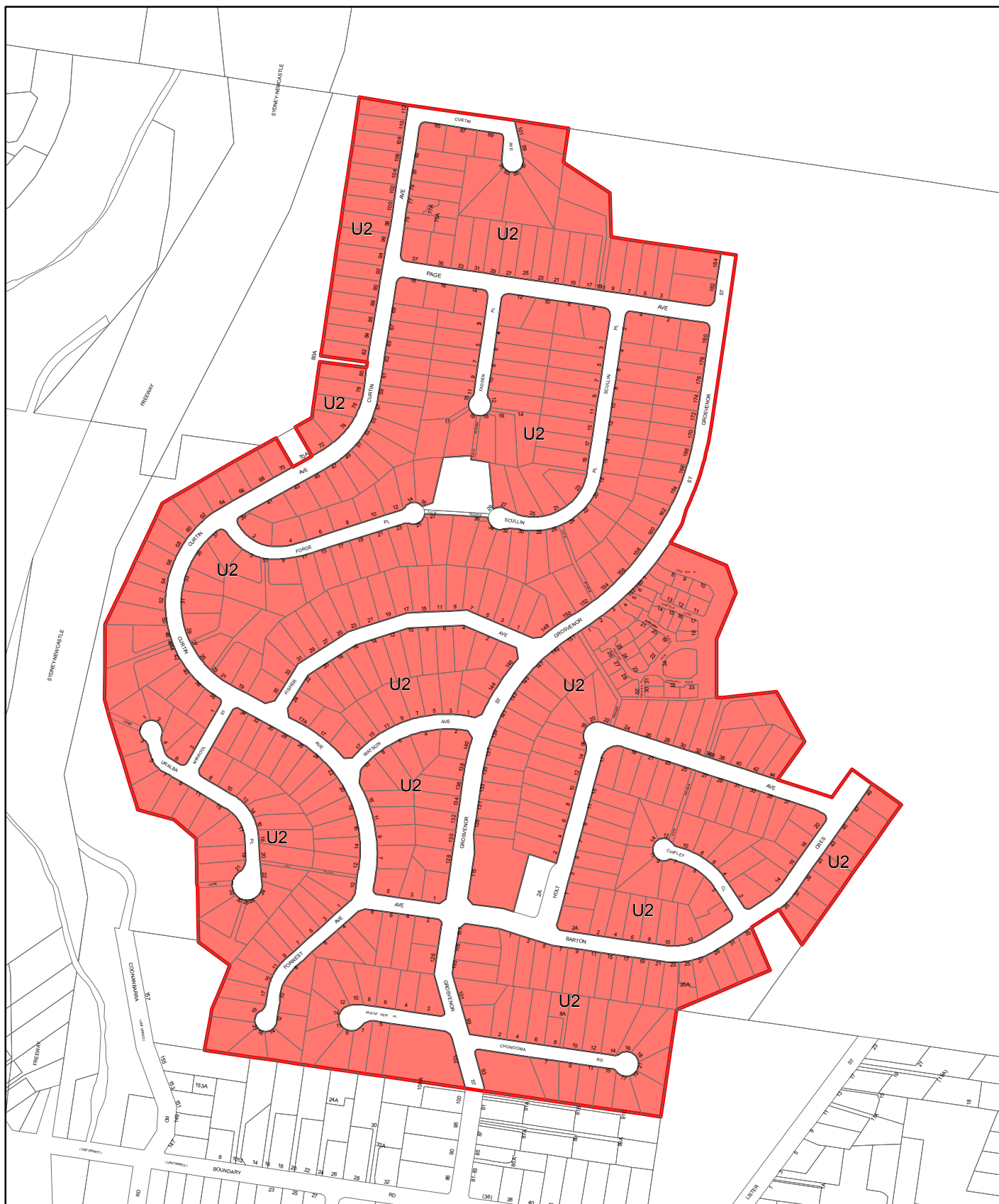


Date: 22/09/2015

Scale: - 1:16500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 2 - North Wahroonga Minimum Lot Size Map

Minimum Lot Size (sq m)

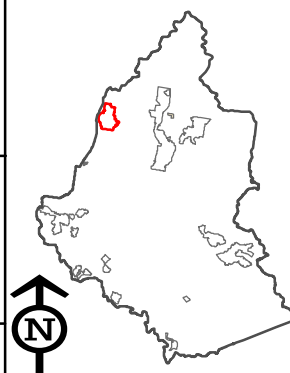
 Q	790	 U1	1200
 S	840	 U2	1500
 T	930	 Y	10000

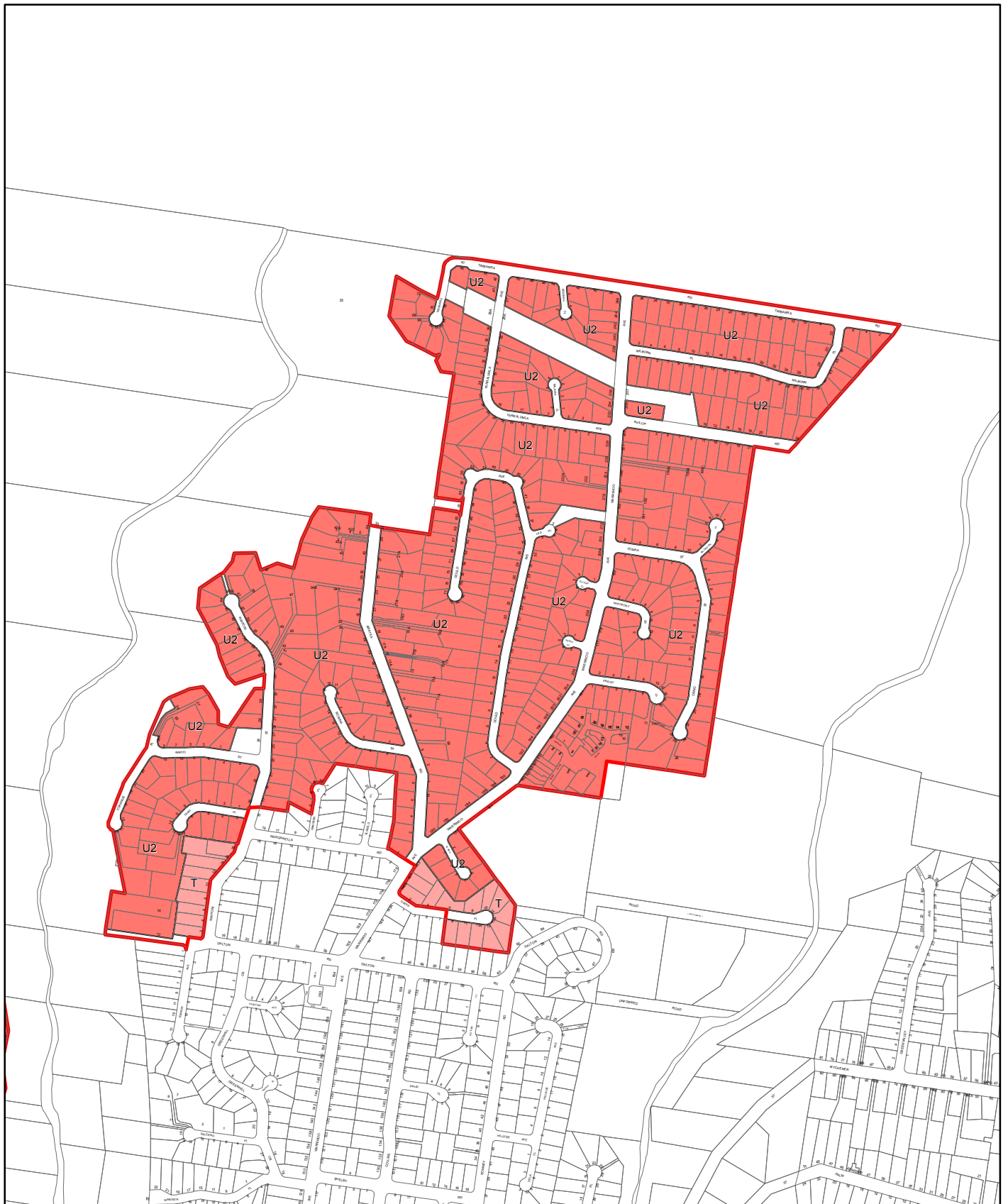
Date: 3/05/2017

Scale: - 1:6000

DISCLAIMER

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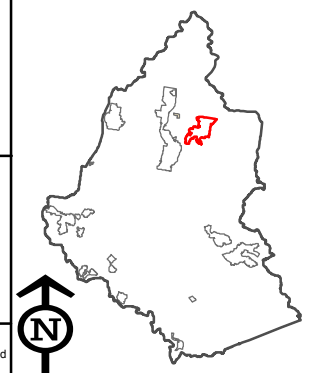




Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 3 - Warrimoo Avenue
 Minimum Lot Size Map

Minimum Lot Size (sq m)

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

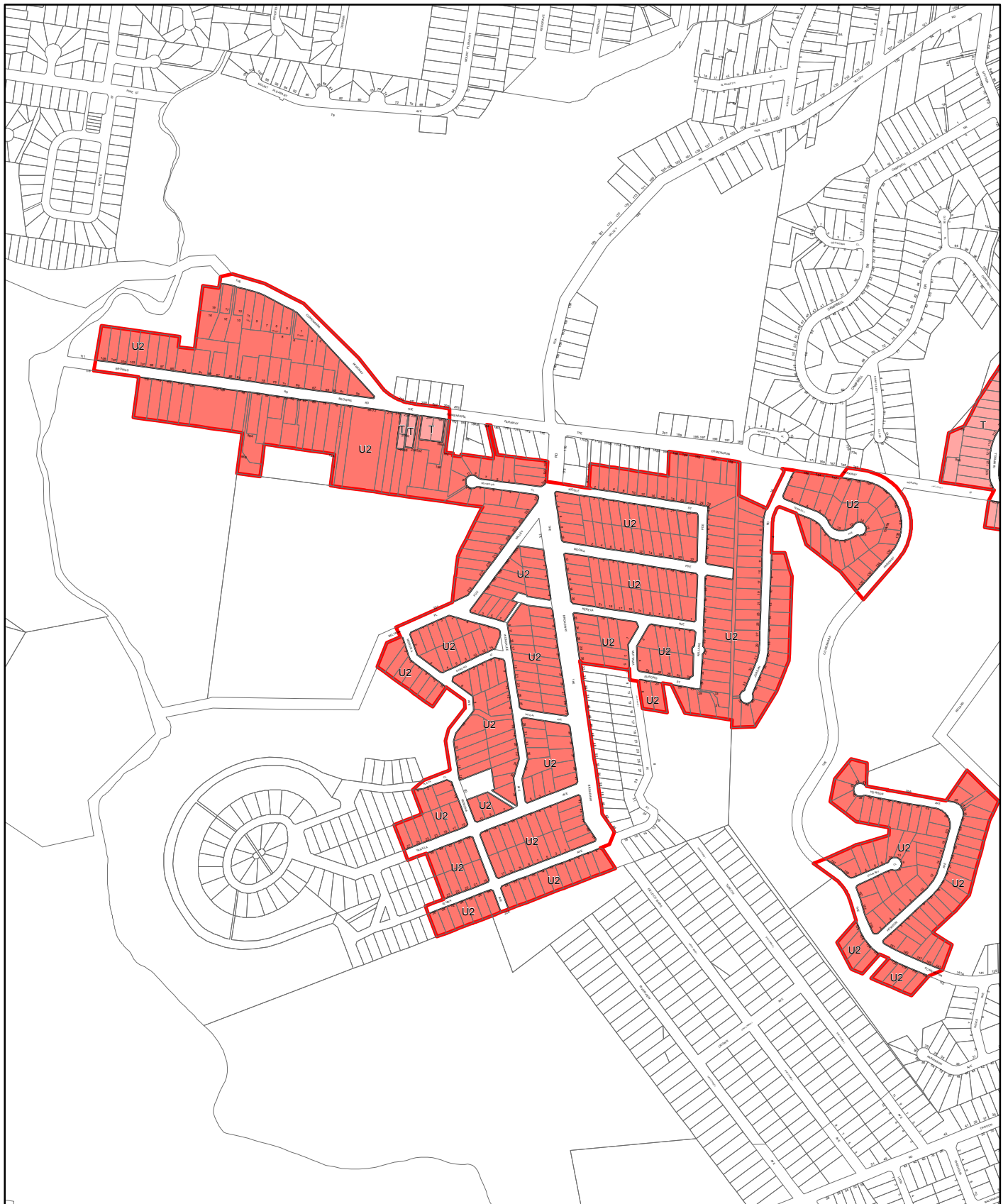


Date: 22/09/2015

Scale: - 1:9000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 5 - Browns Rd - Fox Valley Rd - Jordon Avenue
Minimum Lot Size Map

Minumum Lot Size (sq m)

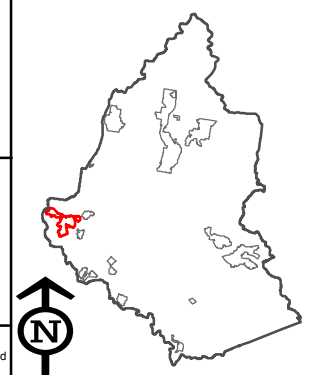
Q	790	U1	1200
S	840	U2	1500
T	930	Y	10000

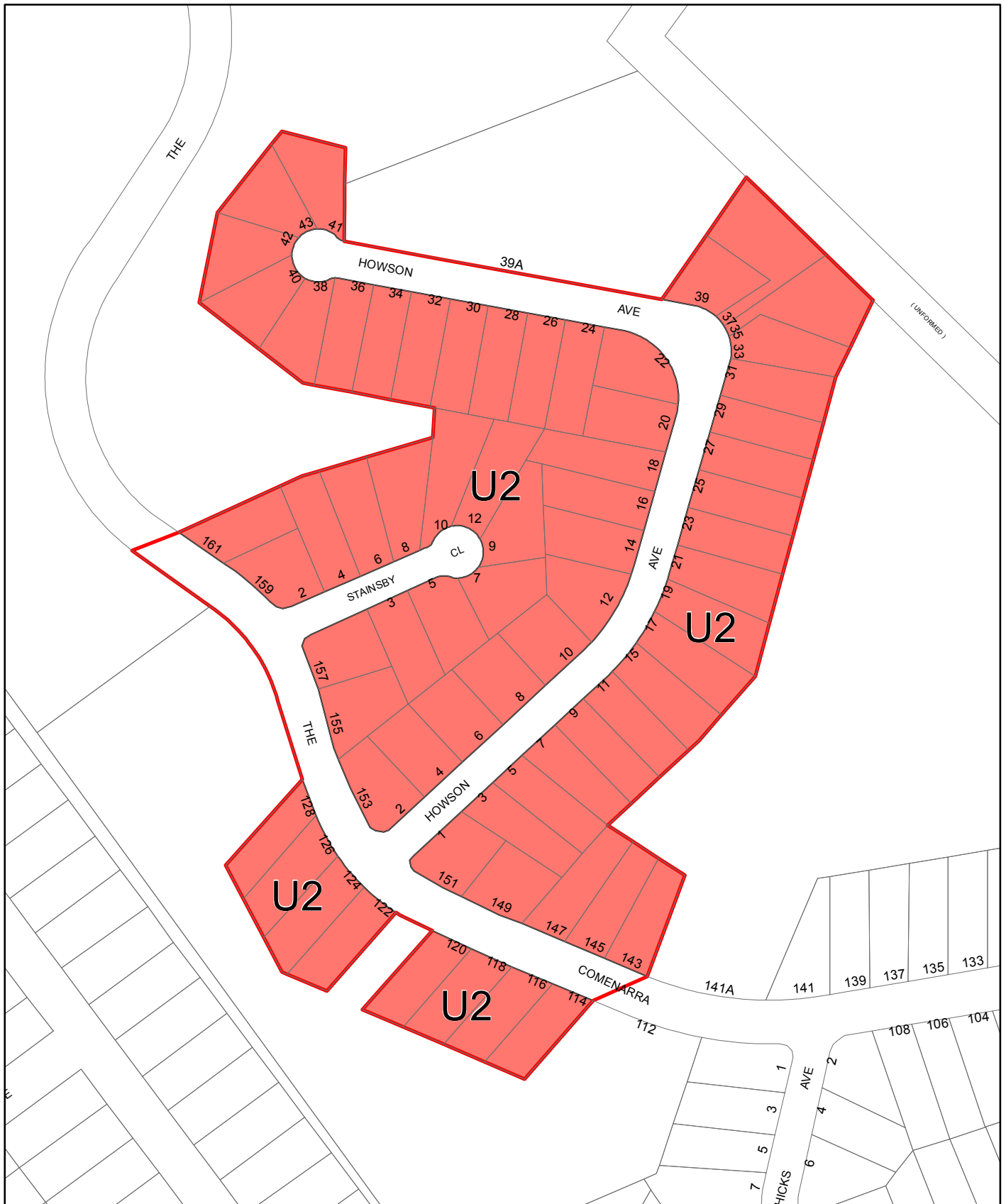
Date: 22/09/2015

Scale: - 1:10000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 6 - Howson Avenue
Minimum Lot Size Map

Minimum Lot Size (sq m)

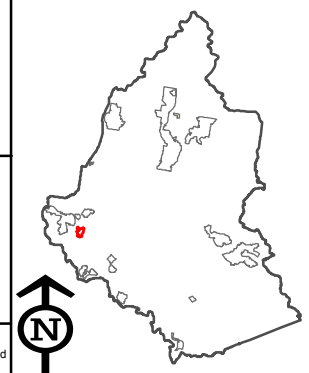
Q	790	U1	1200
S	840	U2	1500
T	930	Y	10000

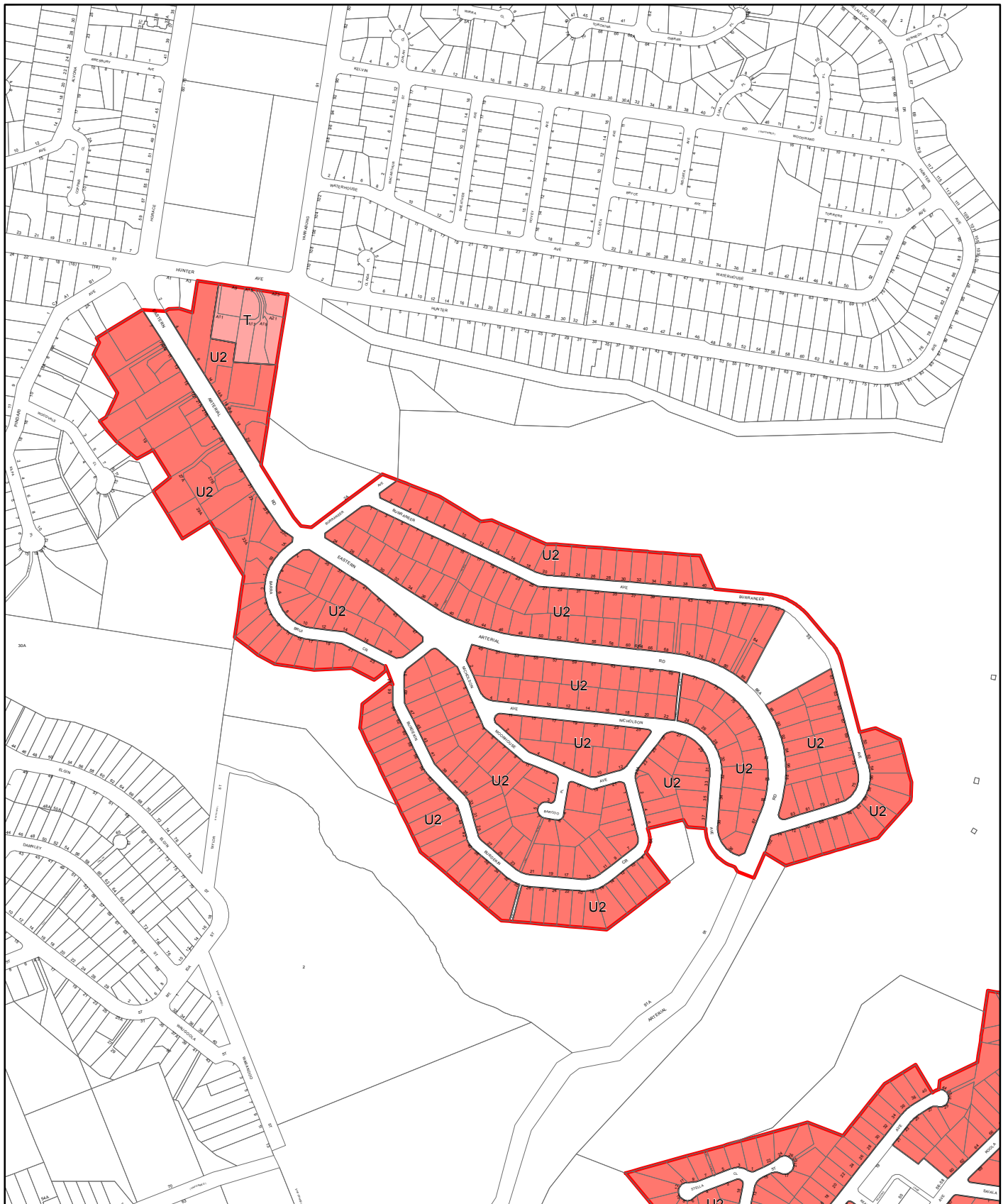
Date: 22/09/2015

Scale: - 1:2500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 7 - Eastern Arterial Road Minimum Lot Size Map

Minumum Lot Size (sq m)

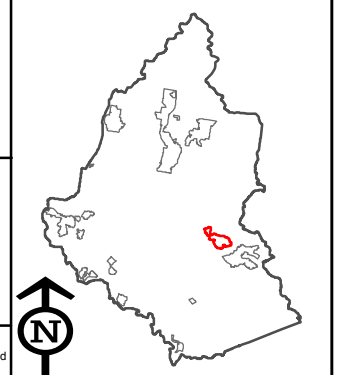
Q	790	U1	1200
S	840	U2	1500
T	930	Y	10000

Date: 22/09/2015

Scale: - 1:7500

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 8 - Parker Avenue - Evans Street
Minimum Lot Size Map

Minumum Lot Size (sq m)

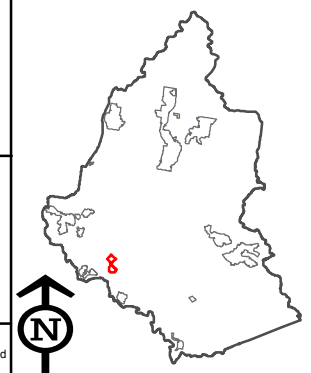
Q	790	U1	1200
S	840	U2	1500
T	930	Y	10000

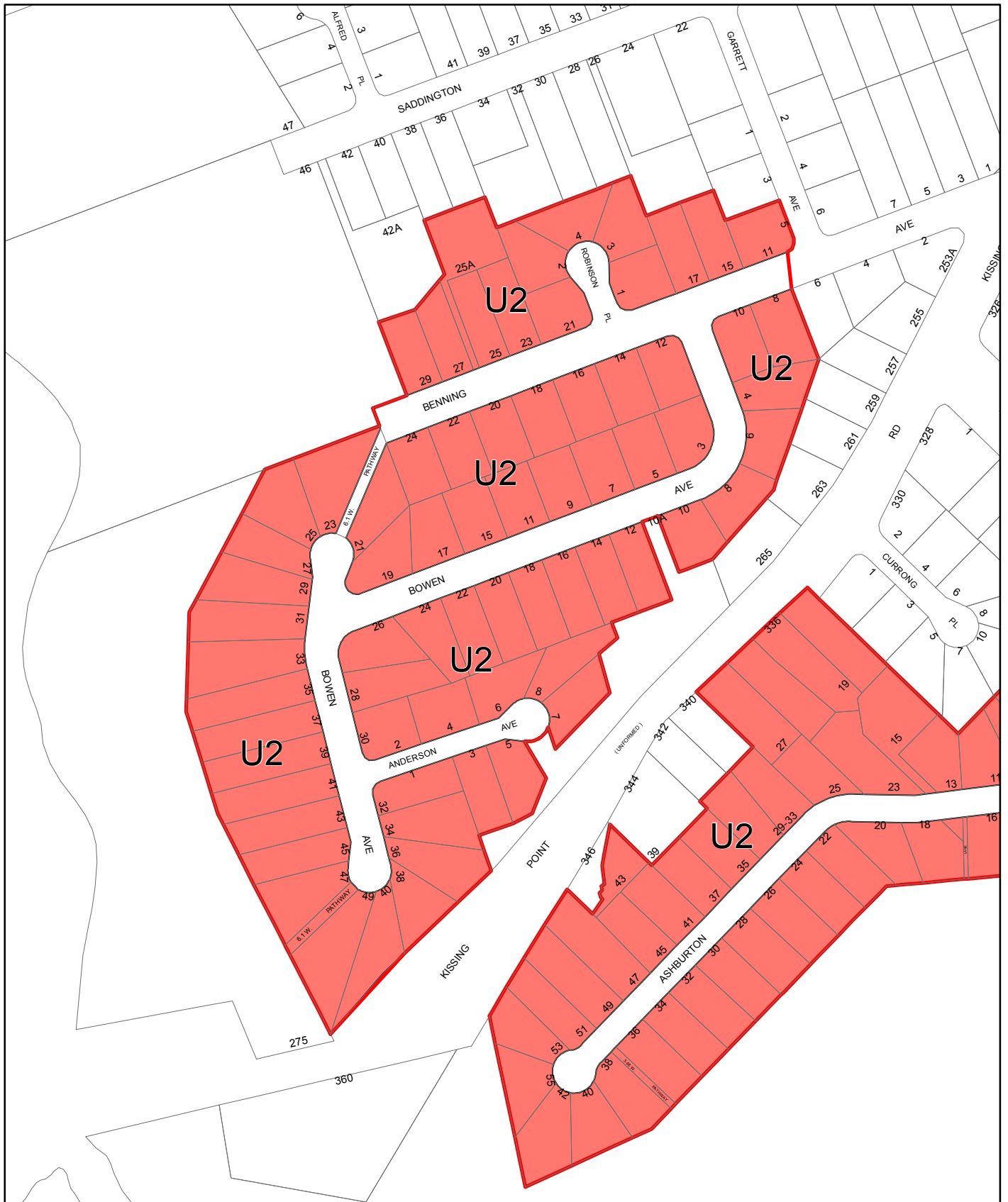
Date: 22/09/2015

Scale: - 1:4000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 9 - Bowen Avenue
Minimum Lot Size Map

Minimum Lot Size (sq m)

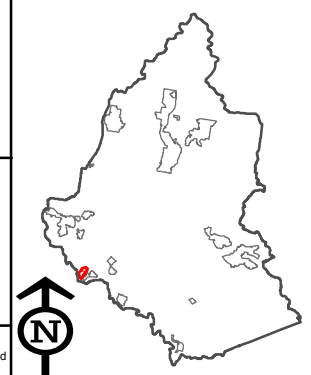
Q	790	U1	1200
S	840	U2	1500
T	930	Y	10000

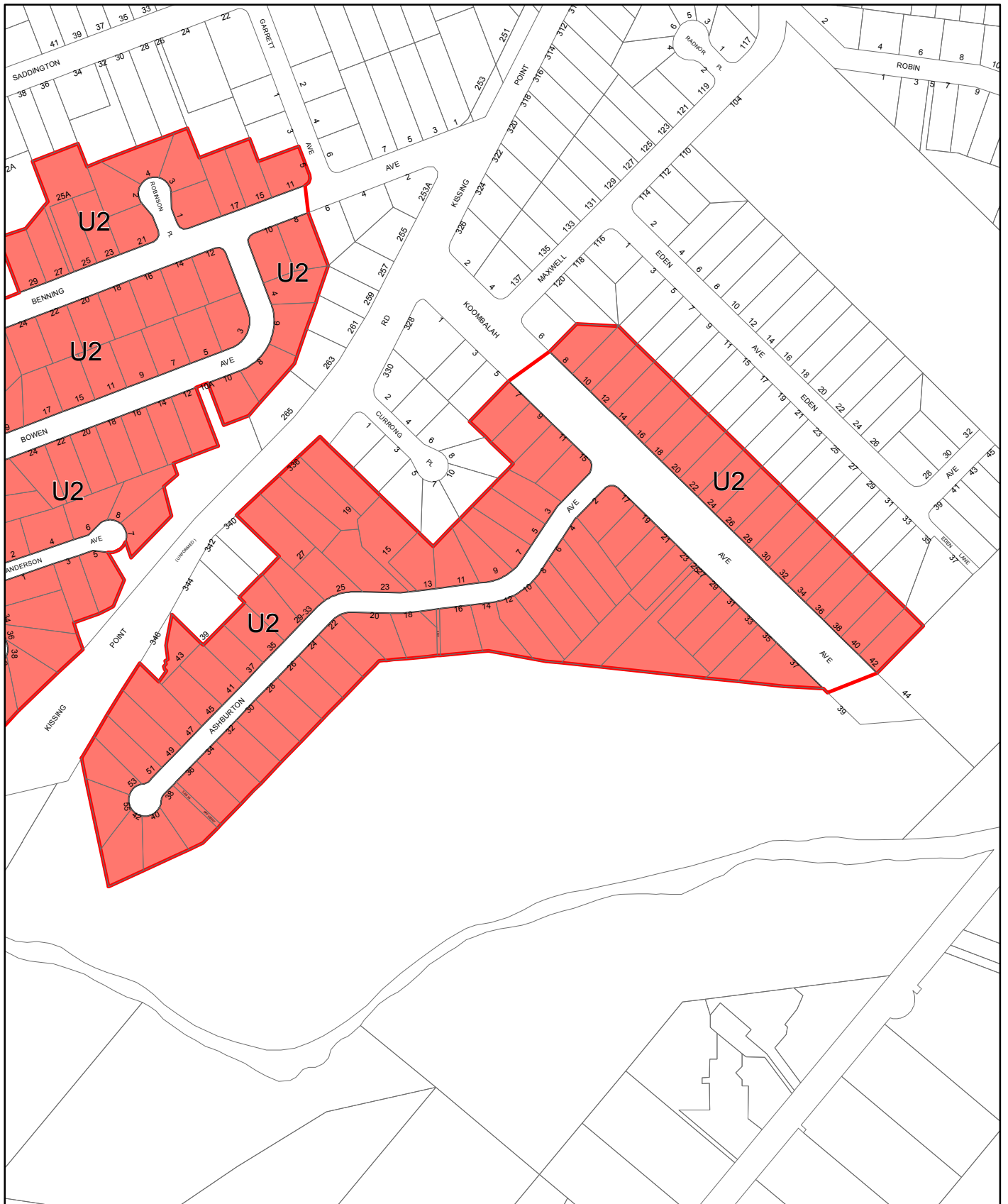
Date: 22/09/2015

Scale: - 1:3000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 10 - Ashburton Avenue
Minimum Lot Size Map

Mininum Lot Size (sq m)

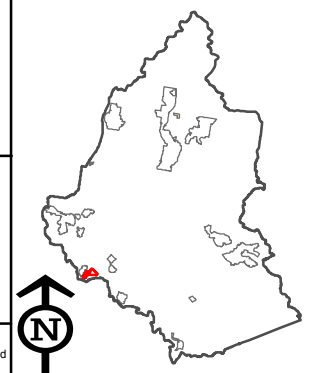
Q	790	U1	1200
S	840	U2	1500
T	930	Y	10000

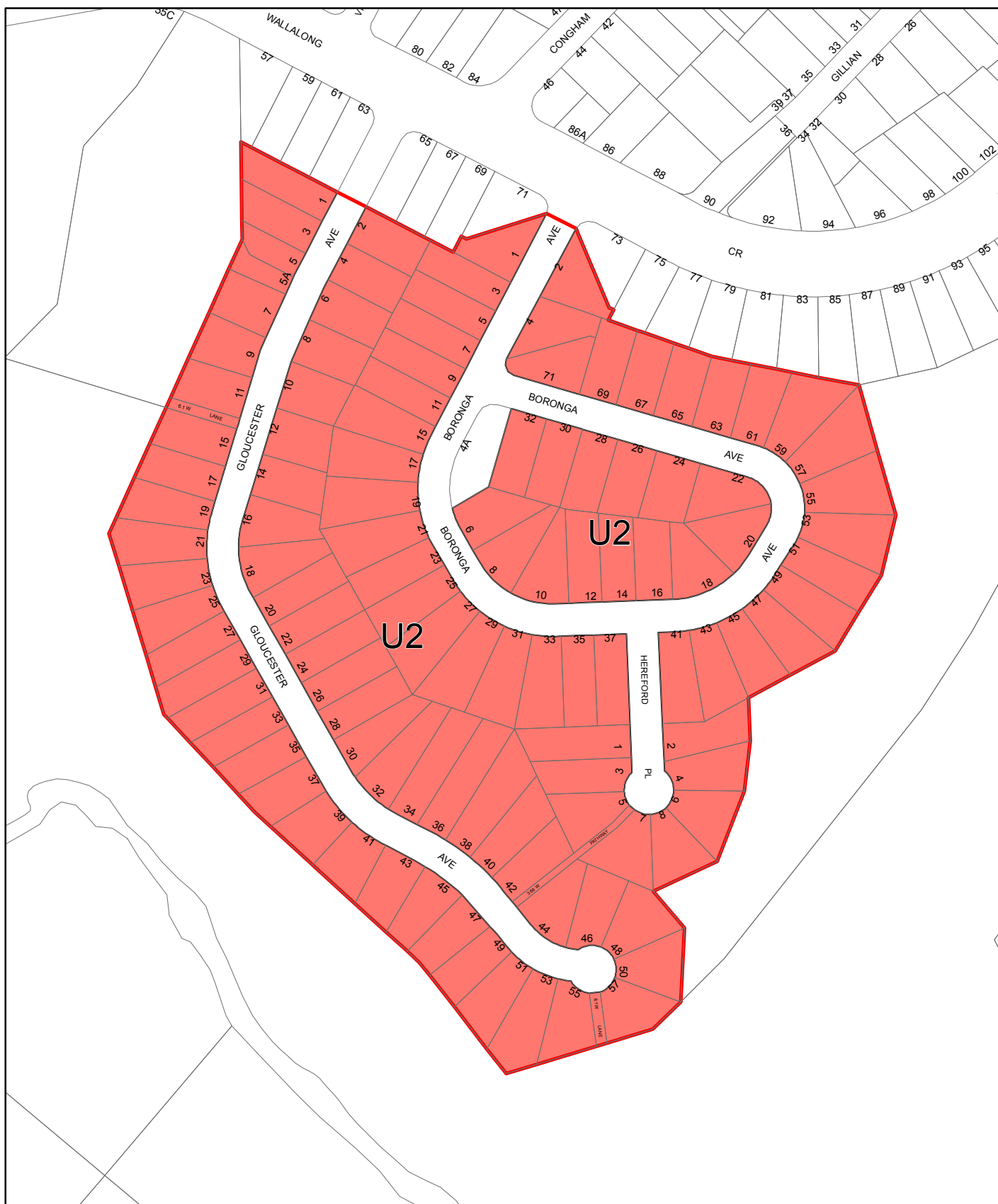
Date: 22/09/2015

Scale: - 1:4000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 11 - Boronga Avenue - Gloucester Avenue
Minimum Lot Size Map

Minumum Lot Size (sq m)

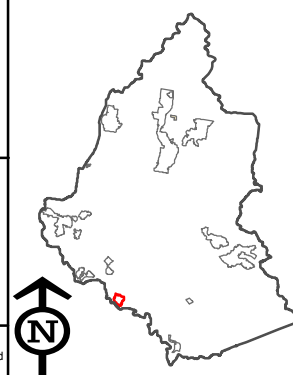
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S	840	U2	1500
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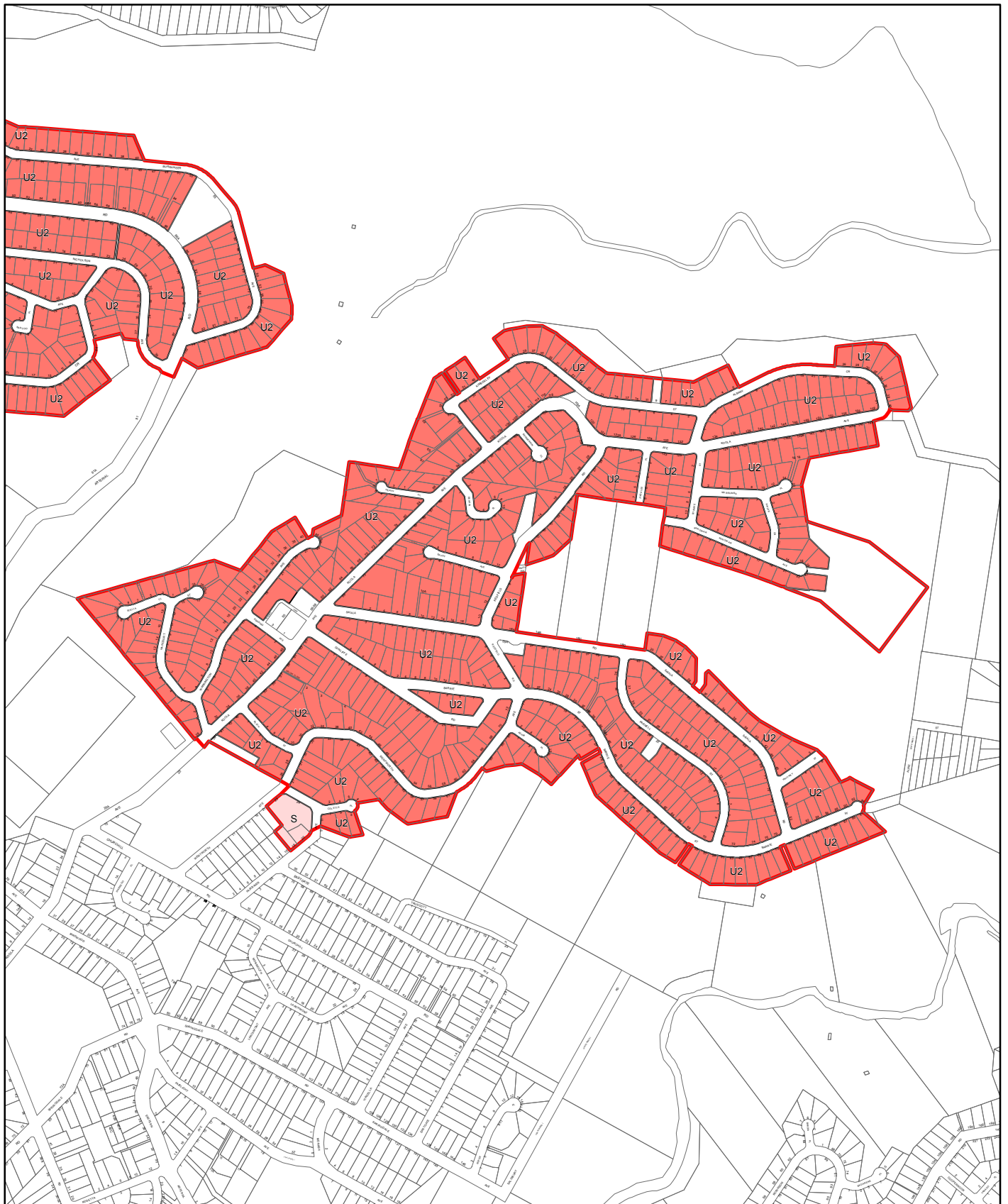
Date: 22/09/2015

Scale: - 1:3000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 12 - East Killara
Minimum Lot Size Map

Minumum Lot Size (sq m)

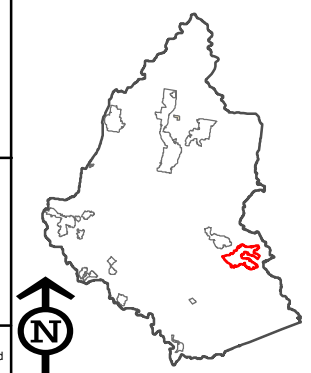
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S	840	U2	1500
T	930	Y	10000

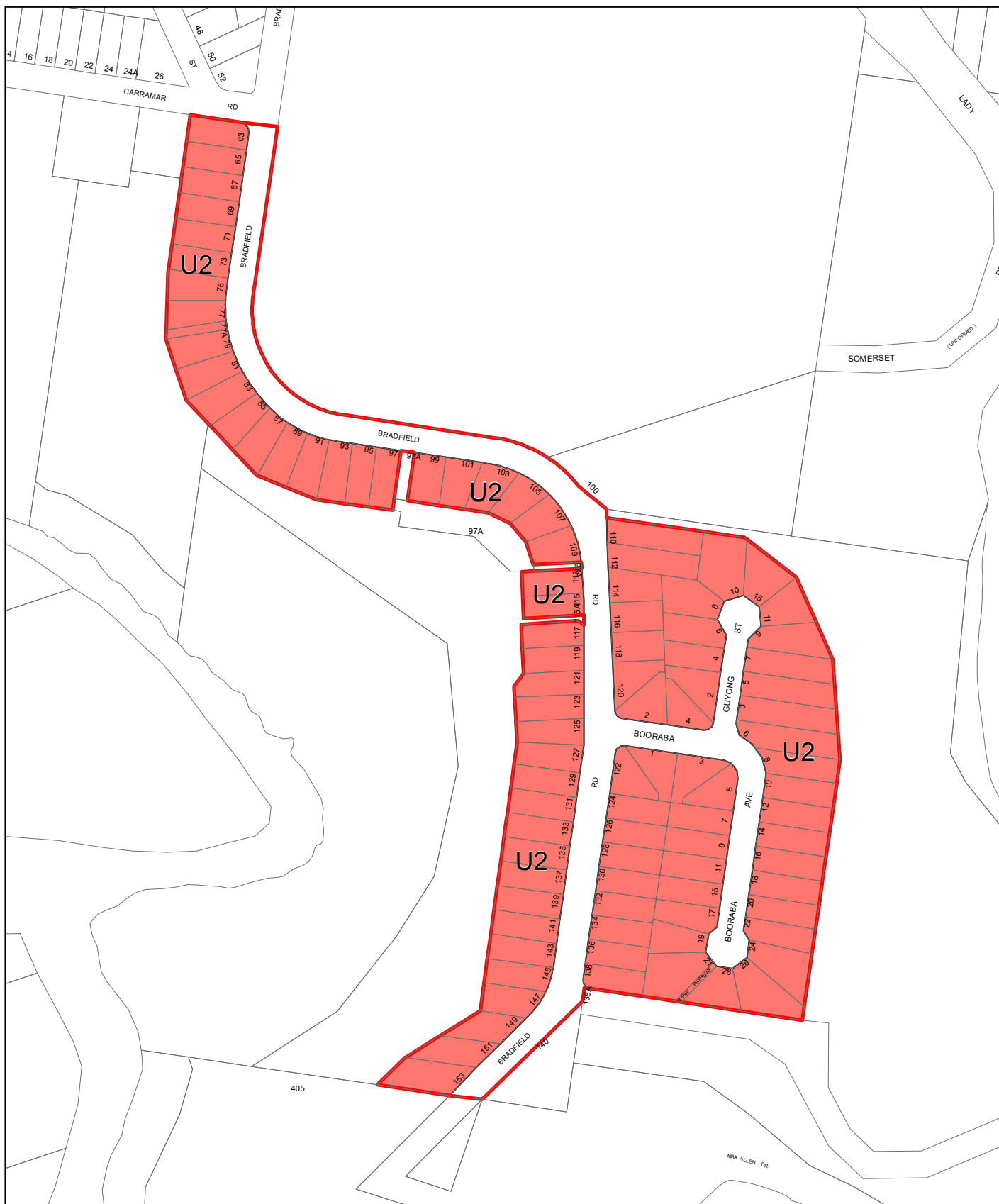
Date: 3/05/2017

Scale: - 1:10000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 13 - Bradfield Road
Minimum Lot Size Map

Minimum Lot Size (sq m)

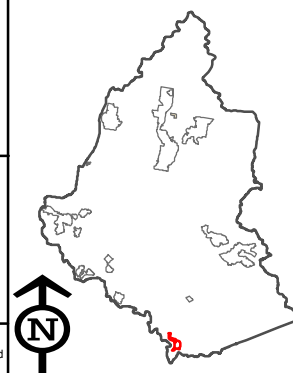
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S 840	U2 1500
T 930	Y 10000

Date: 22/09/2015

Scale: - 1:4000

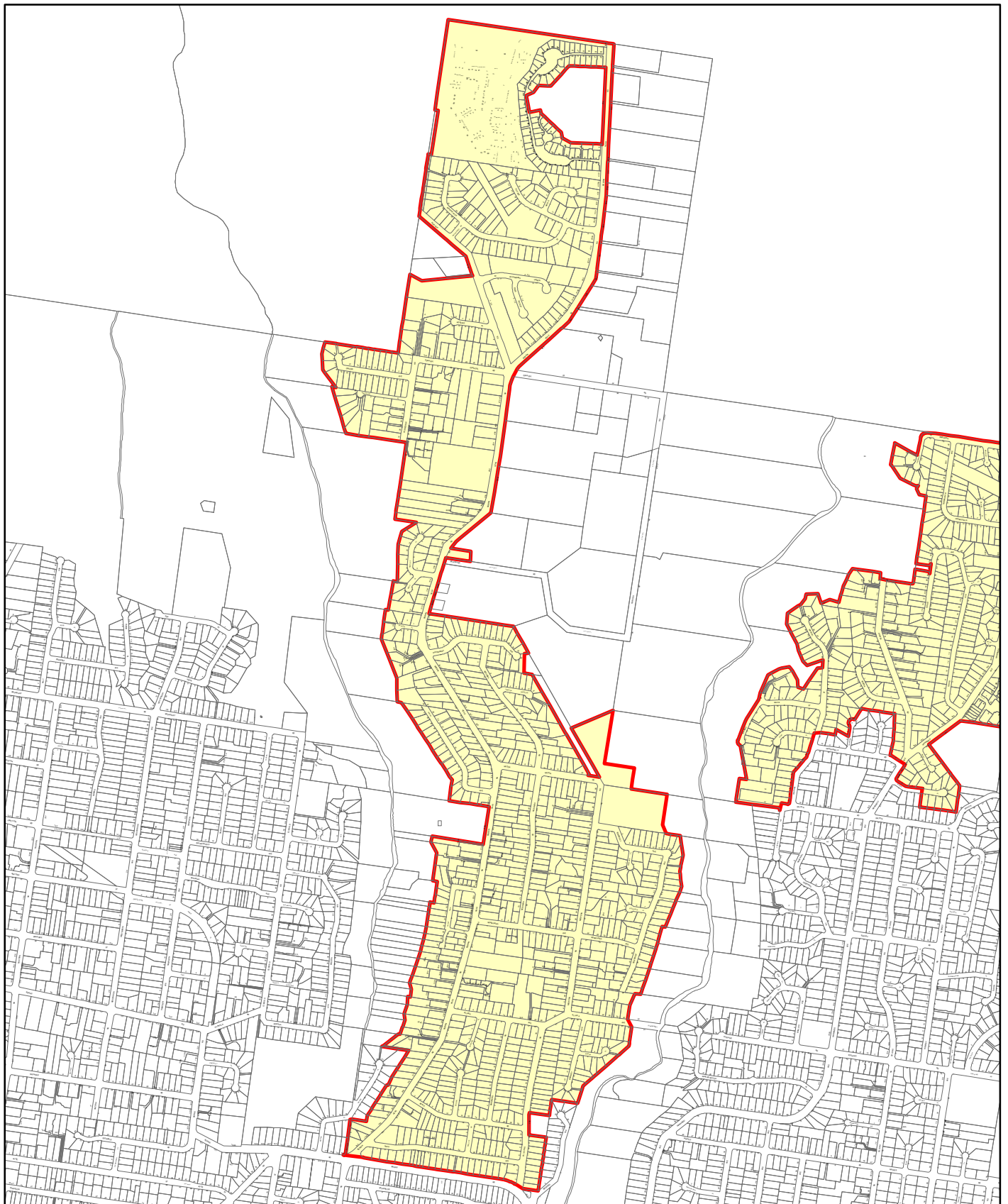
DISCLAIMER

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Acid Sulfate Soils Maps - Proposed

Note – there is no existing acid sulphate soils mapping under KPSO



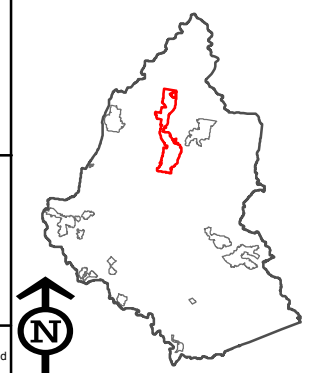
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 1 - North Turramurra
Acid Sulphate Soils

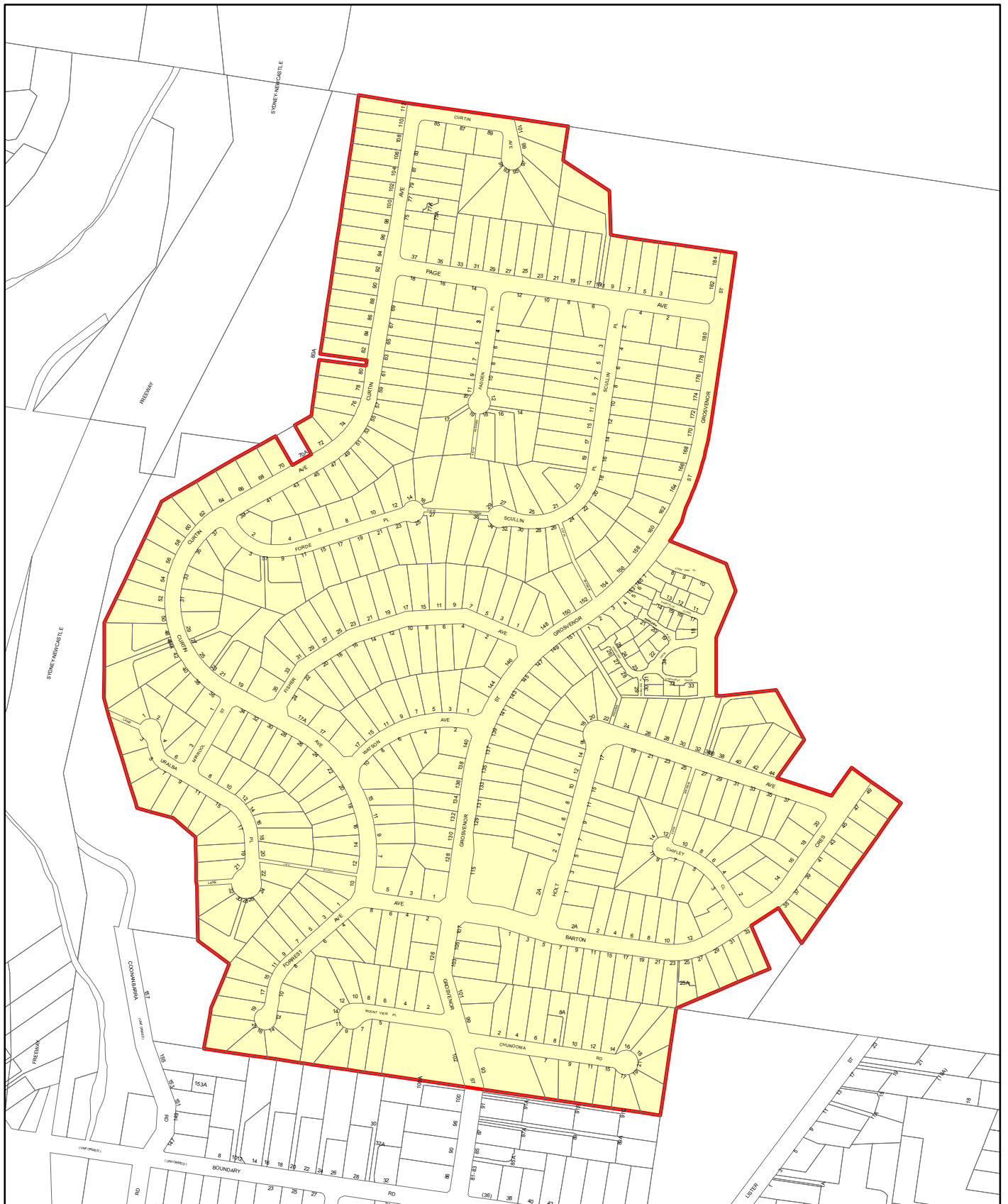
	Class 1		Class 3
	Class 2		Class 5

Date: 2/09/2015

Scale: - 1:16500

DISCLAIMER
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 2 - North Wahroonga
 Acid Sulphate Soils

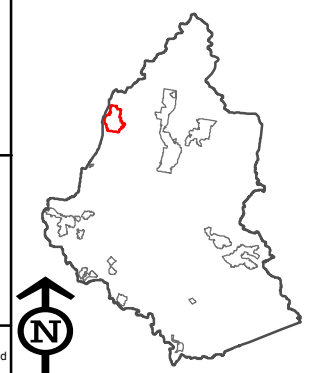
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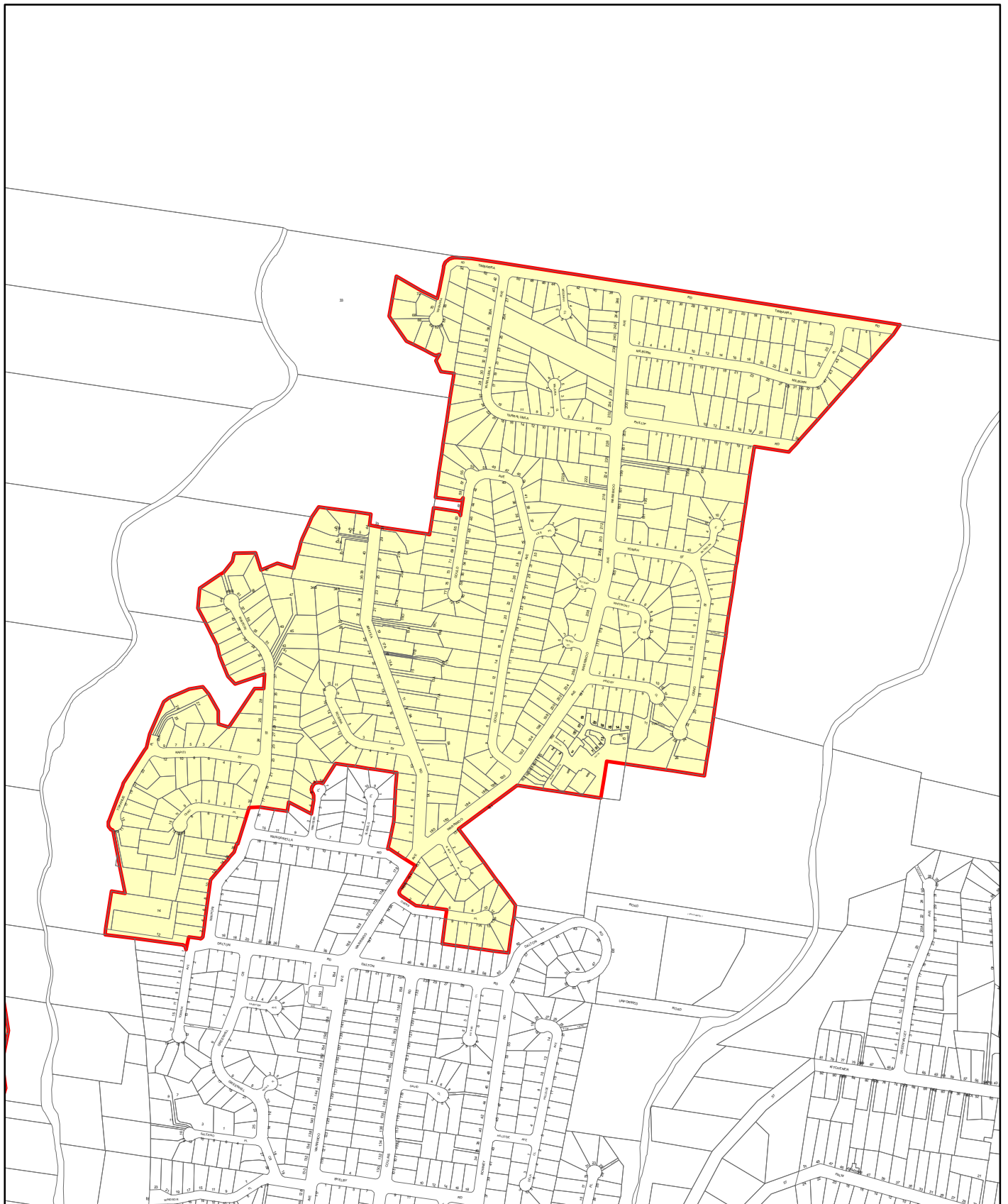
Date: 2/09/2015

Scale: - 1:6000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 3 - Warrimoo Avenue
Acid Sulphate Soils

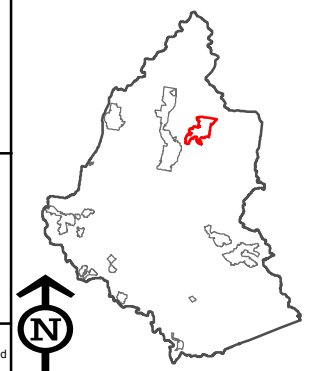
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|---|---------|---|---------|
|  | Class 1 |  | Class 3 |
|  | Class 2 |  | Class 5 |

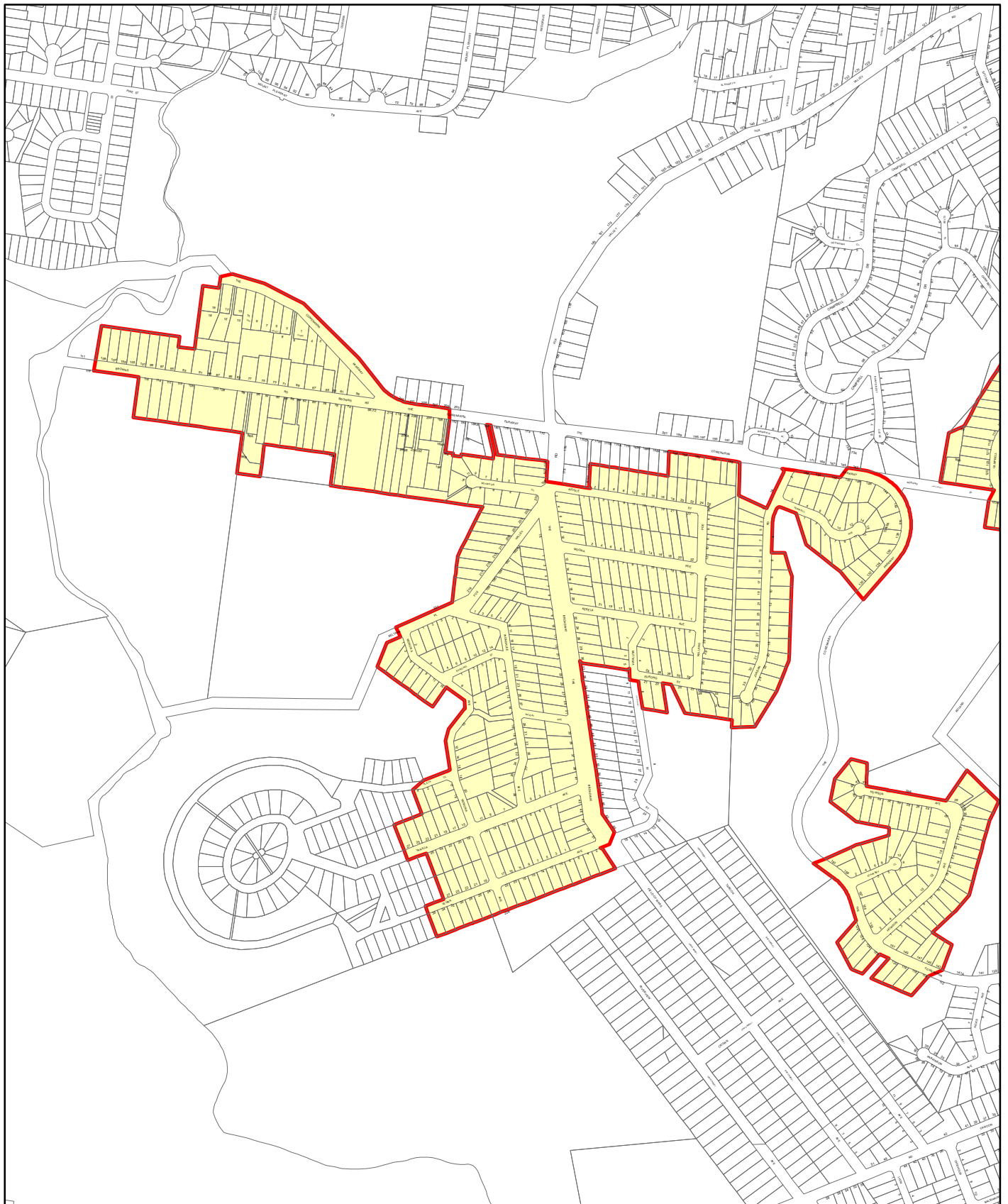
Date: 2/09/2015

Scale: - 1:9000

DISCLAIMER

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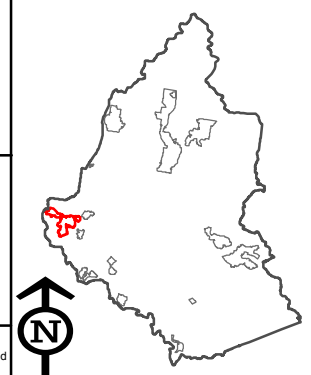
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 5 - Browns Rd - Fox Valley Rd - Jordon Avenue
Acid Sulphate Soils

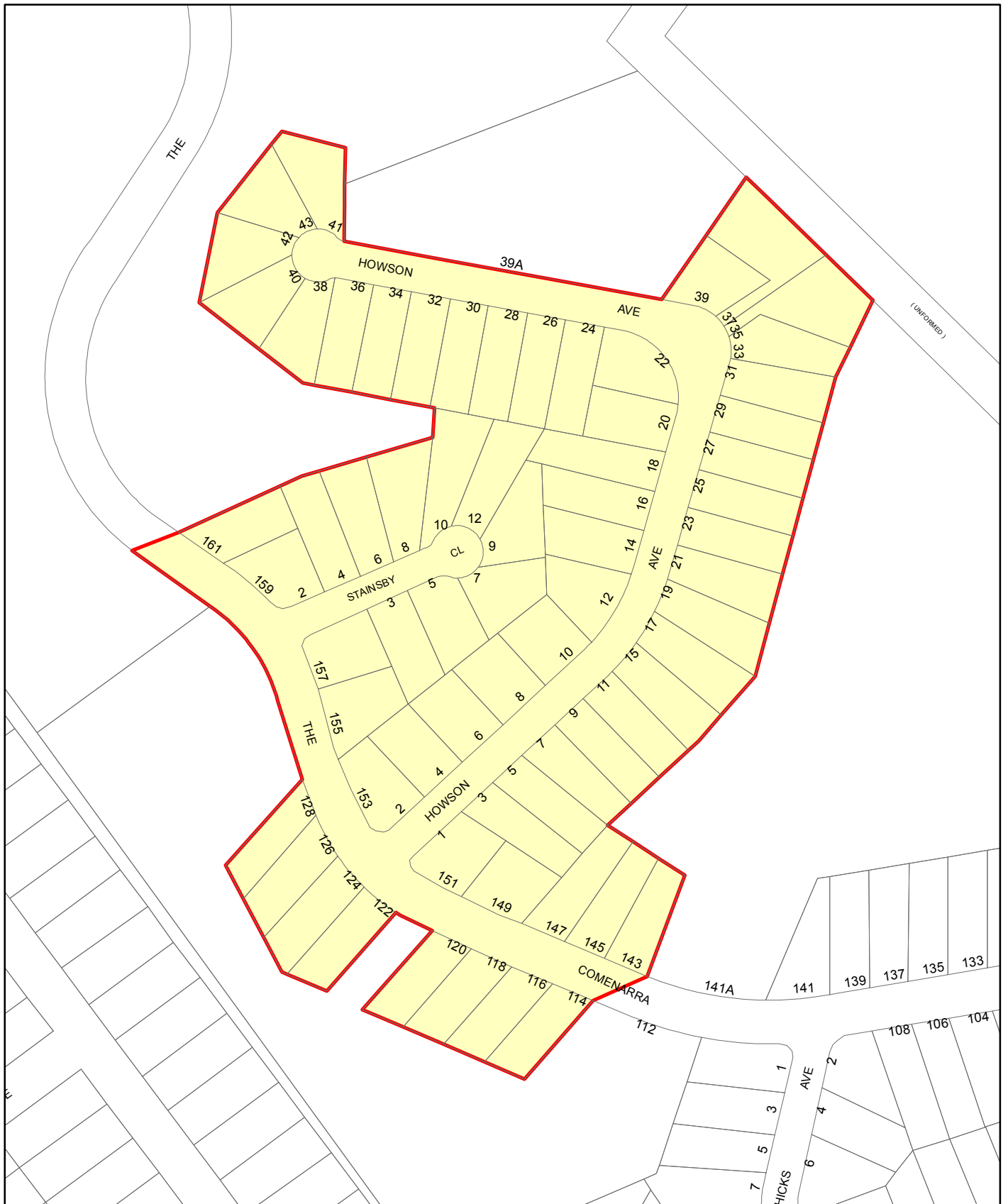
	Class 1		Class 3
	Class 2		Class 5

Date: 2/09/2015


Scale: - 1:10000

DISCLAIMER
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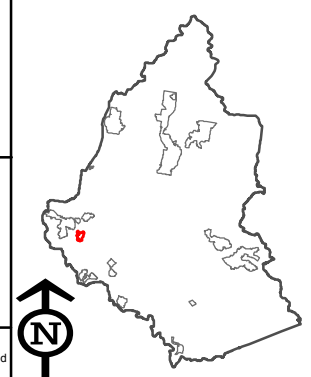
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 6 - Howson Avenue
Acid Sulphate Soils

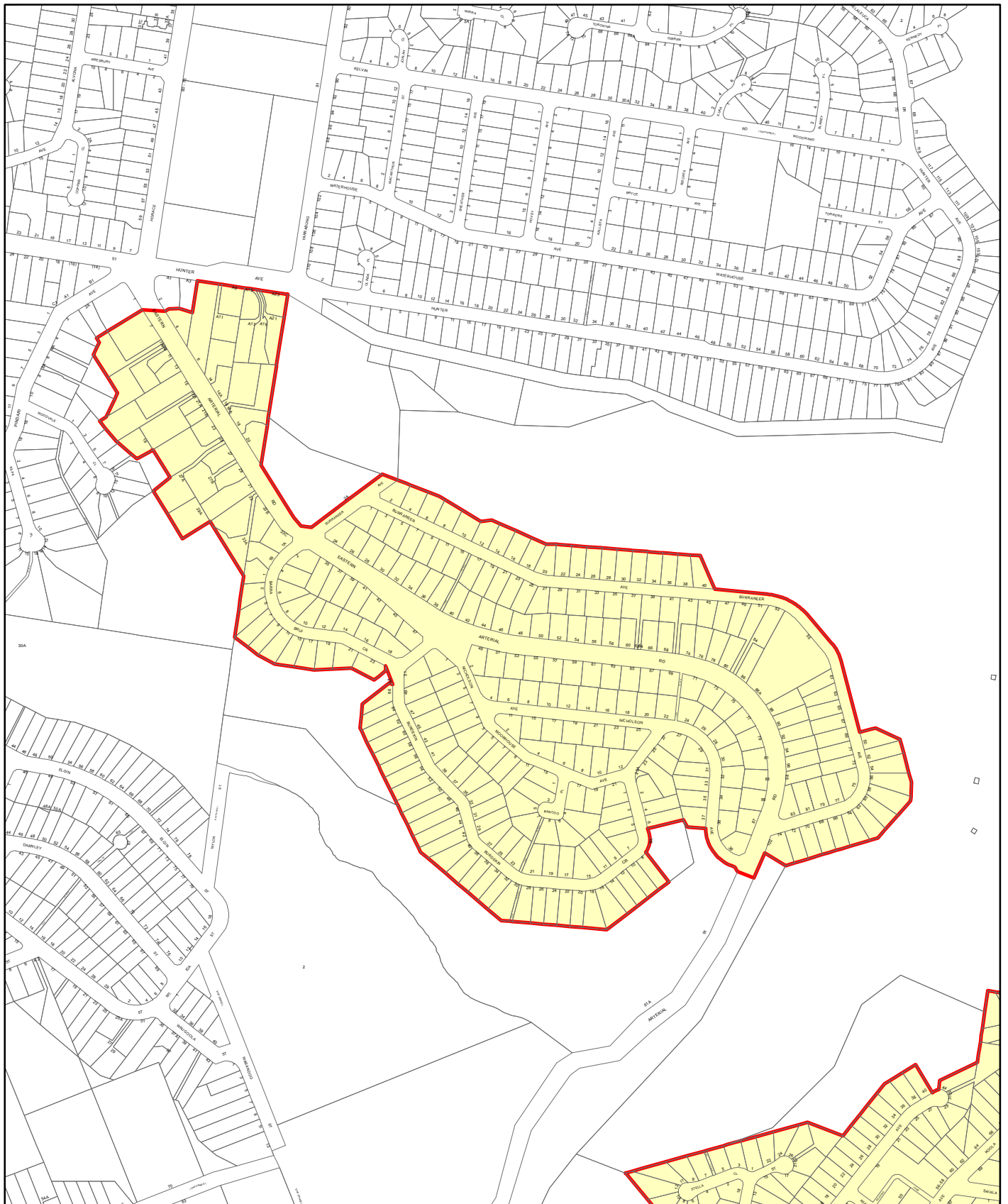
	Class 1		Class 3
	Class 2		Class 5

Date: 2/09/2015

Scale: - 1:2500

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 7 - Eastern Arterial Road
Acid Sulphate Soils

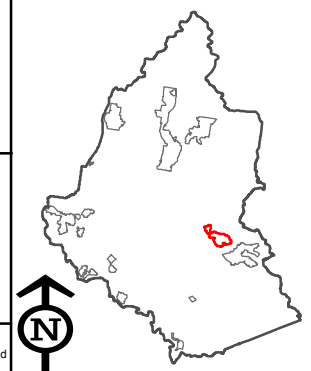
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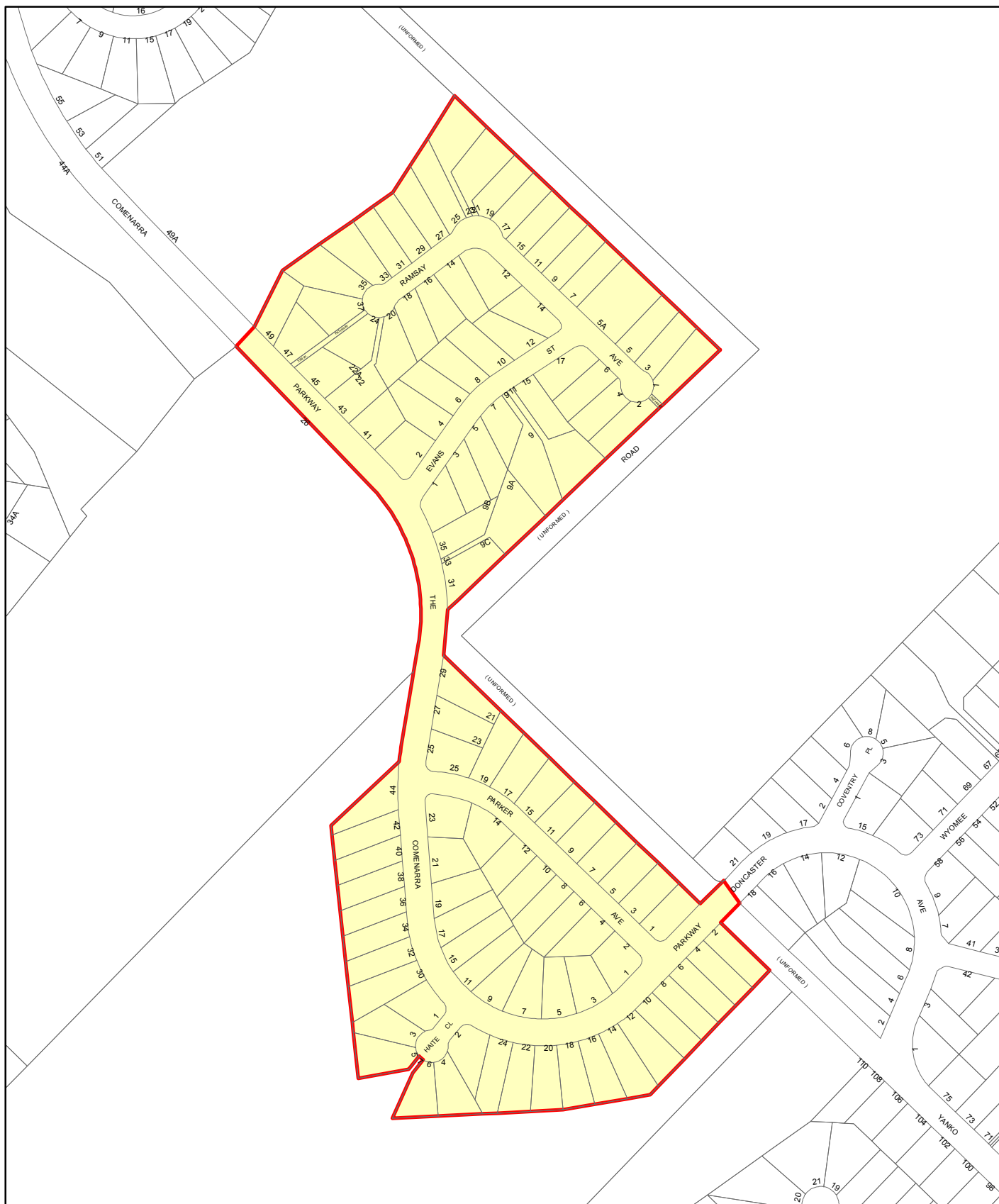
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Scale: - 1:7500


DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 8 - Parker Avenue - Evans Street
Acid Sulphate Soils

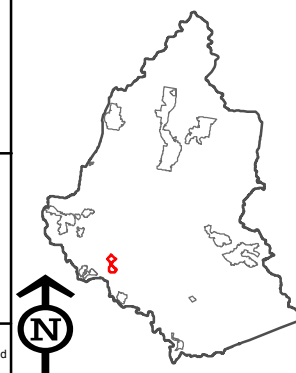
	Class 1		Class 3
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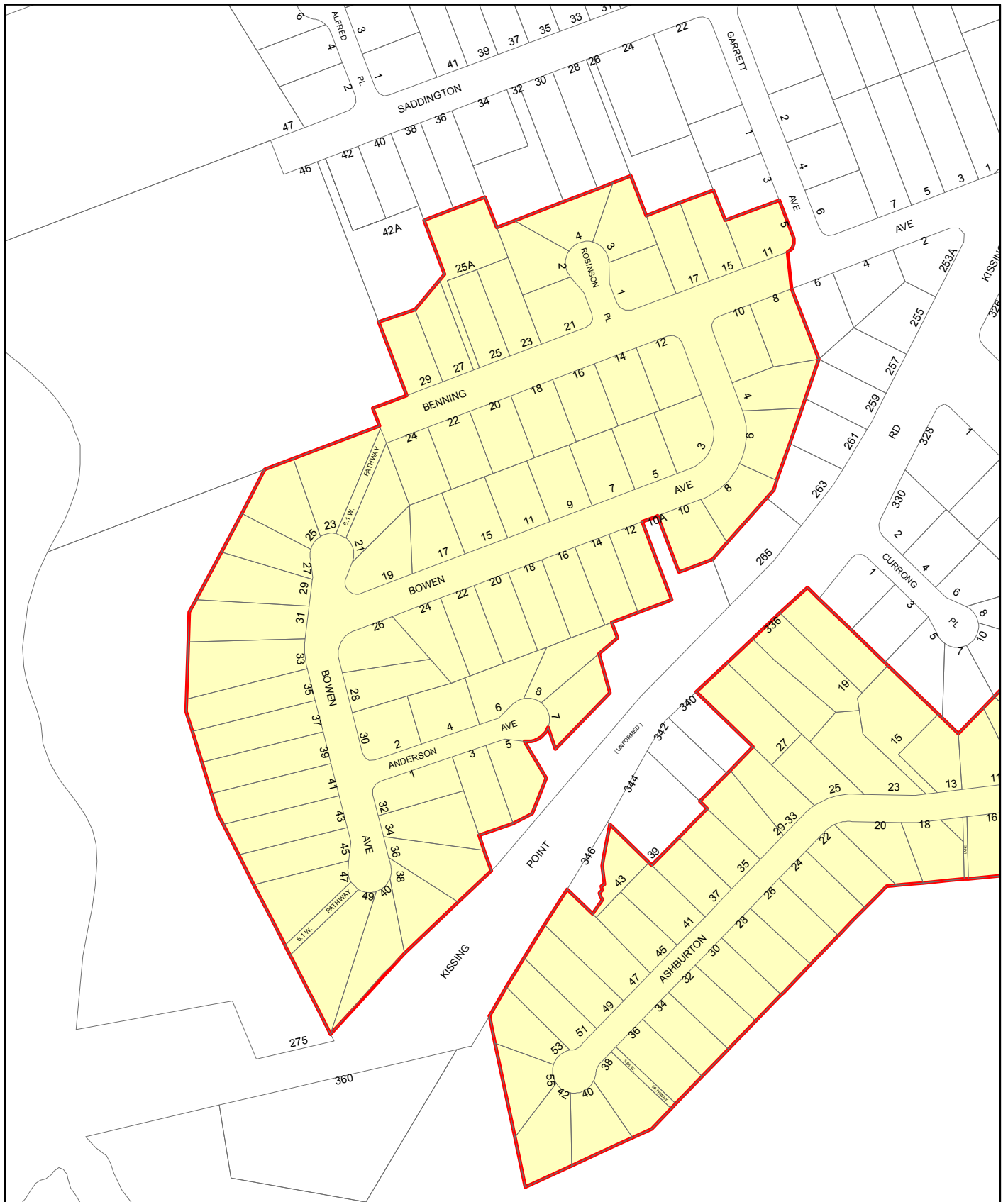
Date: 2/09/2015

Scale: - 1:4000

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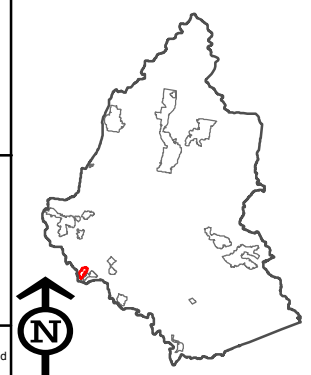
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 9 - Bowen Avenue
Acid Sulphate Soils

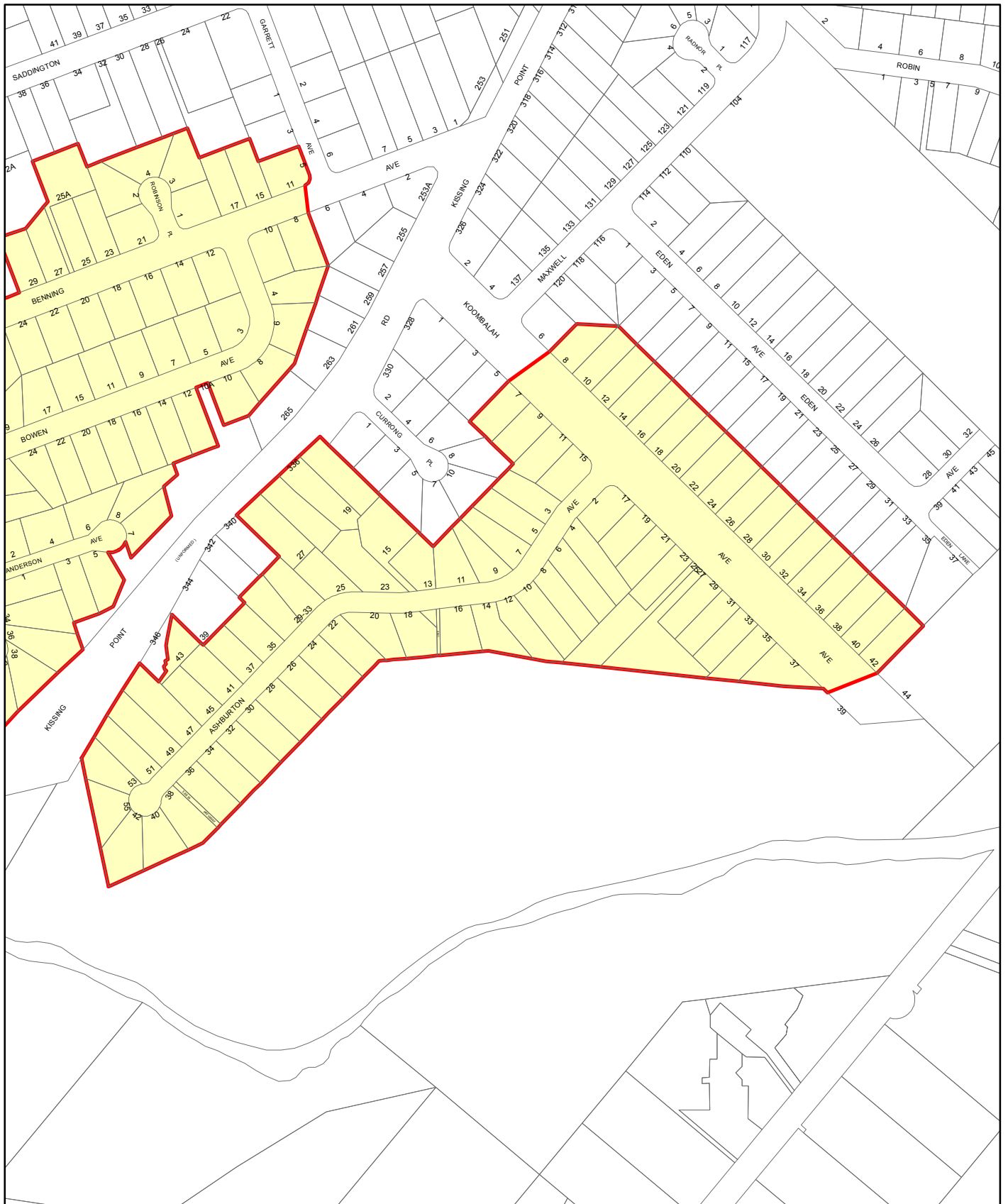
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	Class 2		Class 5

Date: 2/09/2015


Scale: - 1:3000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 10 - Ashburton Avenue
Acid Sulphate Soils

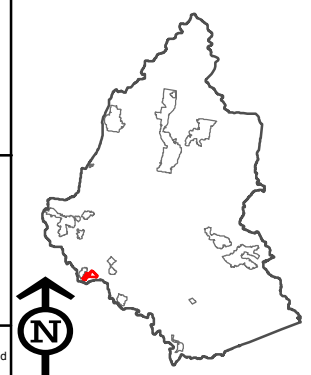
	Class 1		Class 3
	Class 2		Class 5

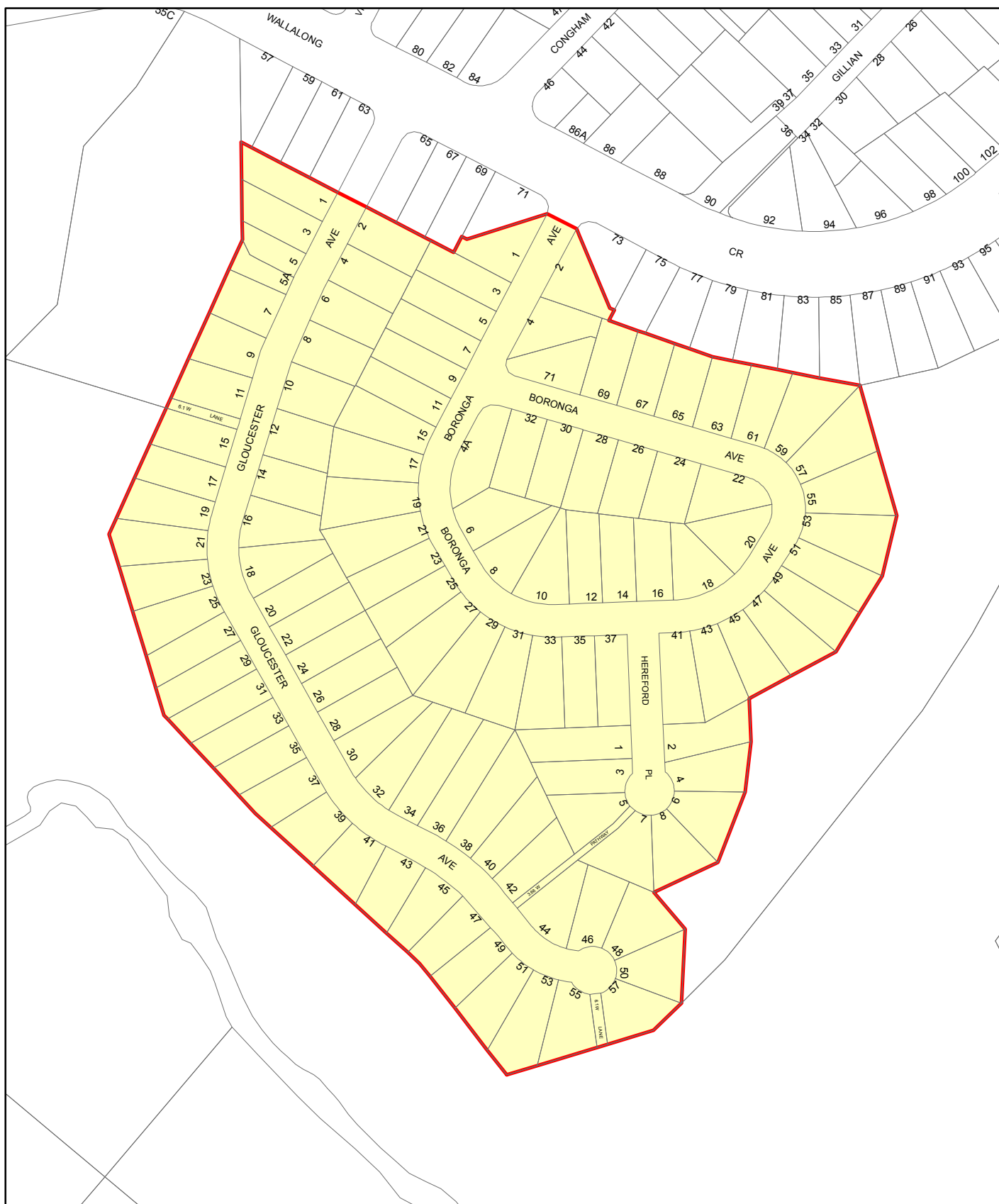
Date: 2/09/2015

Scale: - 1:4000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 11 - Boronga Avenue - Gloucester Avenue
Acid Sulphate Soils

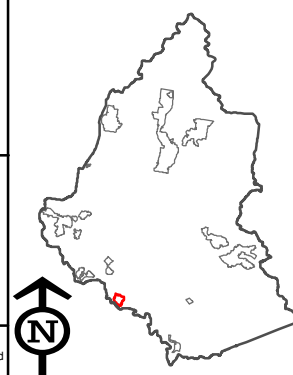
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|---|---------|---|---------|
|  | Class 1 |  | Class 3 |
|  | Class 2 |  | Class 5 |

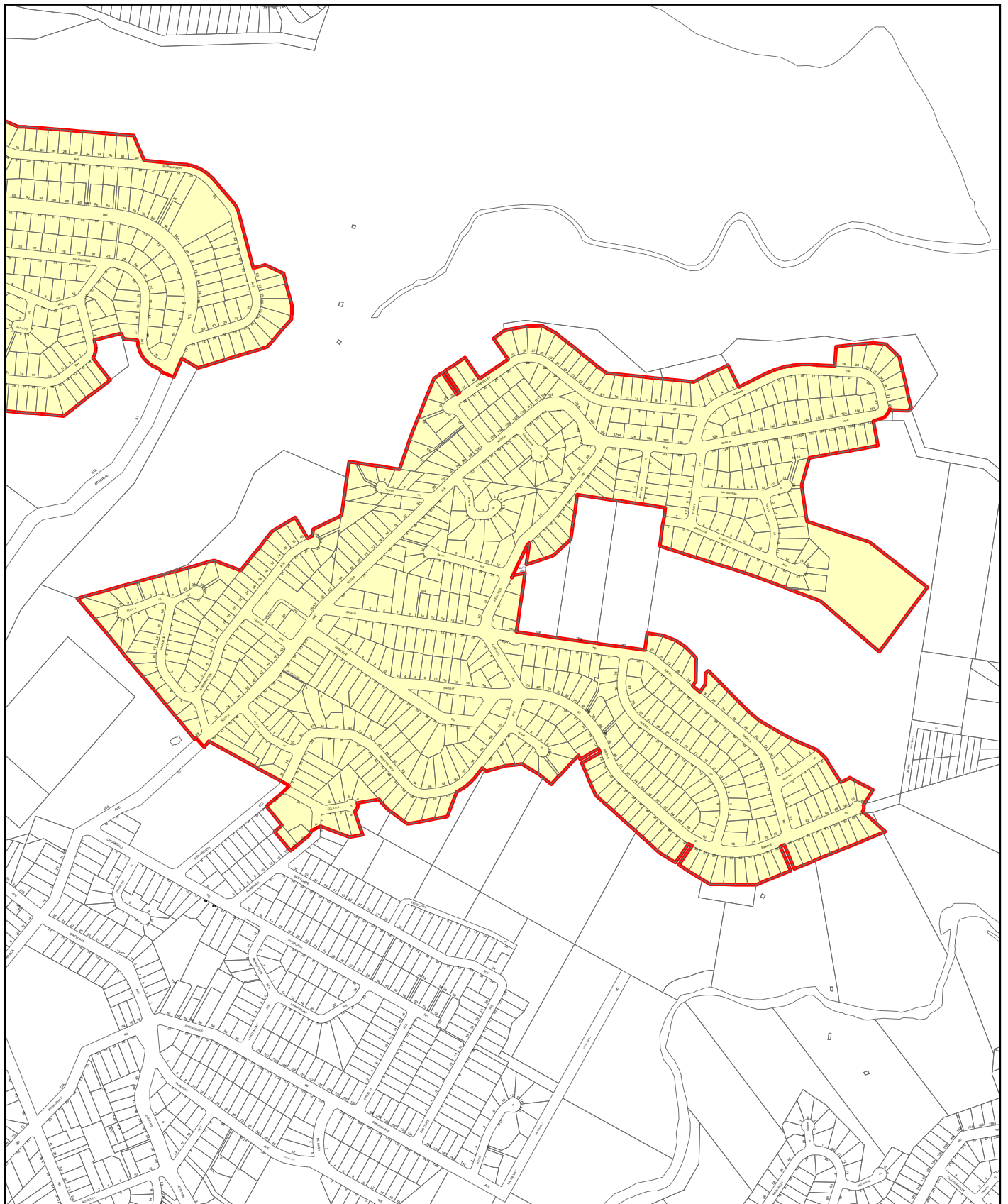
Date: 2/09/2015

Scale: - 1:3000

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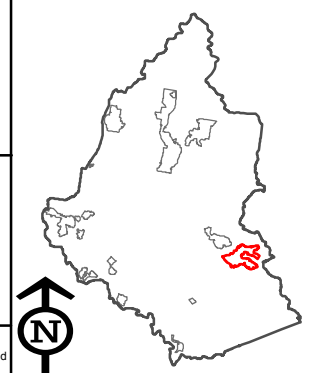
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 12 - East Killara
Acid Sulphate Soils

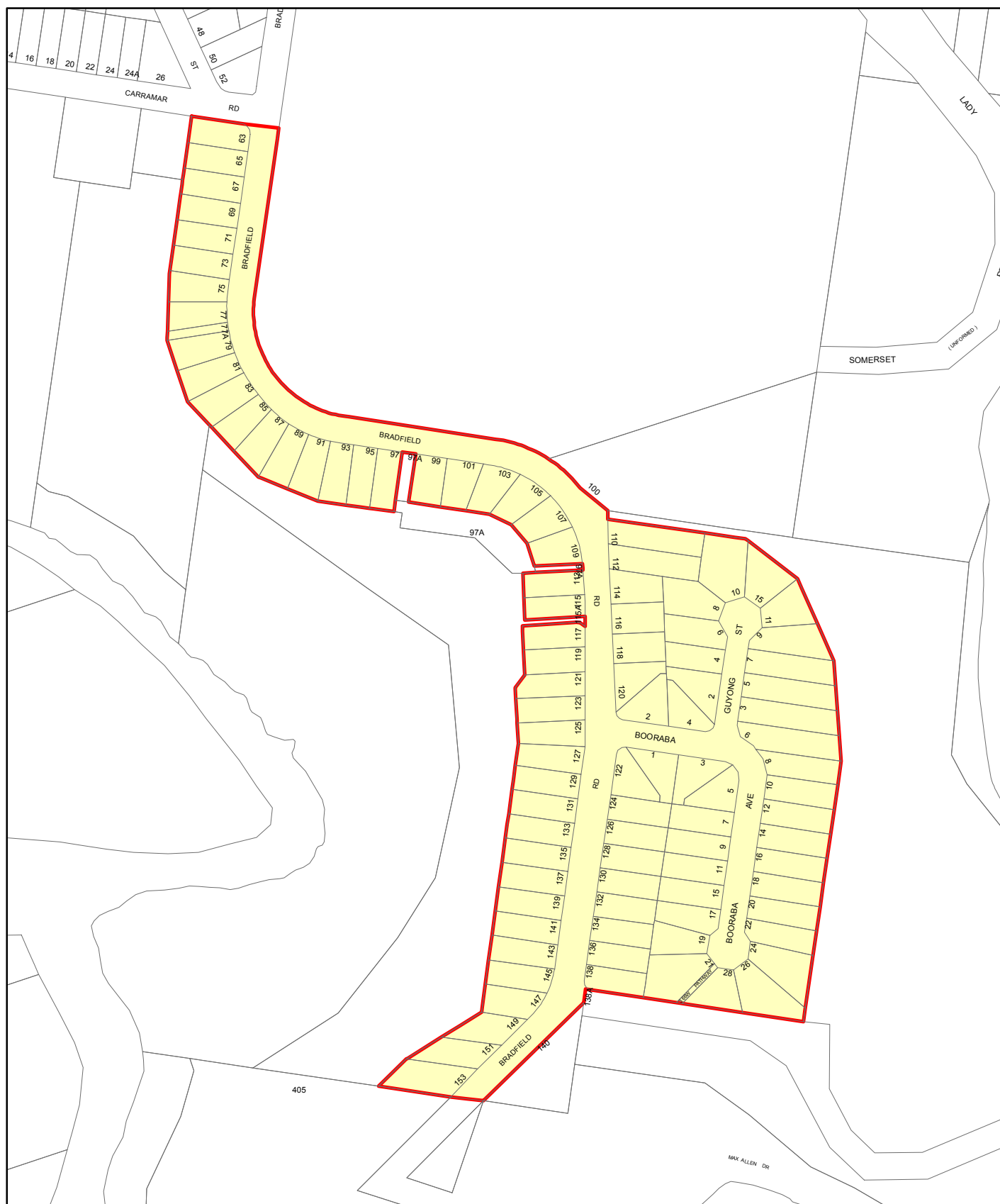
	Class 1		Class 3
	Class 2		Class 5

Date: 2/09/2015

Scale: - 1:10000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 13 - Bradfield Road
Acid Sulphate Soils

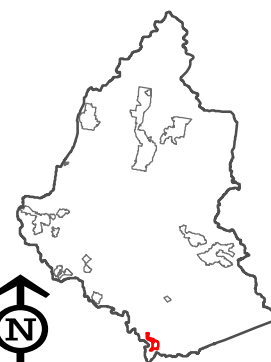
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Date: 2/09/2015

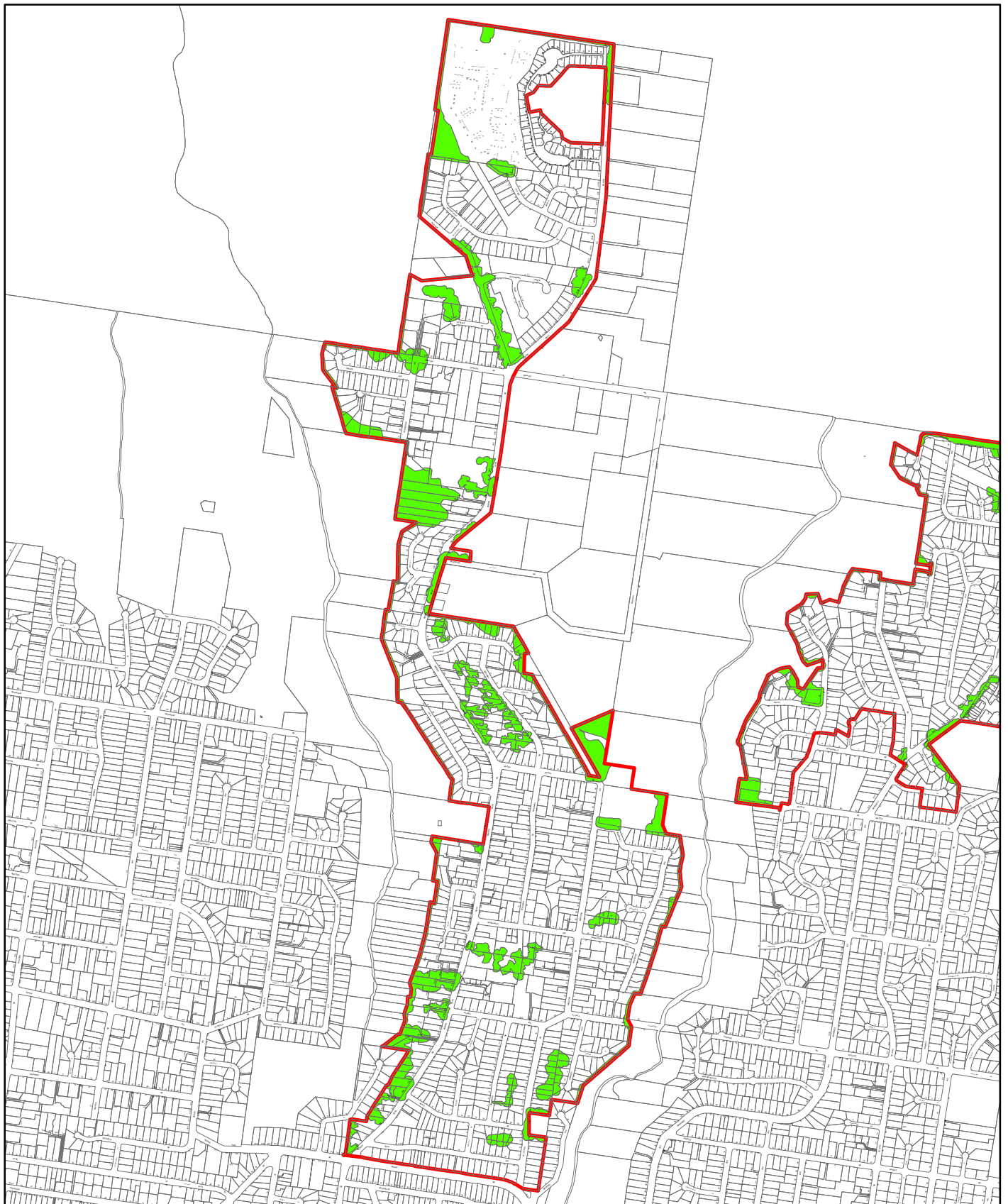
Scale: - 1:4000

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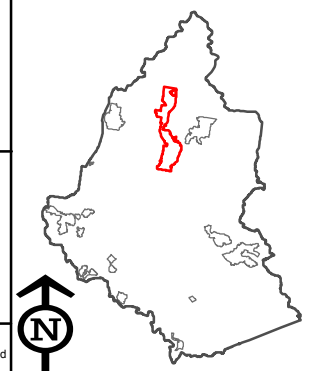


Terrestrial Biodiversity Maps – Existing



Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 1 - North Turramurra
Biodiversity Map - Ku-ring-gai Planning Scheme

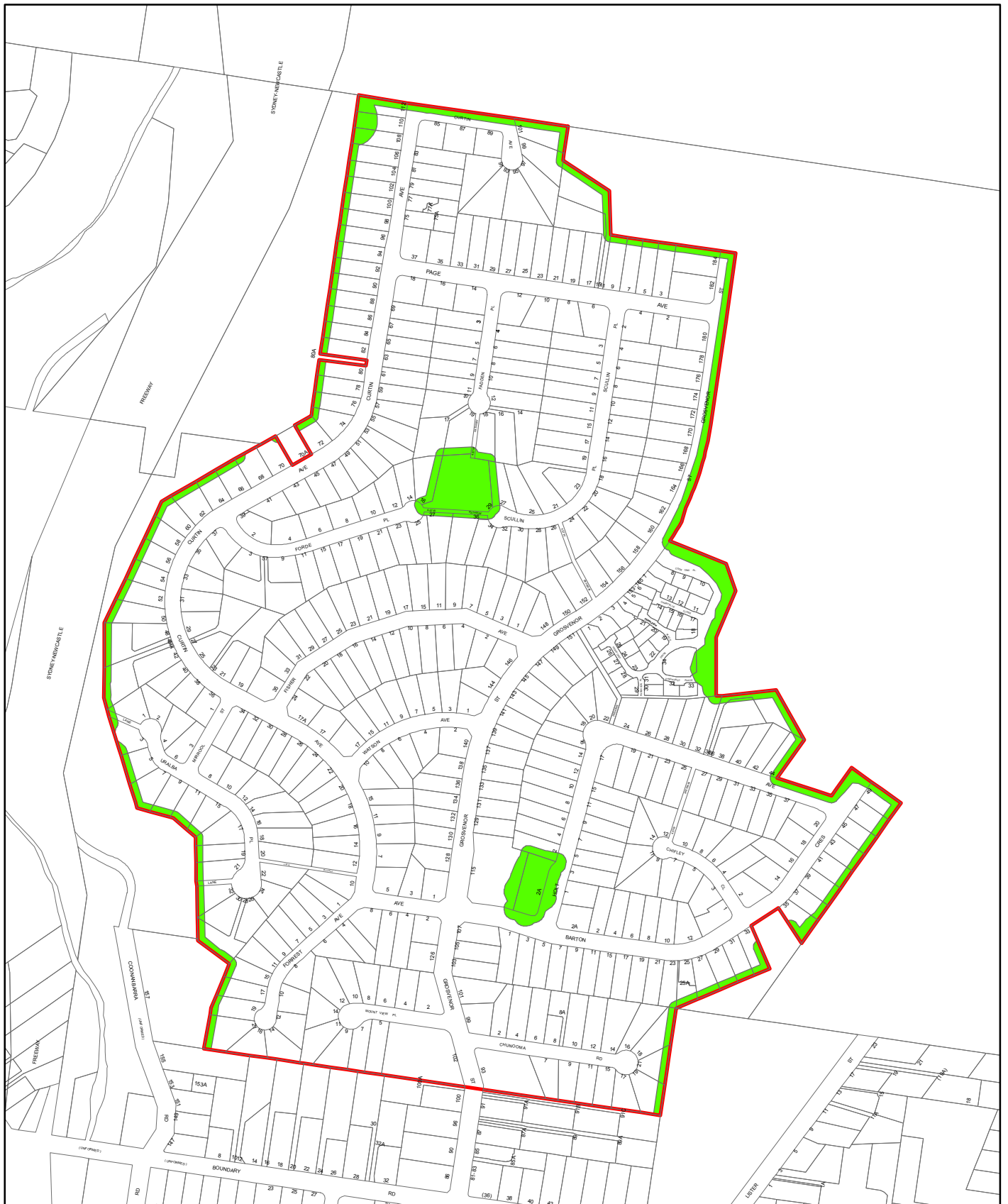
 Areas of Biodiversity Significance



Date: 2/09/2015

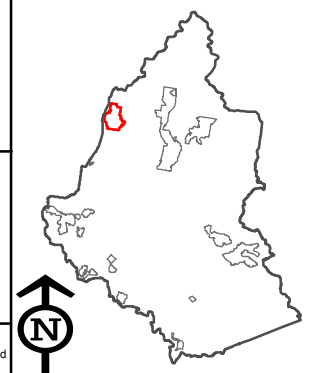
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 2 - North Wahroonga
 Biodiversity Map - Ku-ring-gai Planning Scheme

 Areas of Biodiversity Significance

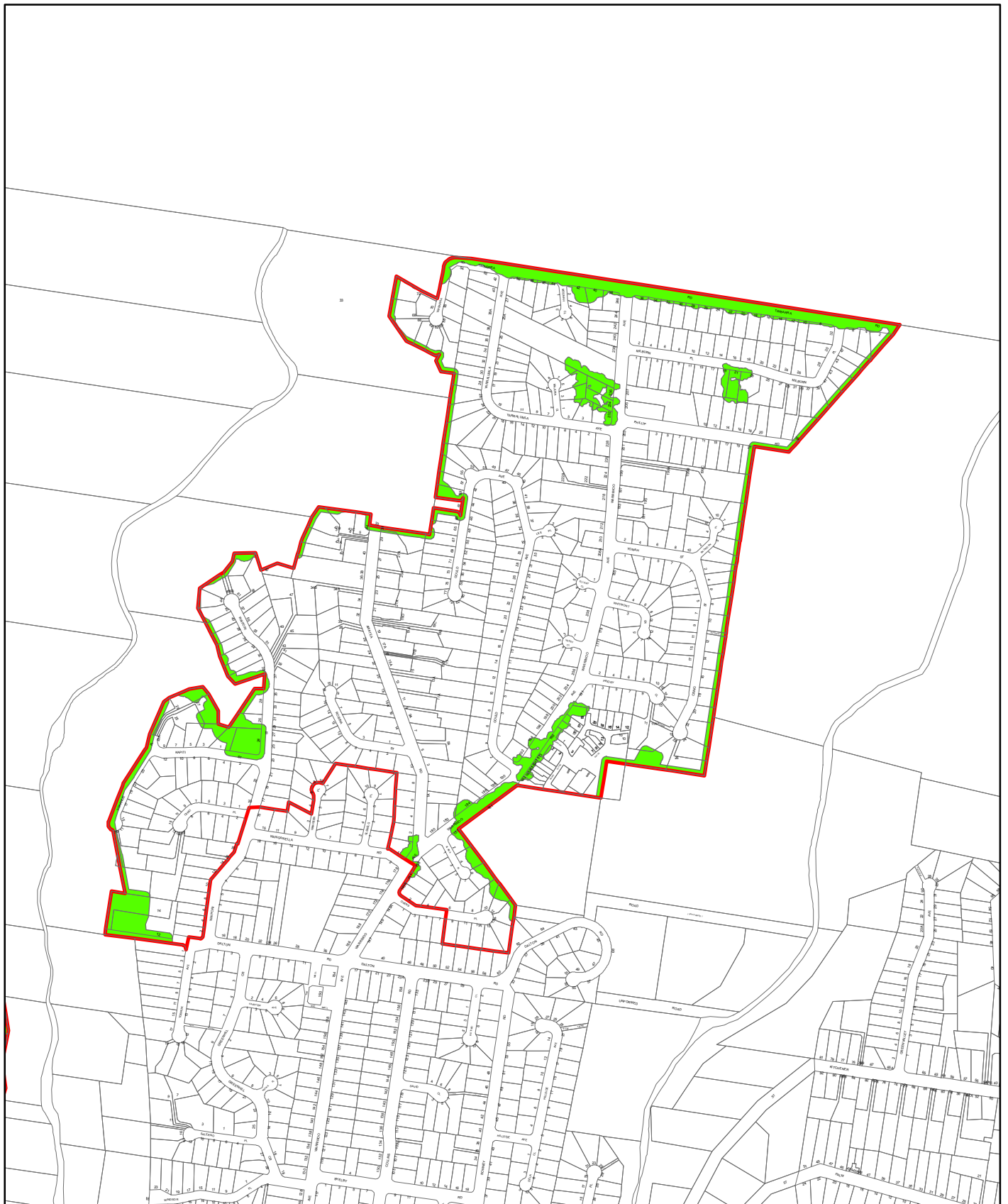


Date: 2/09/2015

Scale: - 1:6000

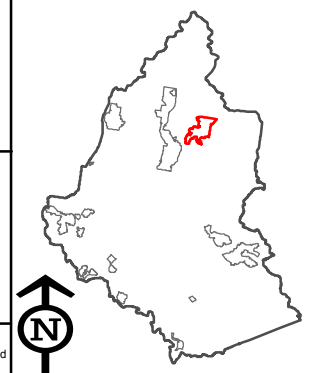
DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 3 - Warrimoo Avenue
Biodiversity Map - Ku-ring-gai Planning Scheme

 Areas of Biodiversity Significance



Date: 2/09/2015

Scale: - 1:9000

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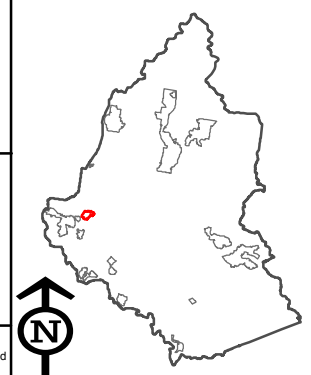
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 4 - Campbell Drive
 Biodiversity Map - Ku-ring-gai Planning Scheme

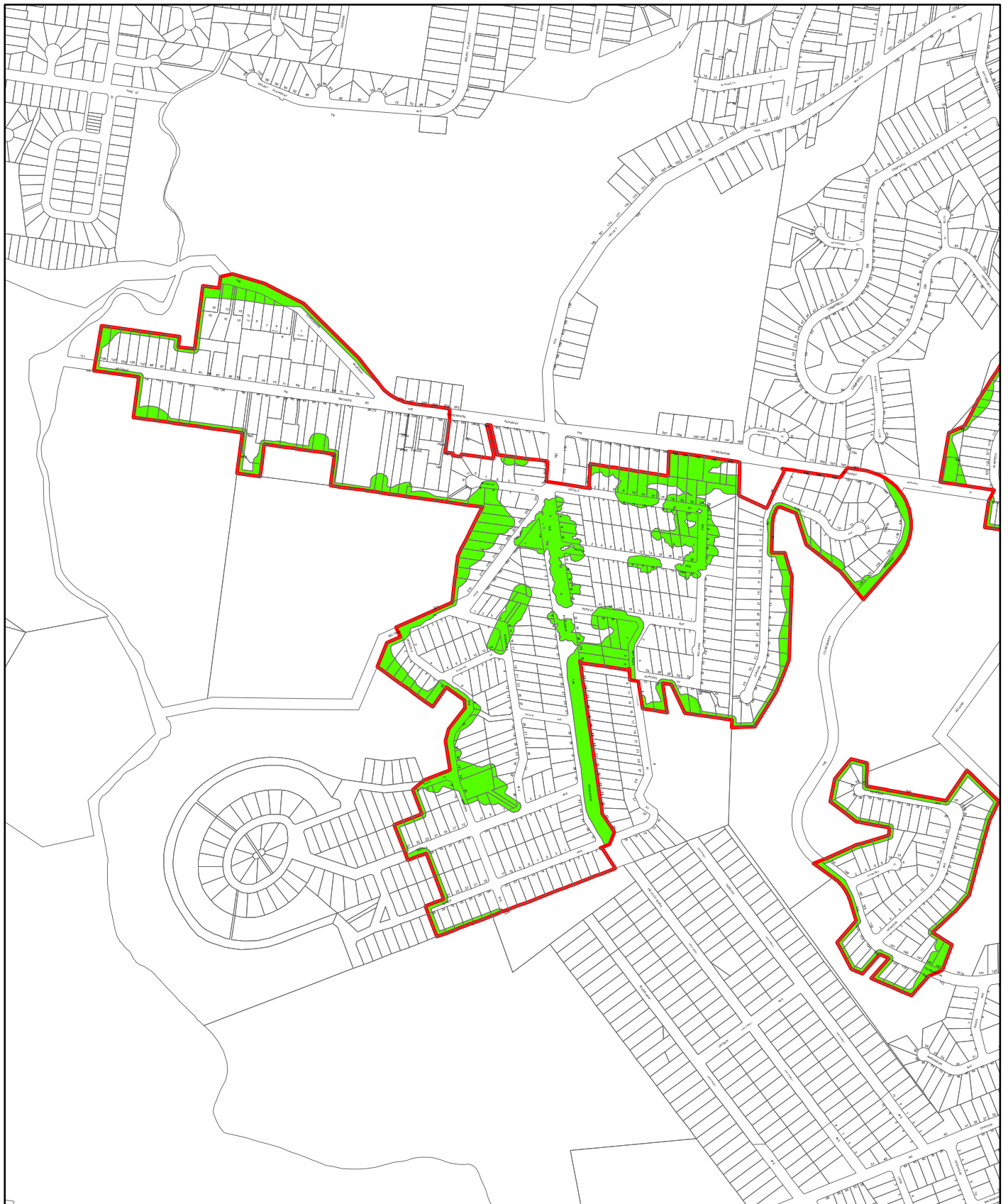
 Areas of Biodiversity Significance

Date: 2/09/2015

Scale: - 1:3500

DISCLAIMER
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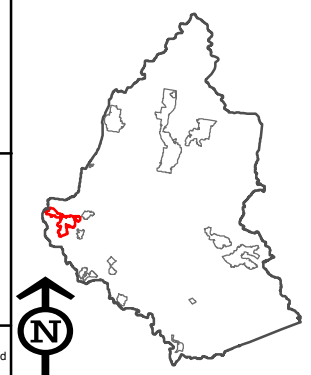
**Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 5 - Browns Rd - Fox Valley Rd - Jordon Avenue
Biodiversity Map - Ku-ring-gai Planning Scheme**

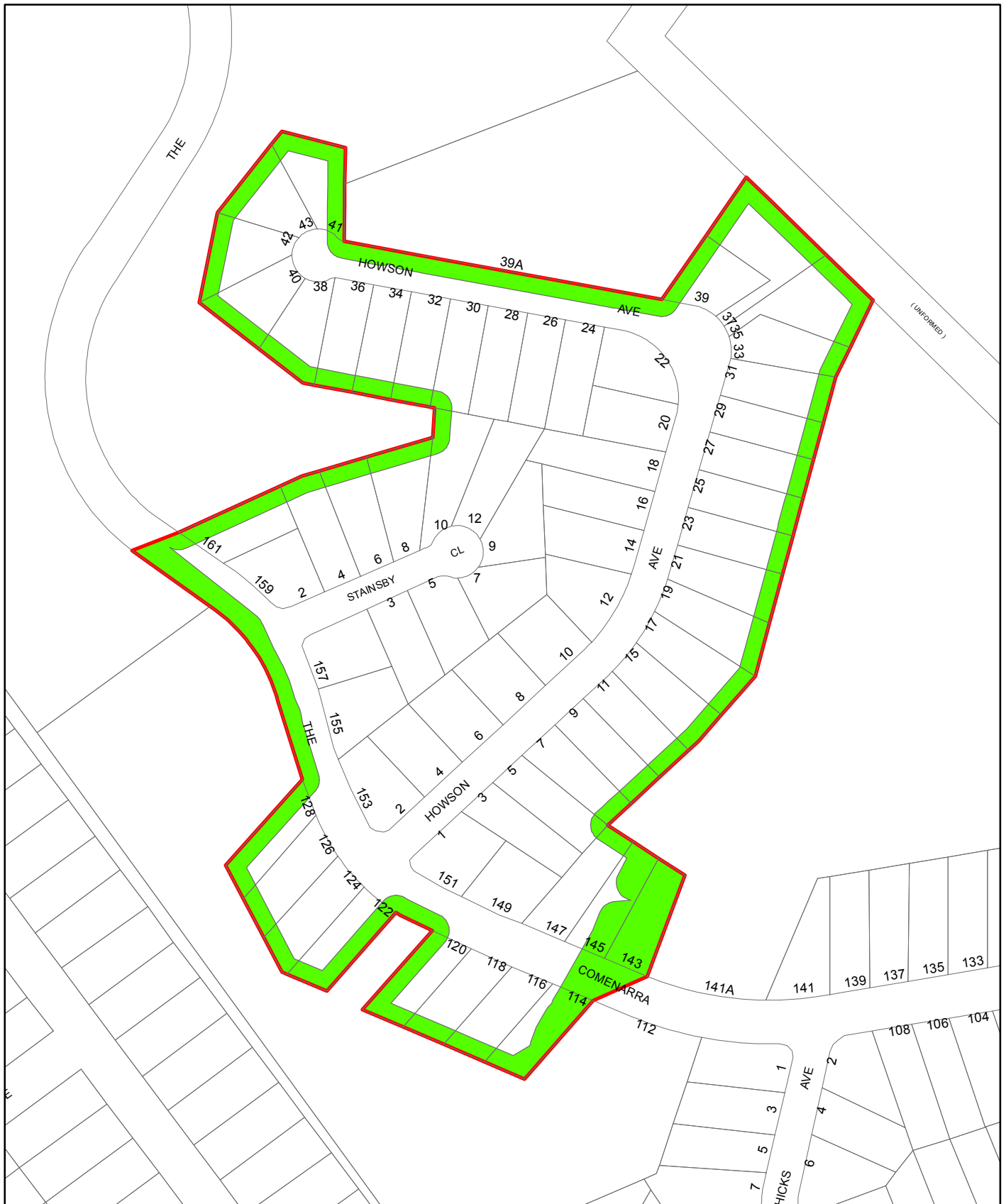
 Areas of Biodiversity Significance

Date: 2/09/2015

Scale: - 1:10000

DISCLAIMER
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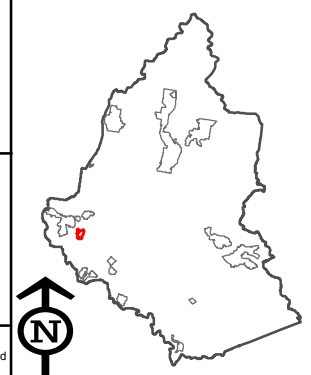
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 6 - Howson Avenue
 Biodiversity Map - Ku-ring-gai Planning Scheme

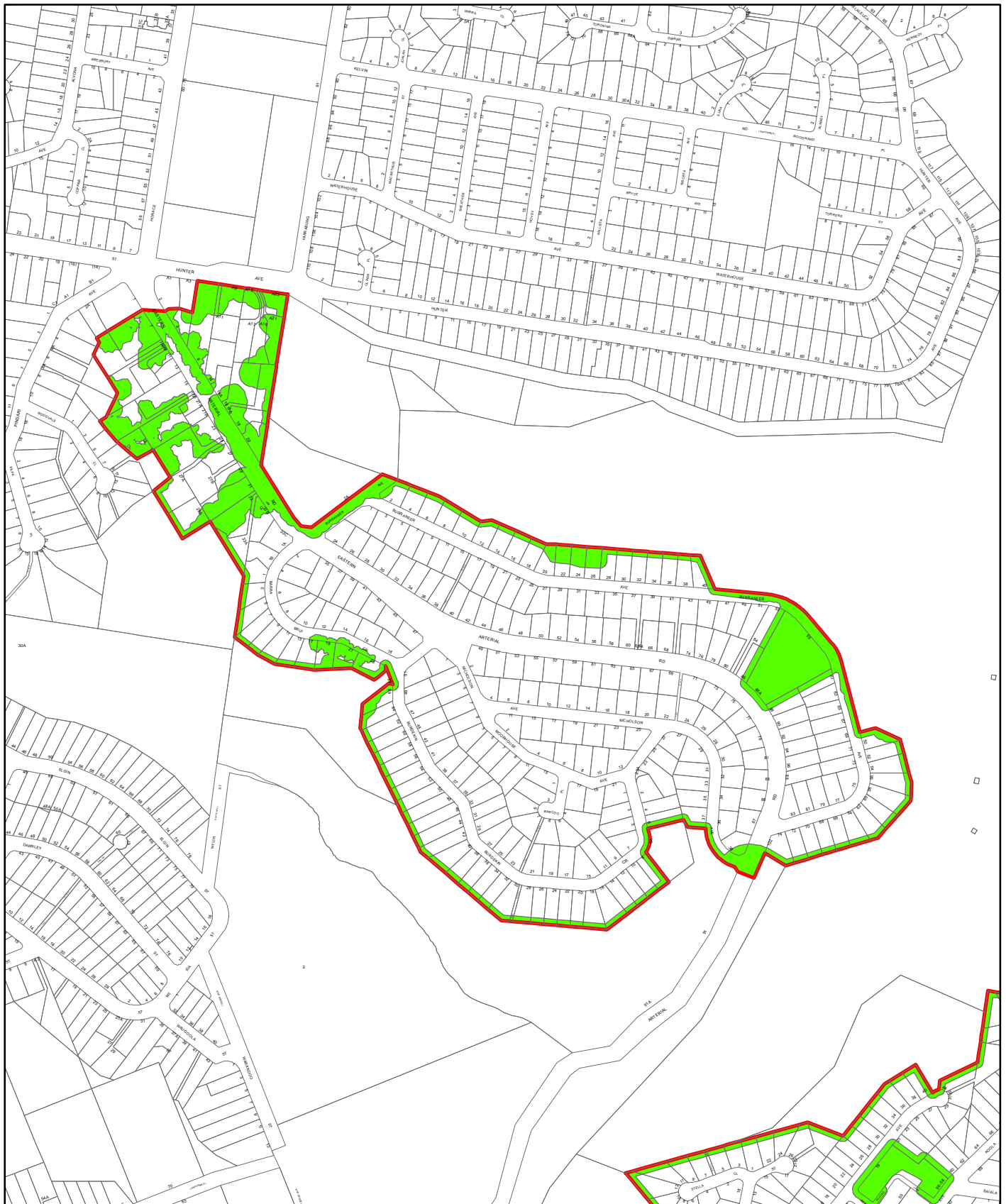
 Areas of Biodiversity Significance

Date: 2/09/2015

Scale: - 1:2500

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 7 - Eastern Arterial Road
Biodiversity Map - Ku-ring-gai Planning Scheme

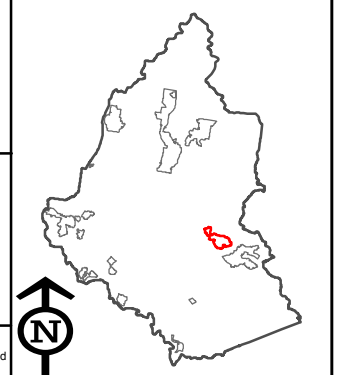
 Areas of Biodiversity Significance

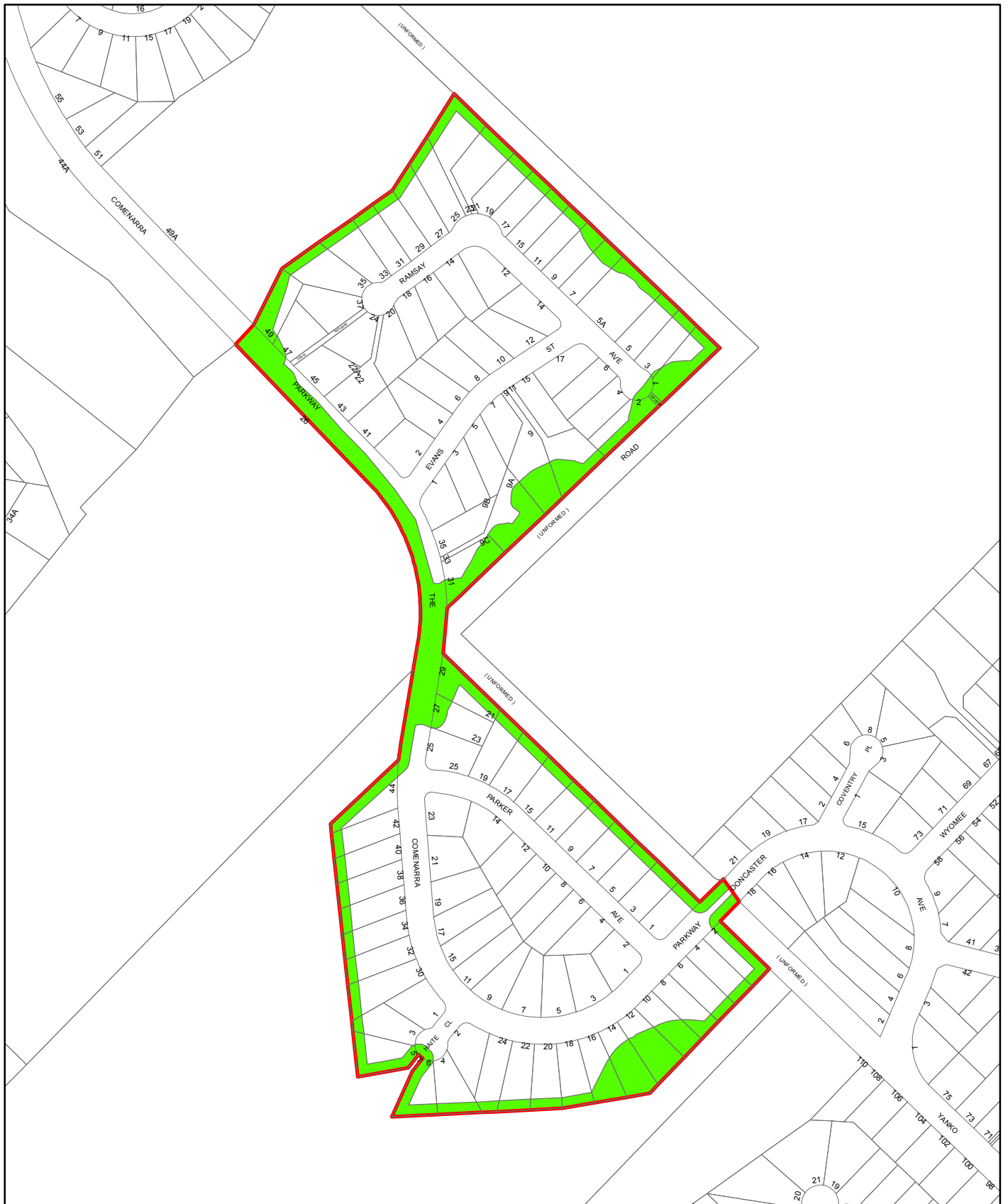
Date: 2/09/2015

Scale: - 1:7500

DISCLAIMER

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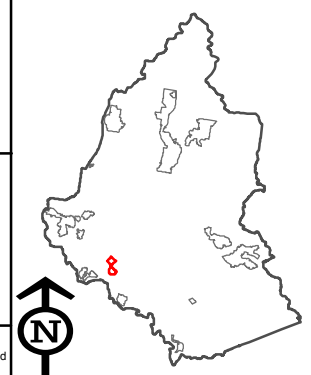
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 8 - Parker Avenue - Evans Street
Biodiversity Map - Ku-ring-gai Planning Scheme

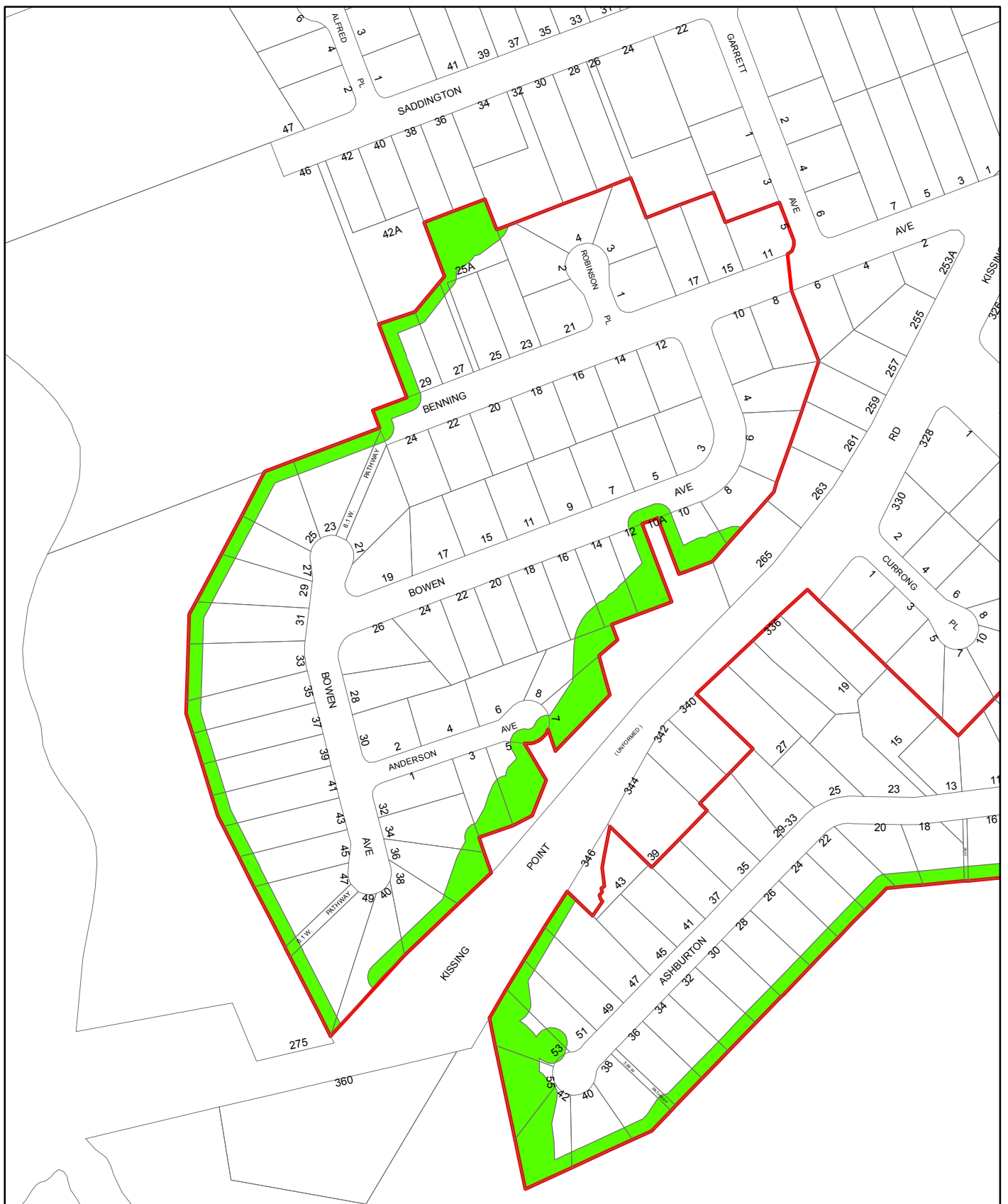
 Areas of Biodiversity Significance

Date: 2/09/2015

Scale: - 1:4000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 9 - Bowen Avenue
 Biodiversity Map - Ku-ring-gai Planning Scheme

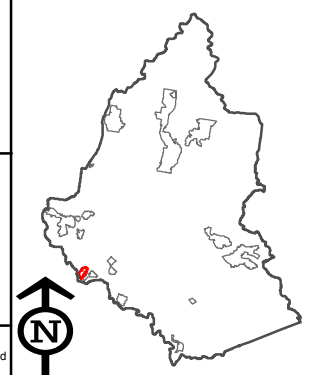
 Areas of Biodiversity Significance

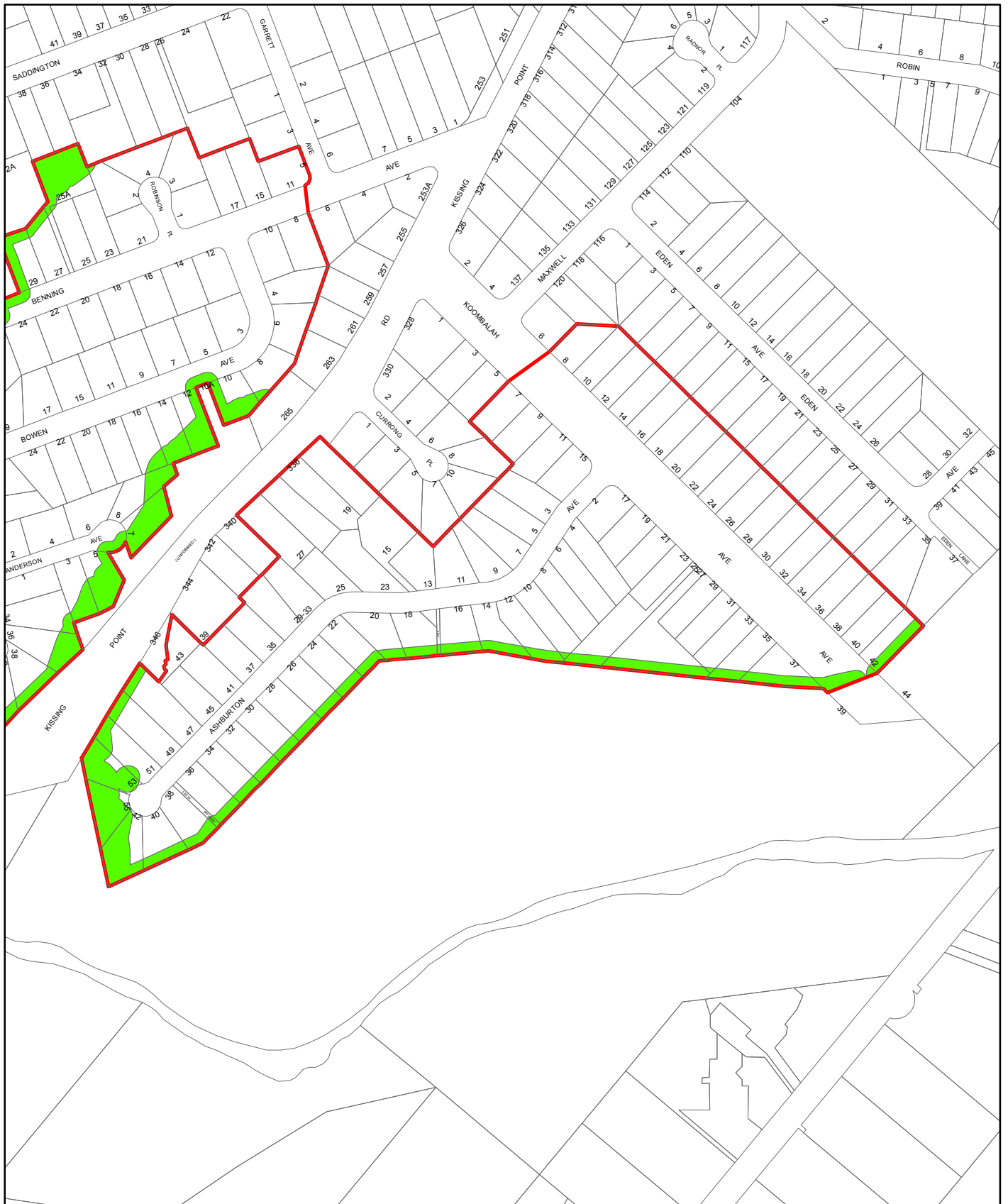
Date: 2/09/2015

Scale: - 1:3000

DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 10 - Ashburton Avenue
Biodiversity Map - Ku-ring-gai Planning Scheme

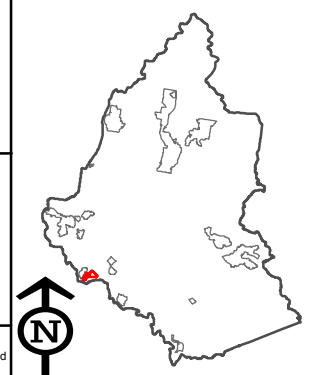
 Areas of Biodiversity Significance

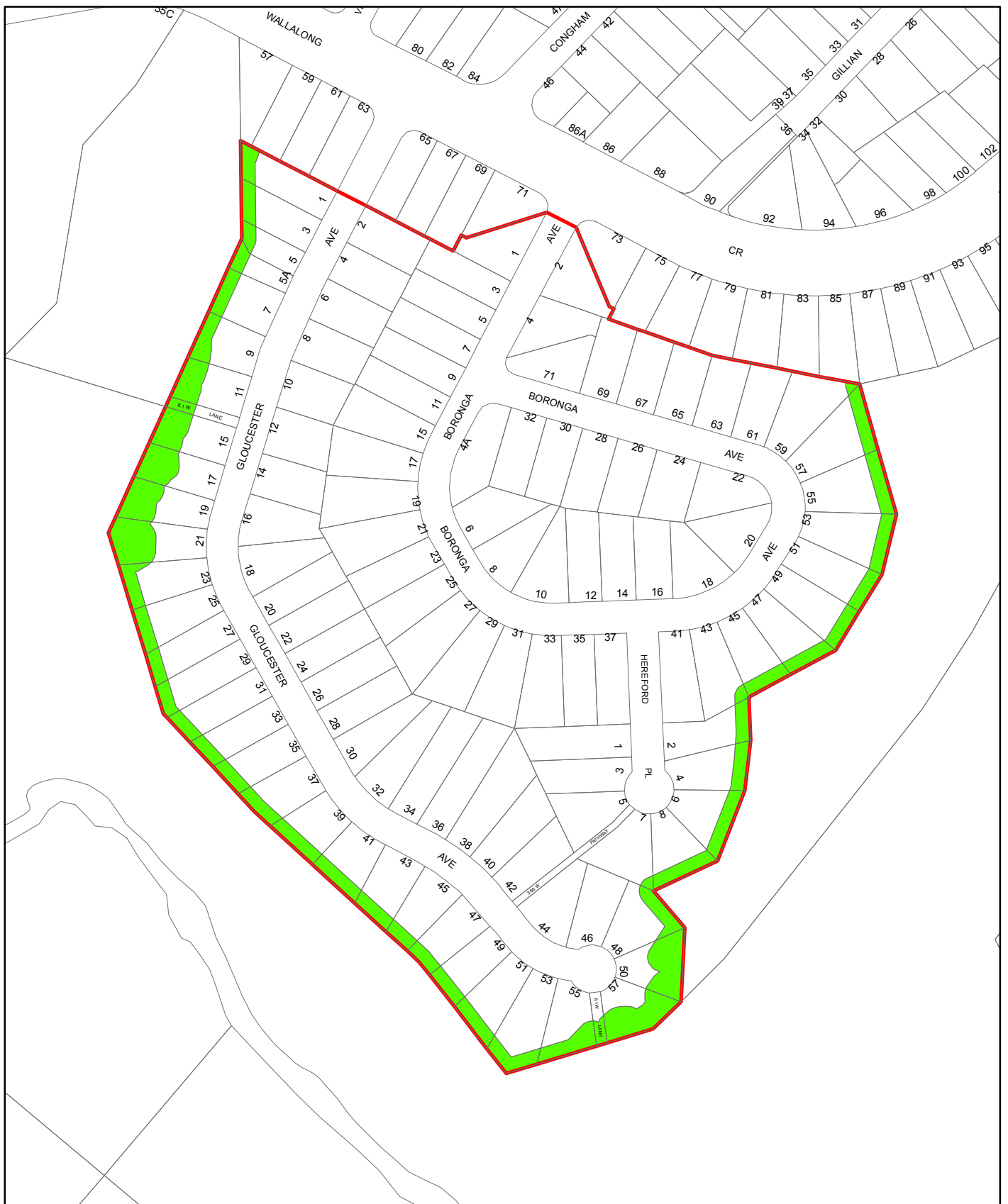
Date: 2/09/2015

Scale: - 1:4000

DISCLAIMER

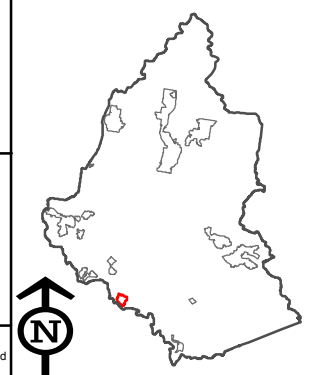
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 11 - Boronga Avenue - Gloucester Avenue
Biodiversity Map - Ku-ring-gai Planning Scheme

 Areas of Biodiversity Significance

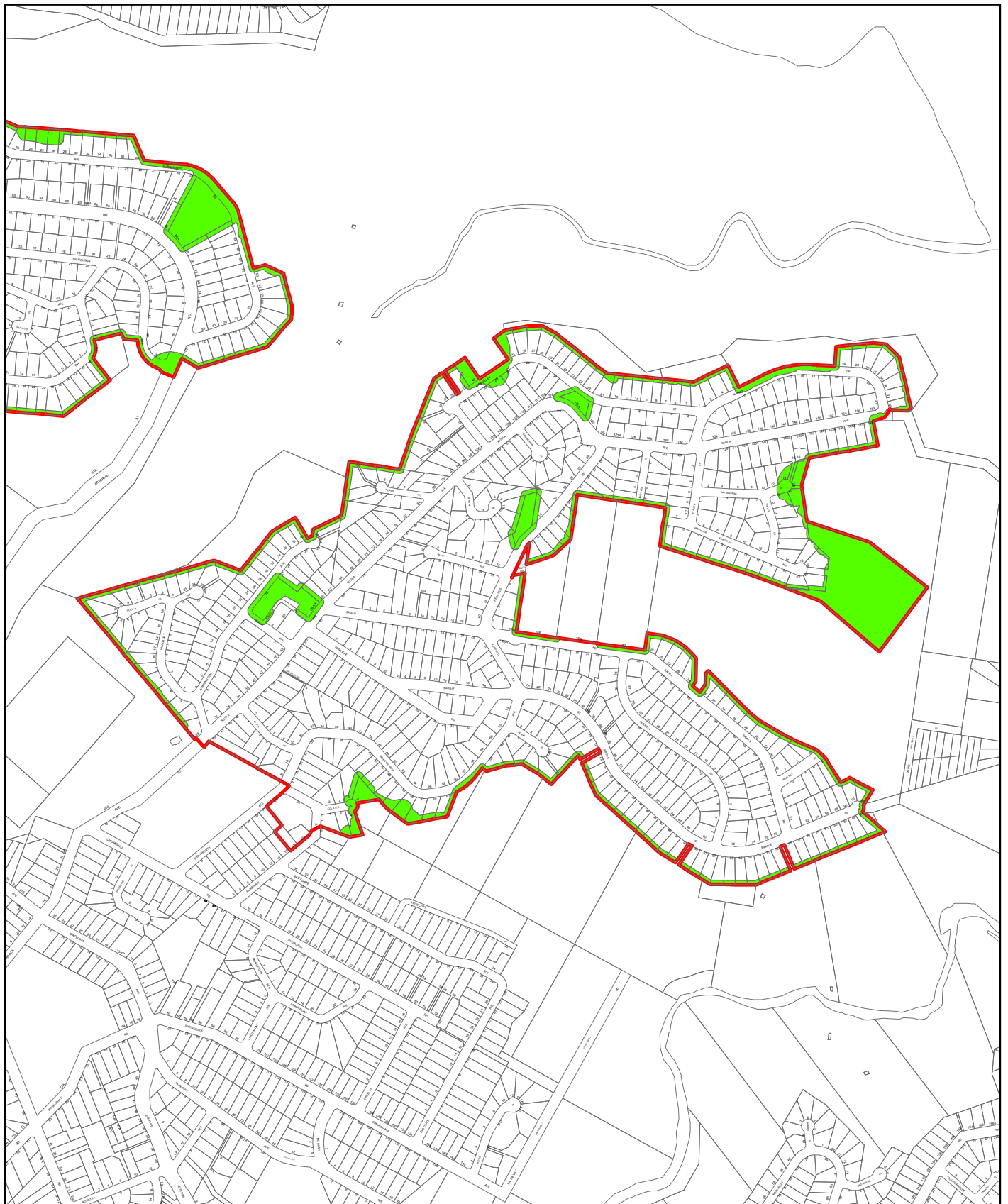


Date: 2/09/2015

Scale: - 1:3000

DISCLAIMER

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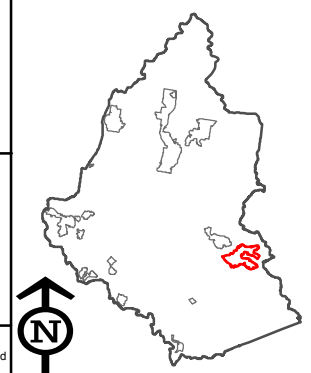
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 12 - East Killara
Biodiversity Map - Ku-ring-gai Planning Scheme

 Areas of Biodiversity Significance

Date: 2/09/2015

Scale: - 1:10000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 13 - Bradfield Road
 Biodiversity Map - Ku-ring-gai Planning Scheme

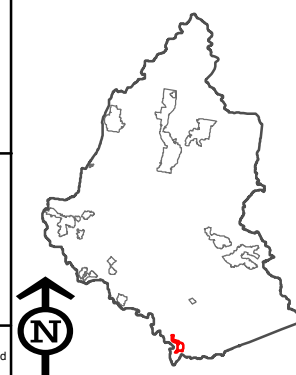
 Areas of Biodiversity Significance

Date: 2/09/2015

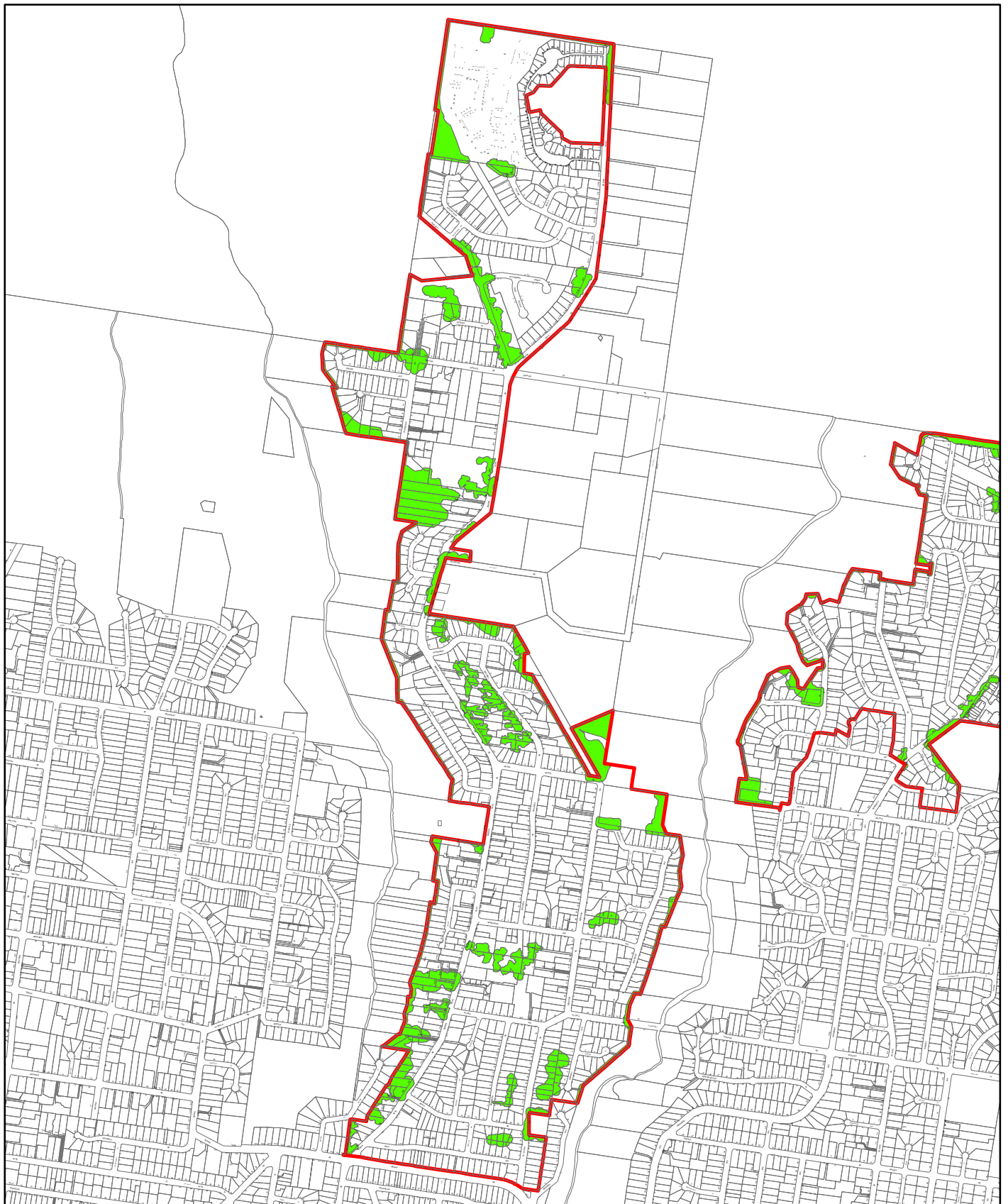
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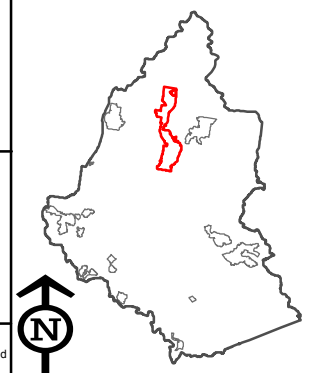


Terrestrial Biodiversity Maps – Proposed



Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 1 - North Turramurra
Biodiversity Map

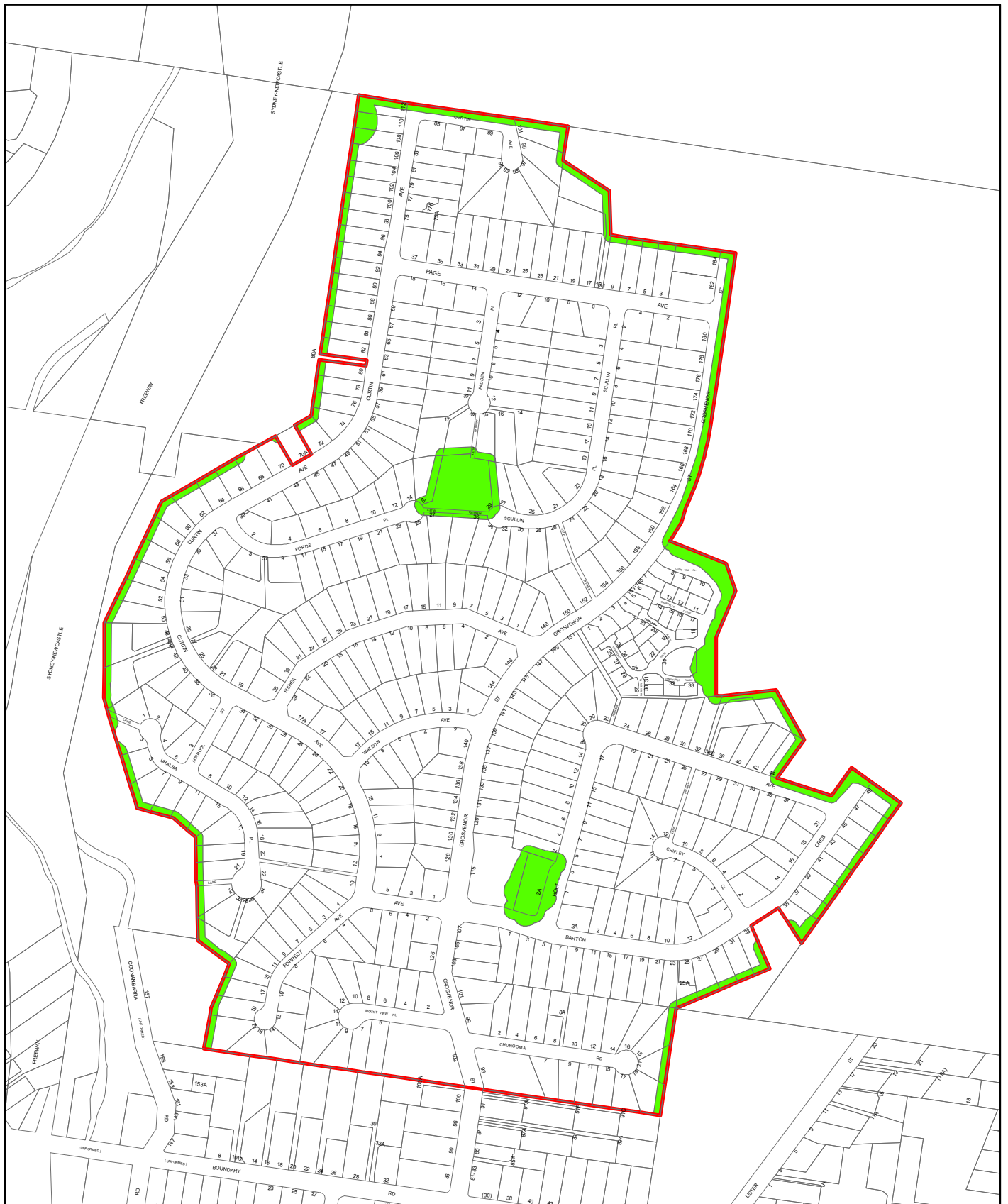
 Areas of Biodiversity Significance



Date: 2/09/2015

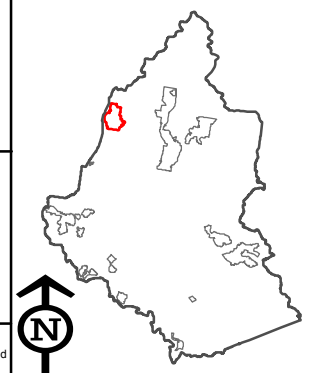
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 2 - North Wahroonga Biodiversity Map

 Areas of Biodiversity Significance

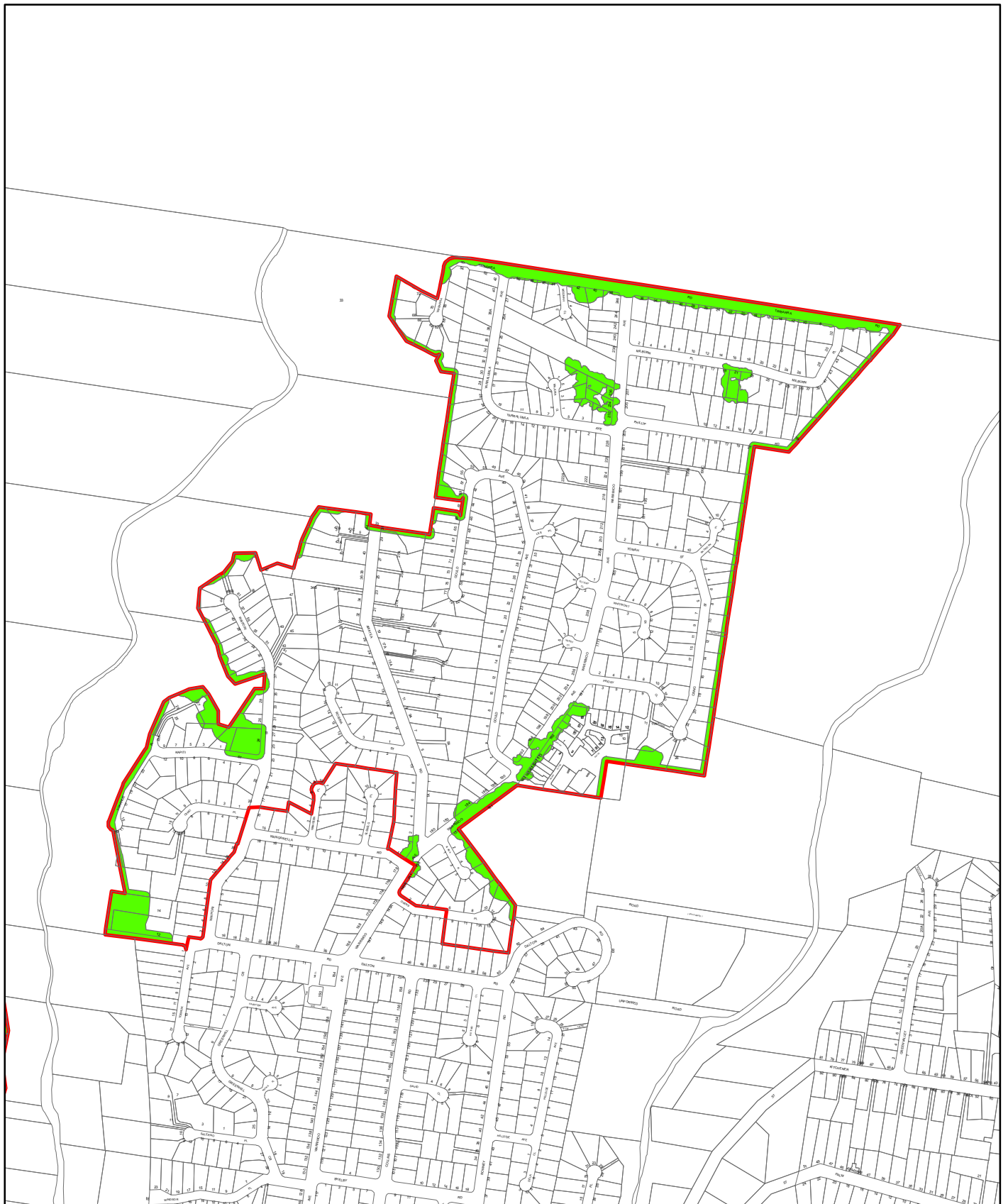


Date: 2/09/2015

Scale: - 1:6000

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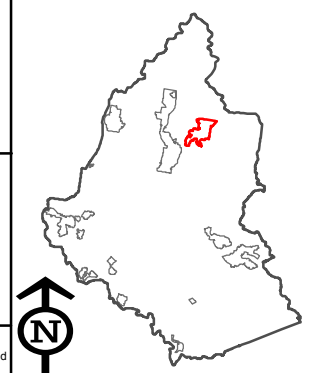
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 3 - Warrimoo Avenue
Biodiversity Map

 Areas of Biodiversity Significance

Date: 2/09/2015

Scale: - 1:9000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 4 - Campbell Drive
 Biodiversity Map



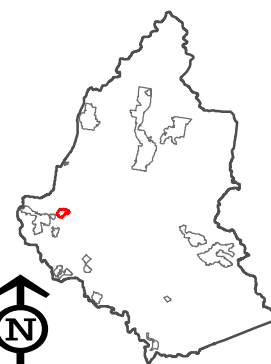
Areas of Biodiversity Significance

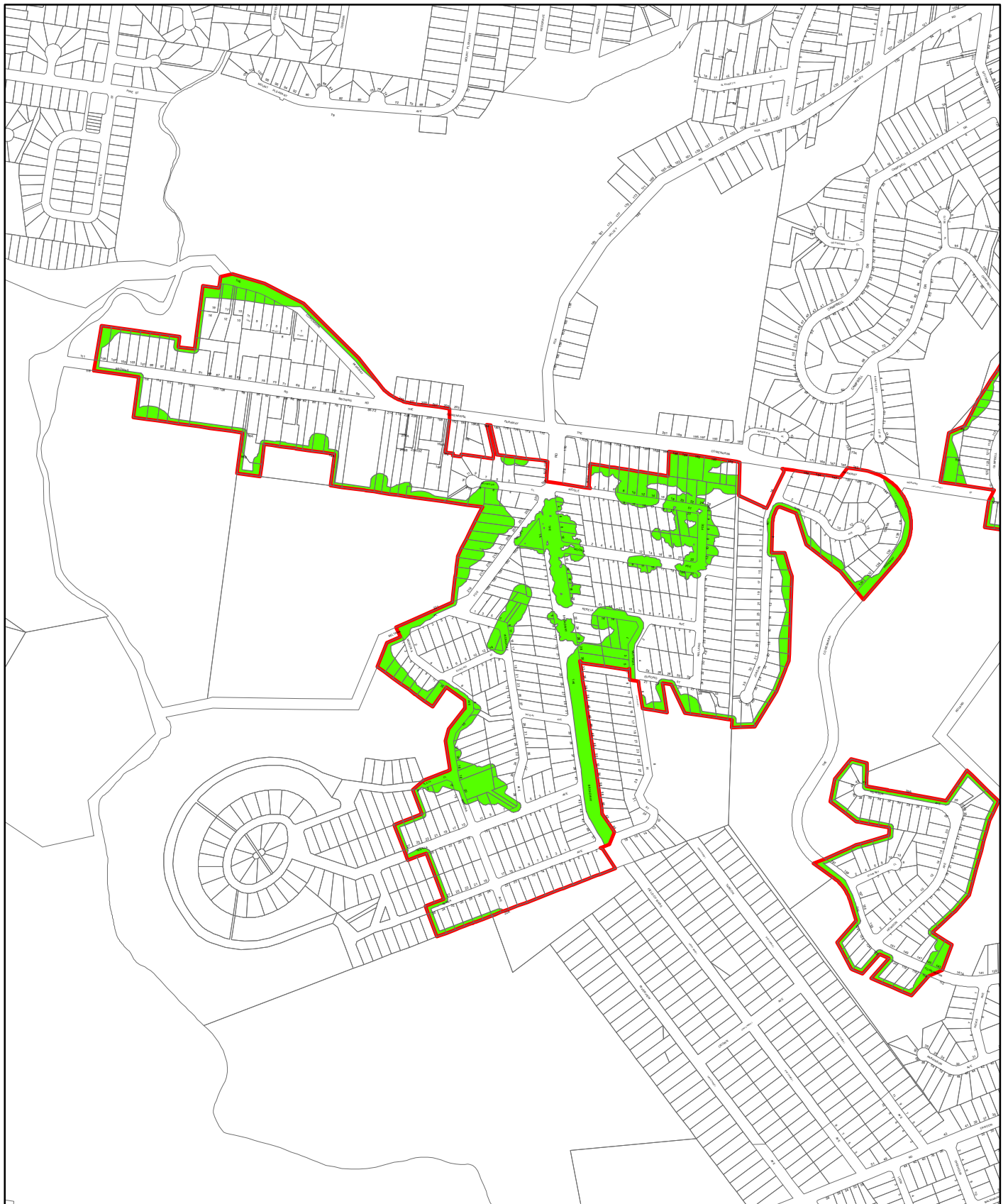
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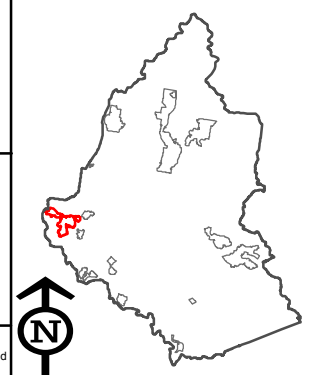
**Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 5 - Browns Rd - Fox Valley Rd - Jordon Avenue
Biodiversity Map**

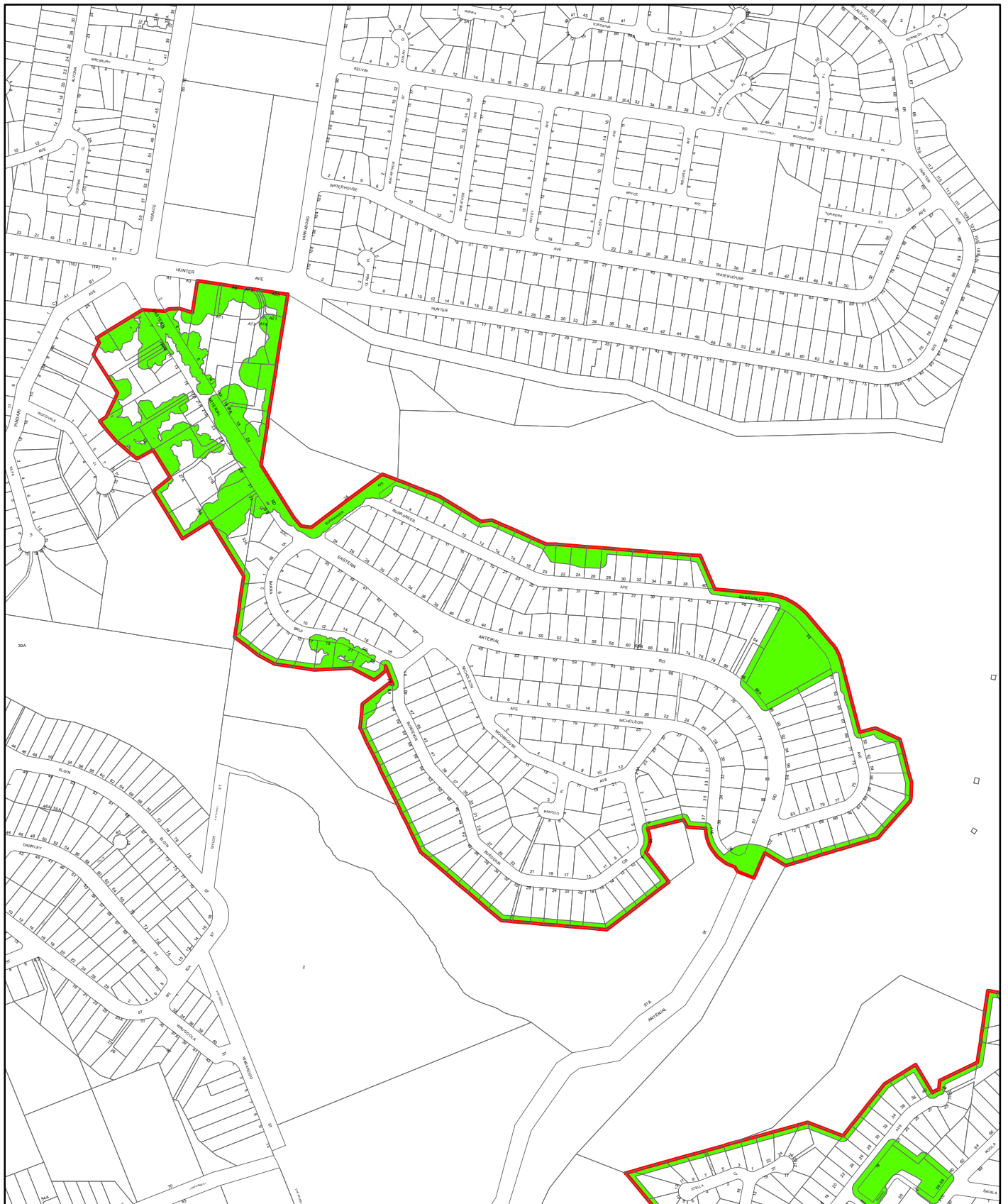
 Areas of Biodiversity Significance

Date: 2/09/2015

Scale: - 1:10000

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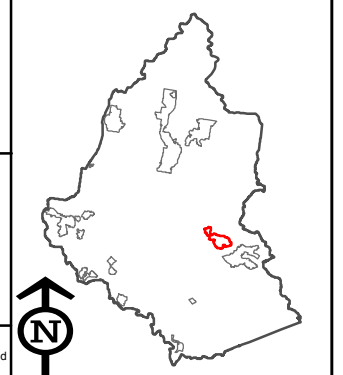
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 7 - Eastern Arterial Road Biodiversity Map

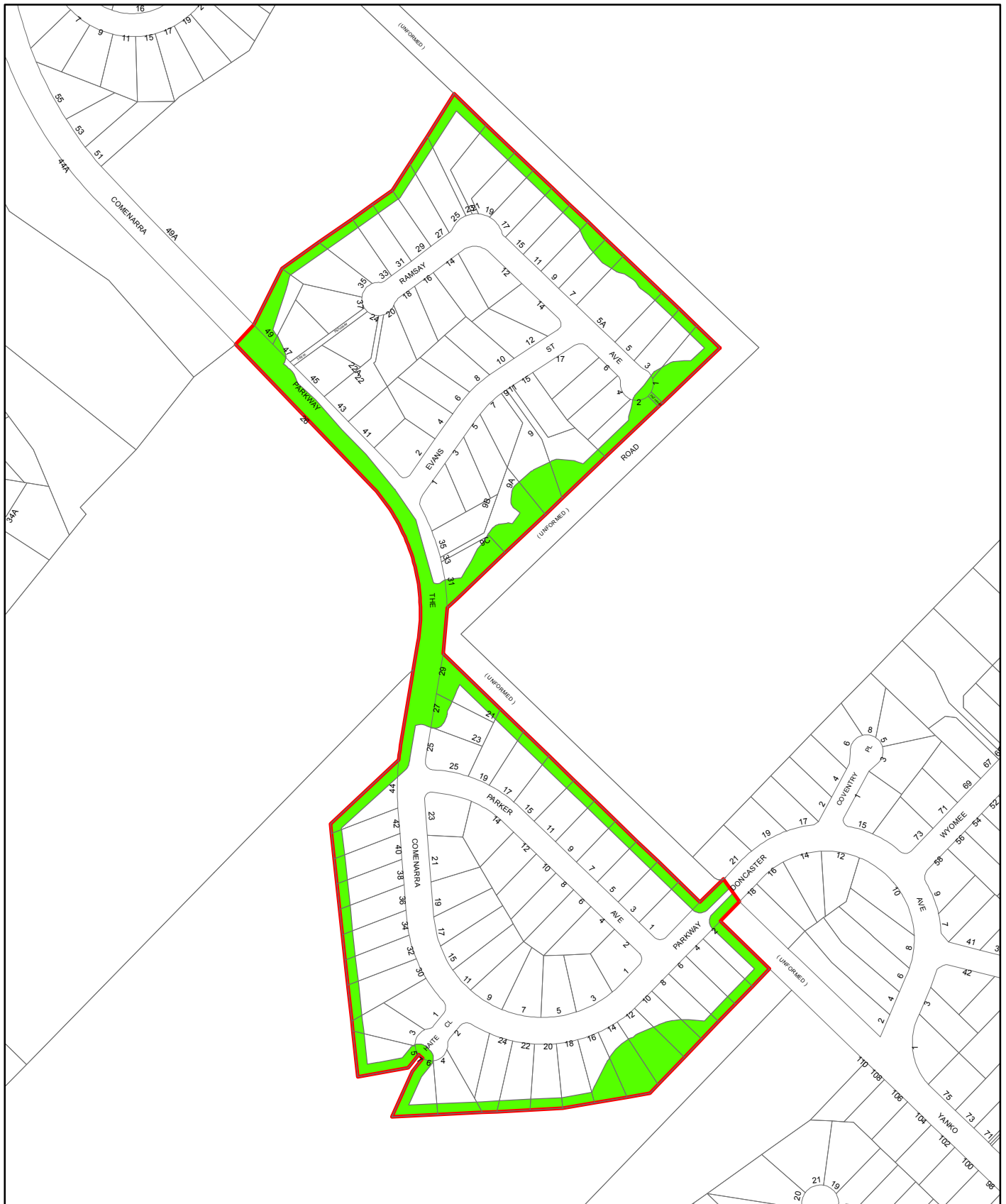
 Areas of Biodiversity Significance

Date: 2/09/2015

Scale: - 1:7500

DISCLAIMER
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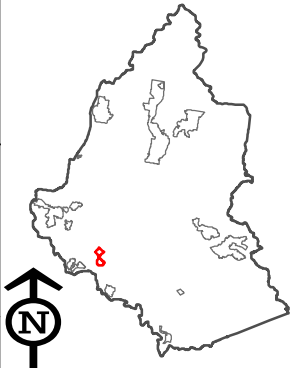




Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 8 - Parker Avenue - Evans Street
Biodiversity Map



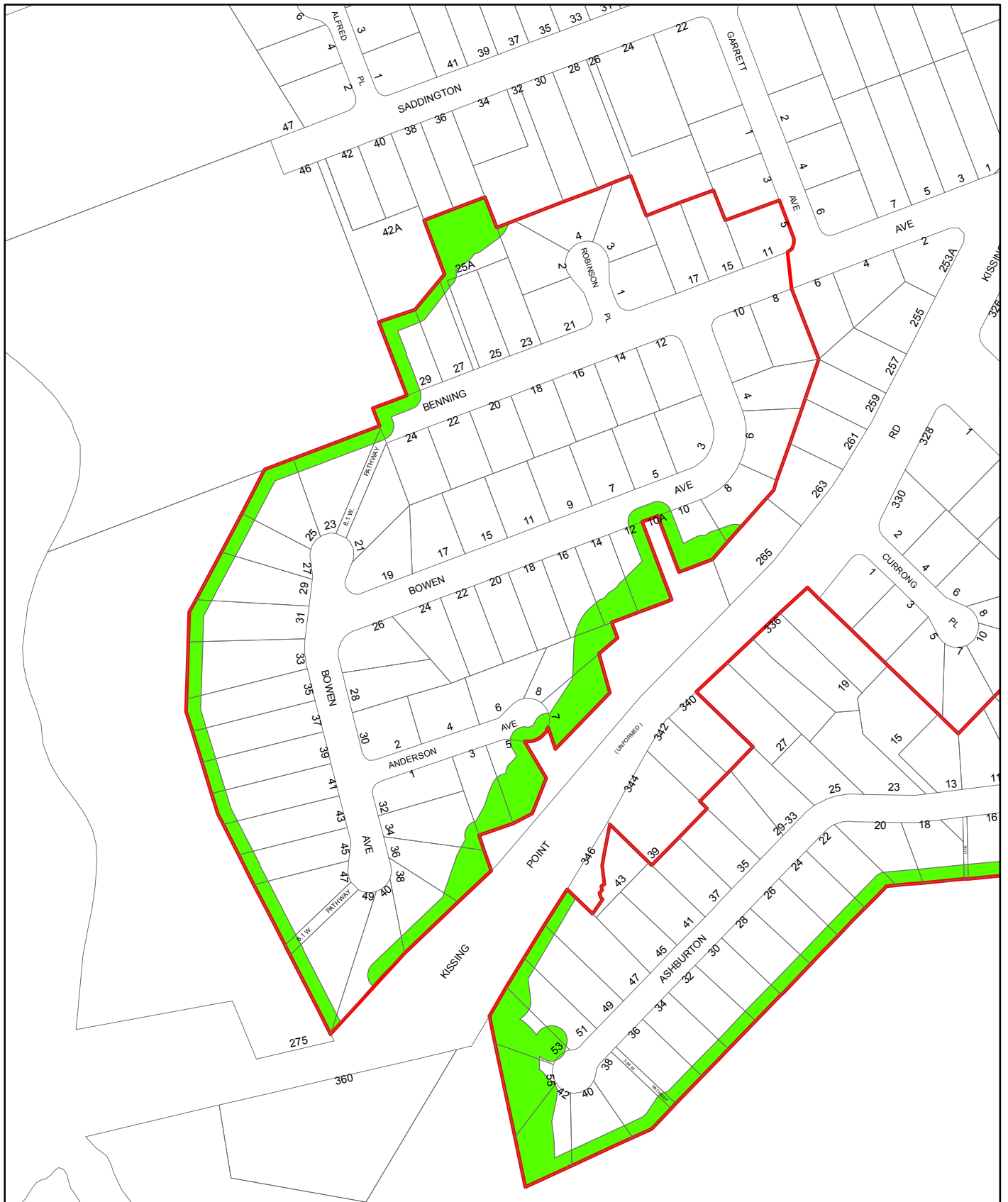
Areas of Biodiversity Significance



Date: 2/09/2015

Scale: - 1:4000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 9 - Bowen Avenue
Biodiversity Map

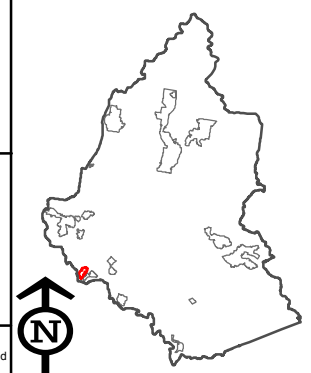
Areas of Biodiversity Significance

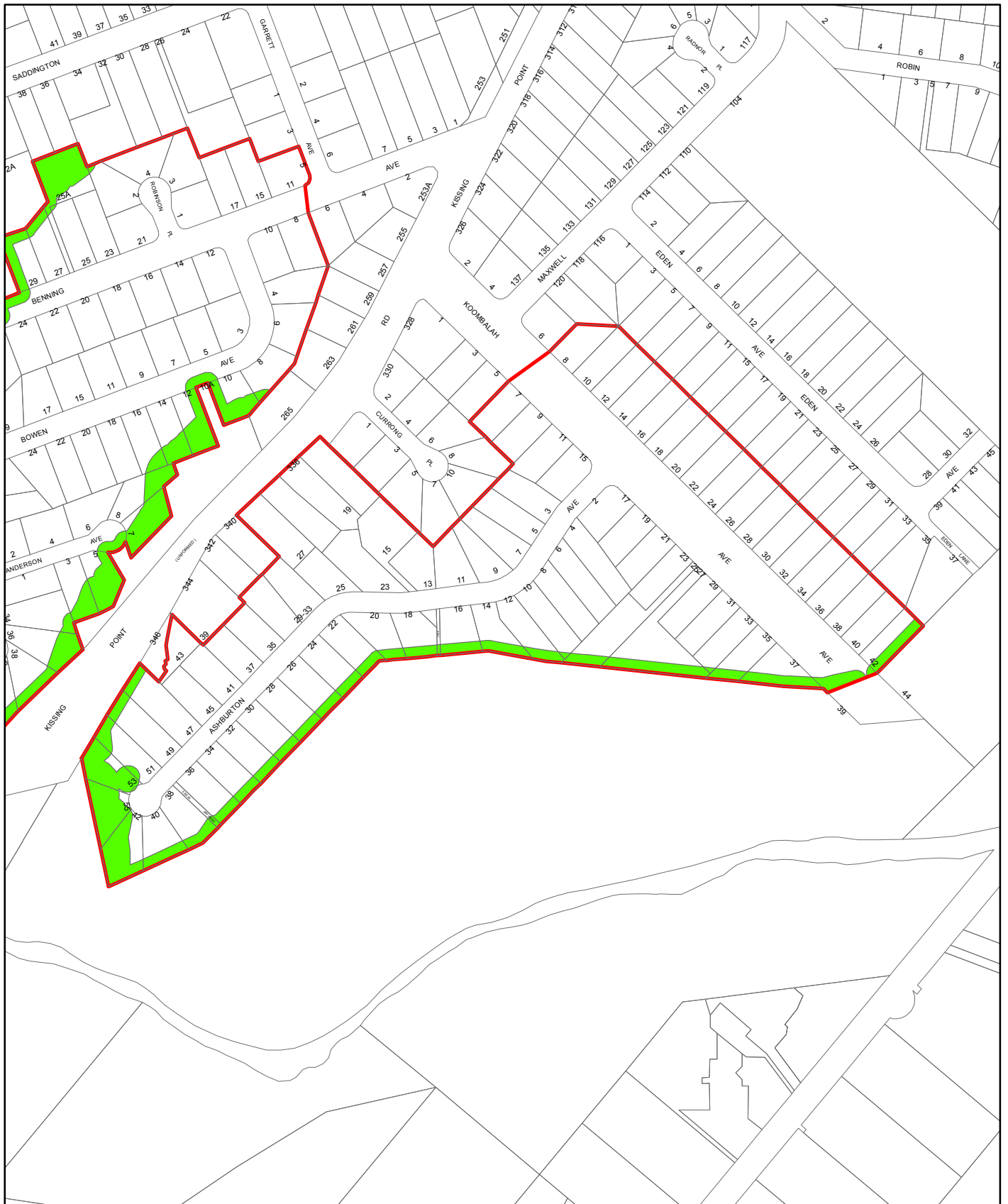
Date: 2/09/2015

Scale: - 1:3000

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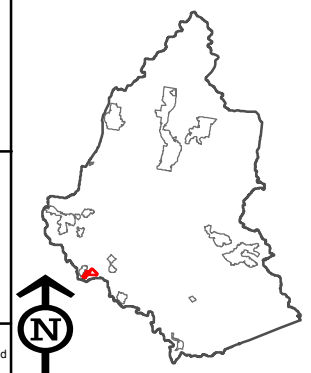
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 10 - Ashburton Avenue
Biodiversity Map

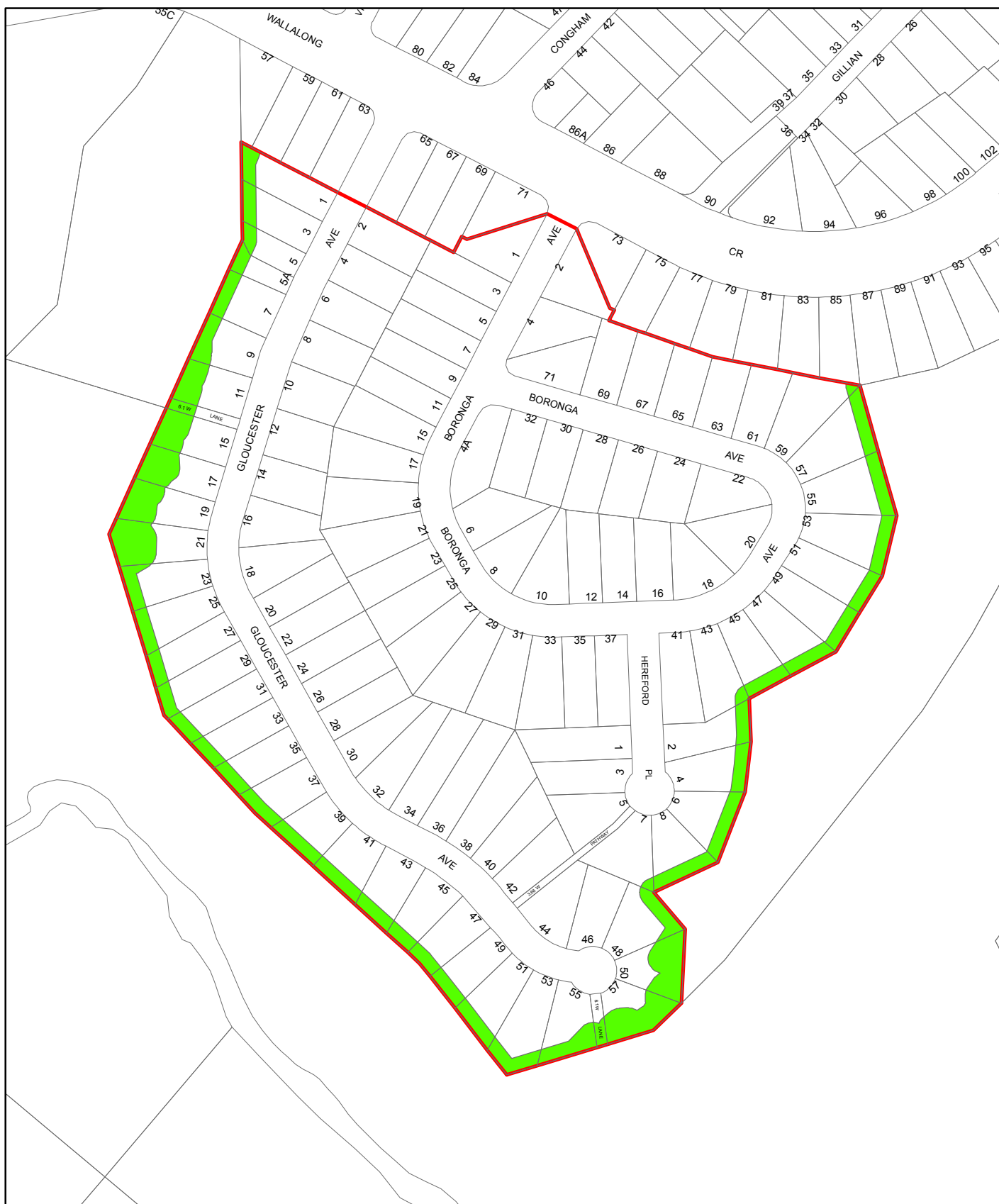
 Areas of Biodiversity Significance

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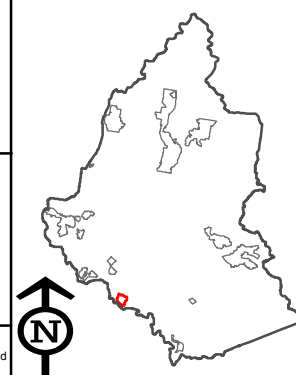
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 11 - Boronga Avenue - Gloucester Avenue
Biodiversity Map

 Areas of Biodiversity Significance

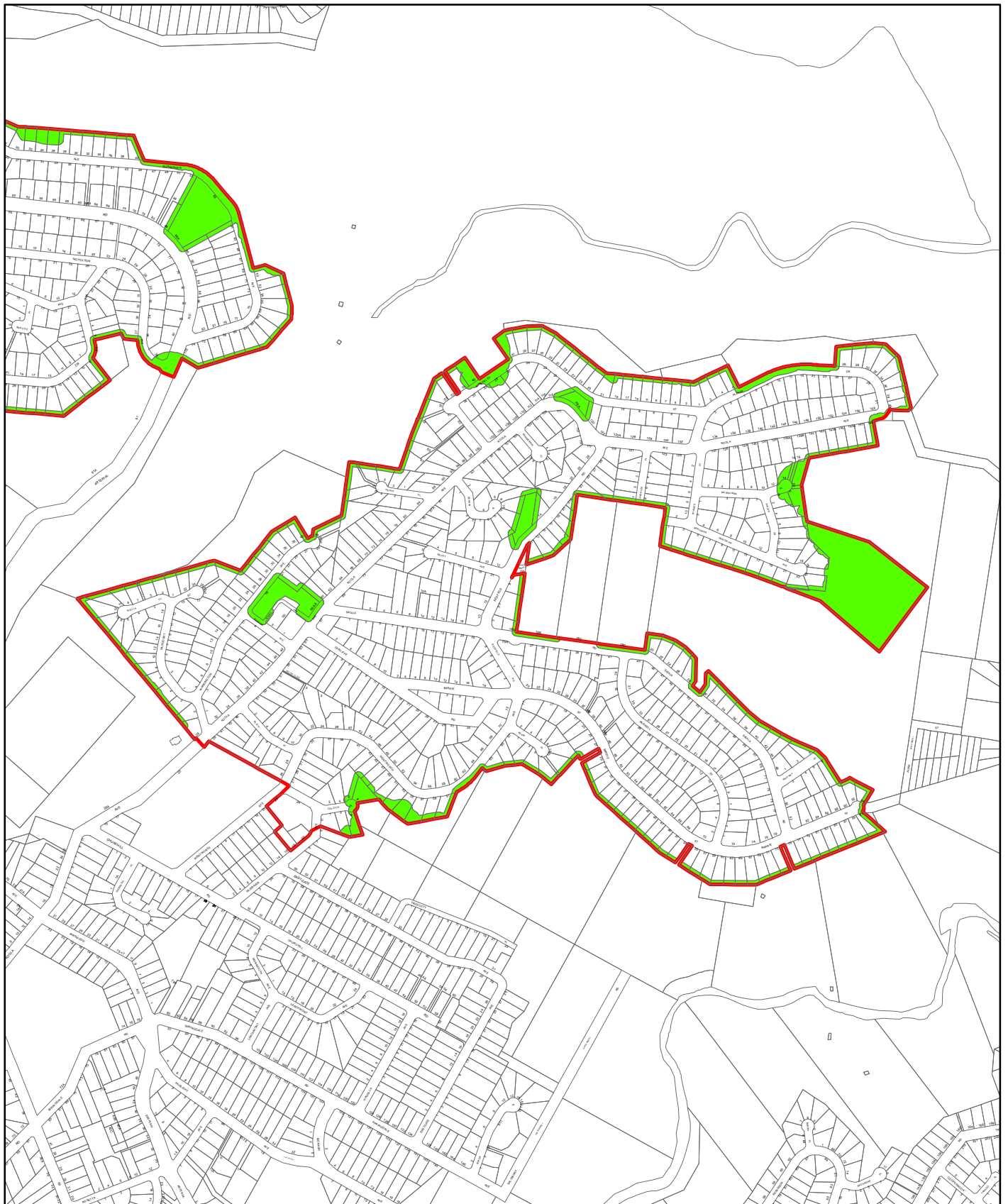


Date: 2/09/2015

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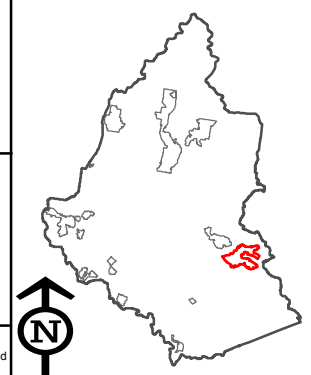
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 12 - East Killara
Biodiversity Map

 Areas of Biodiversity Significance

Date: 2/09/2015

Scale: - 1:10000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 13 - Bradfield Road Biodiversity Map



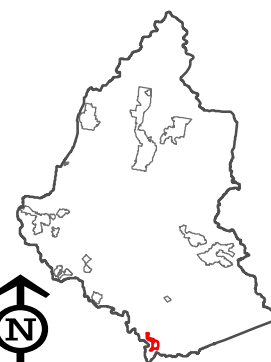
Areas of Biodiversity Significance

Date: 2/09/2015

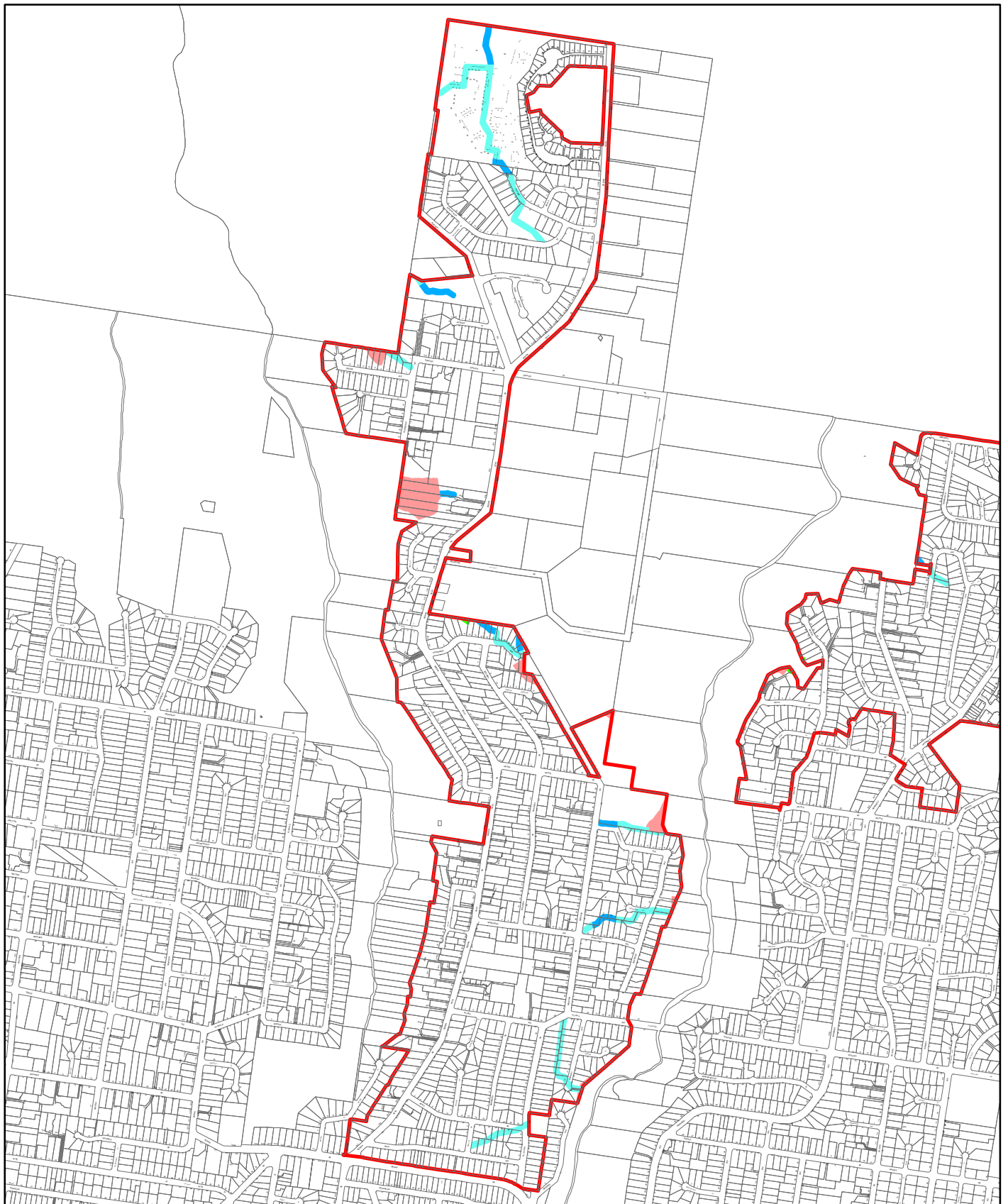
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Riparian Lands and Watercourses Maps – Existing



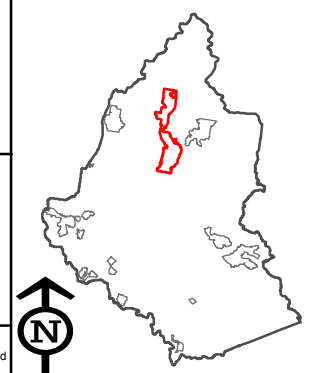
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 1 - North Turramurra
Riparian Land Map - Ku-ring-gai Planning Scheme

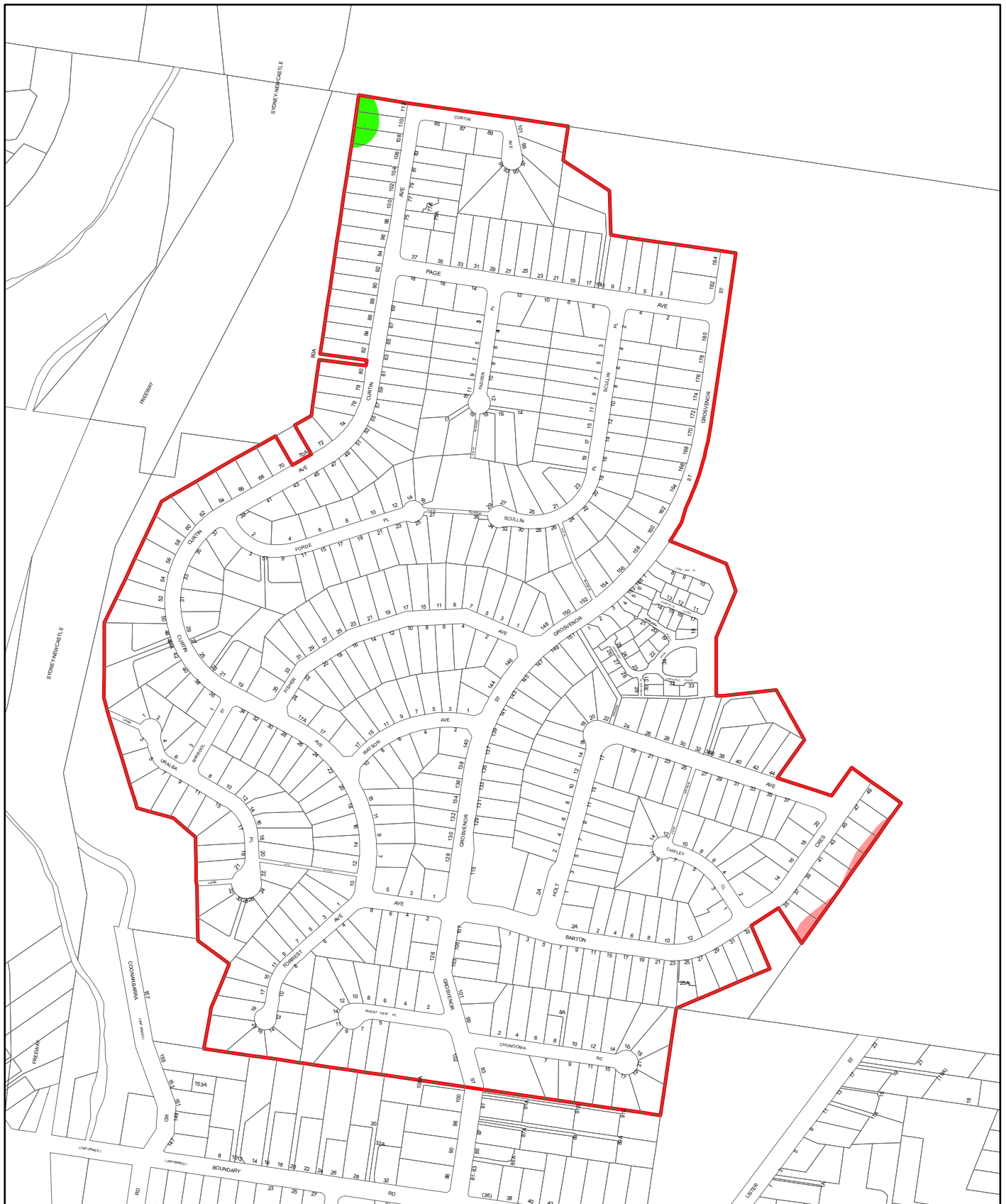
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|  | Category 2 |  | Category 3a |

Date: 3/09/2015


Scale: - 1:16500

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 2 - North Wahroonga
Riparian Land Map - Ku-ring-gai Planning Scheme

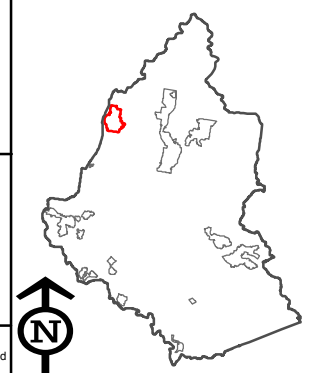
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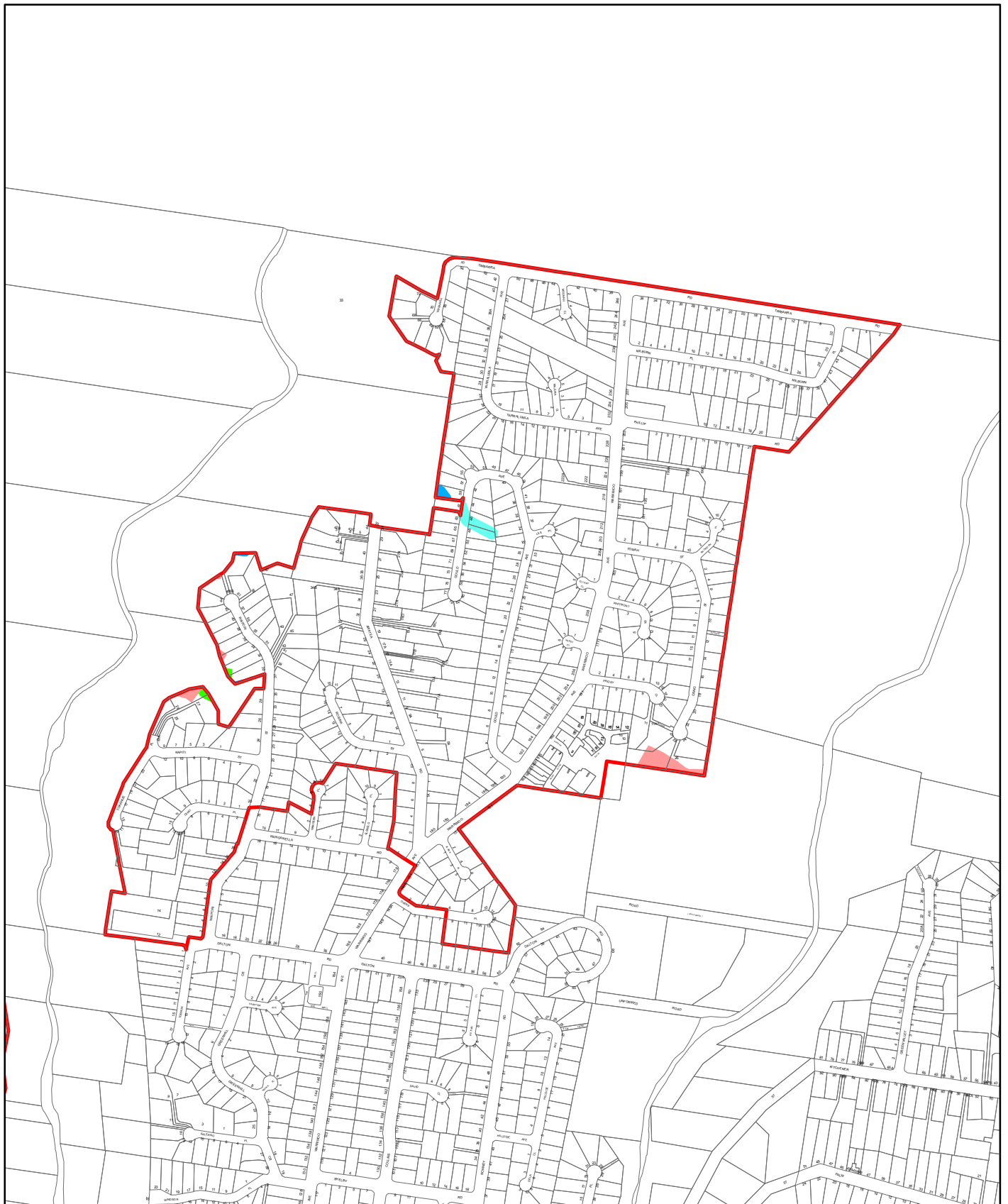
Date: 3/09/2015

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 3 - Warrimoo Avenue
Riparian Land Map - Ku-ring-gai Planning Scheme

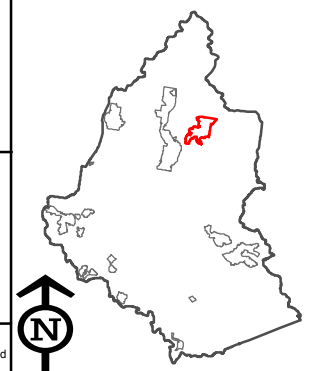
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|  | Category 2 |  | Category 3a |

Date: 3/09/2015

Scale: - 1:9000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 4 - Campbell Drive
Riparian Land Map - Ku-ring-gai Planning Scheme

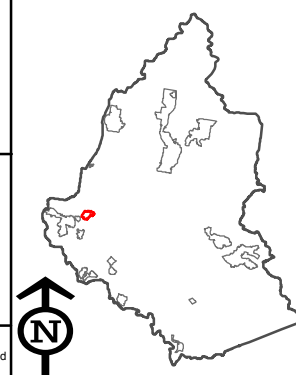
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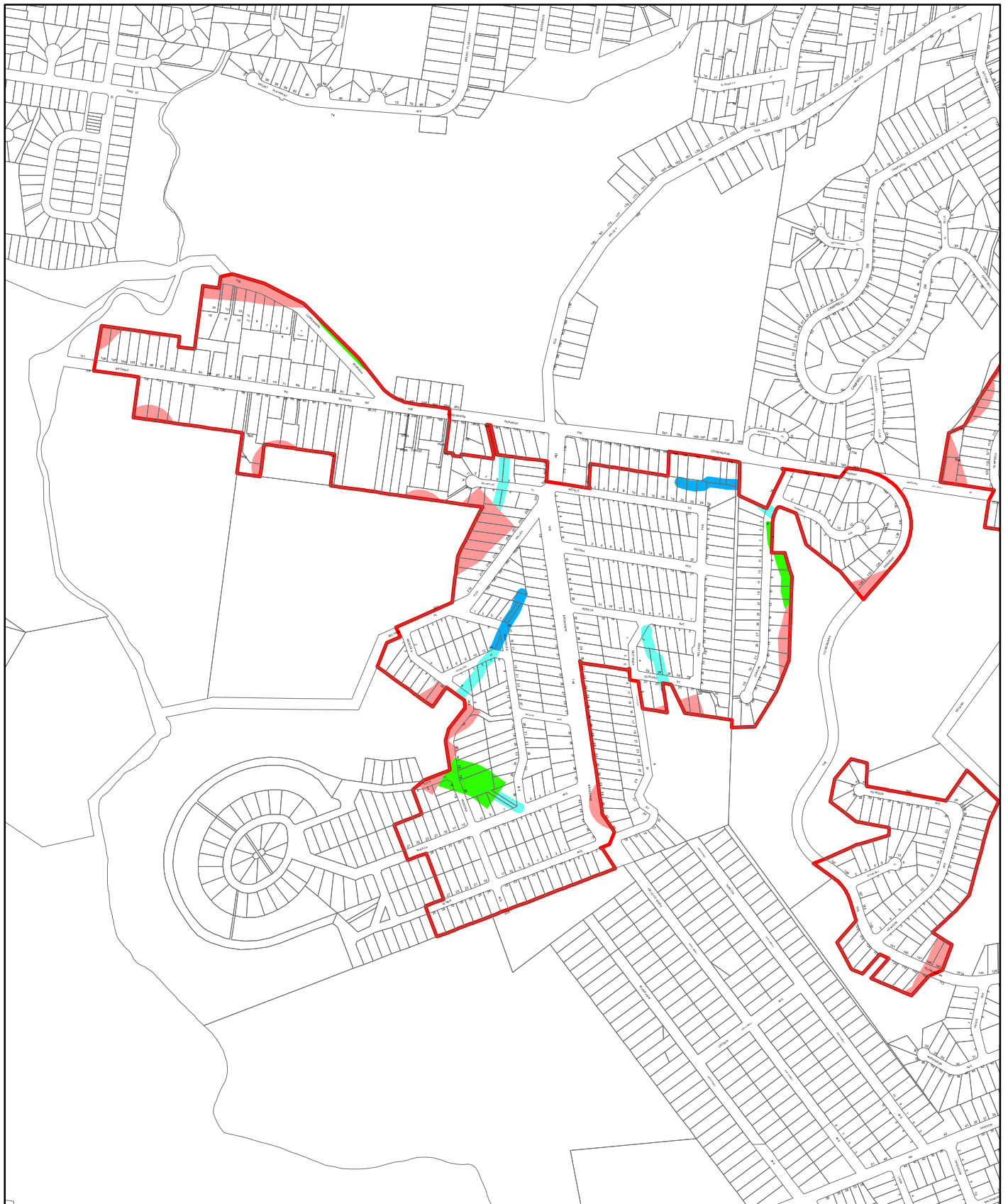
Date: 3/09/2015

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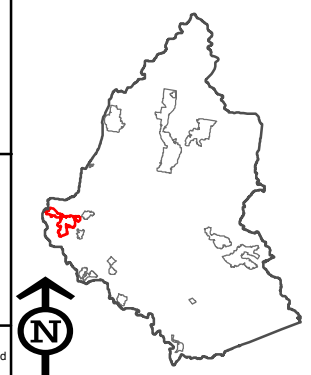
**Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 5 - Browns Rd - Fox Valley Rd - Jordon Avenue
Riparian Land Map - Ku-ring-gai Planning Scheme**

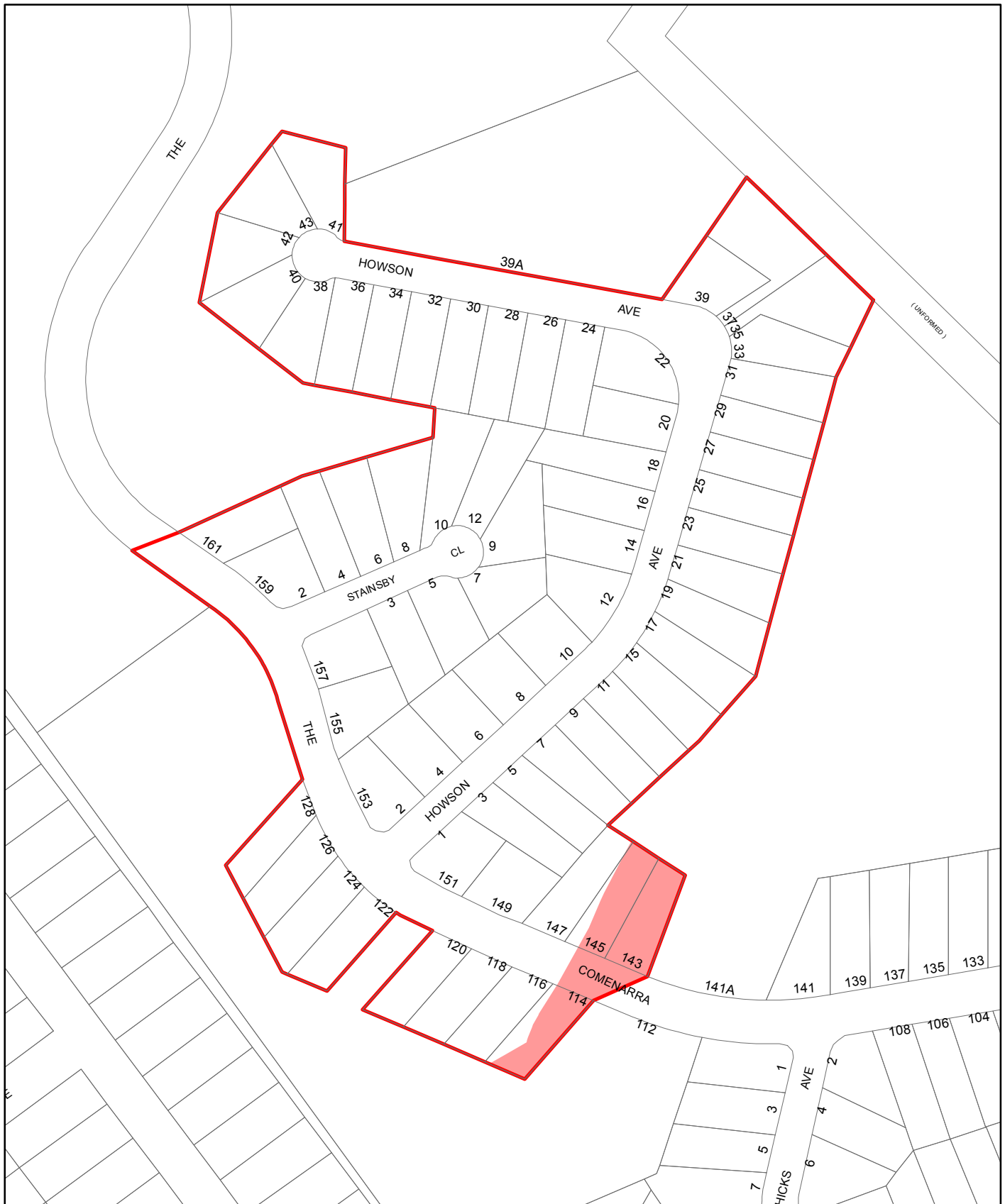
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Date: 3/09/2015


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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 6 - Howson Avenue
 Riparian Land Map - Ku-ring-gai Planning Scheme

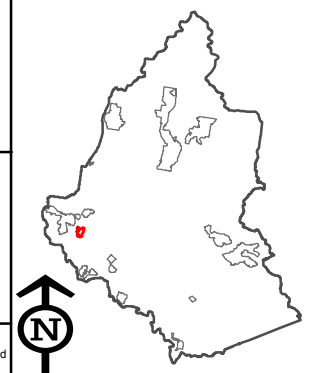
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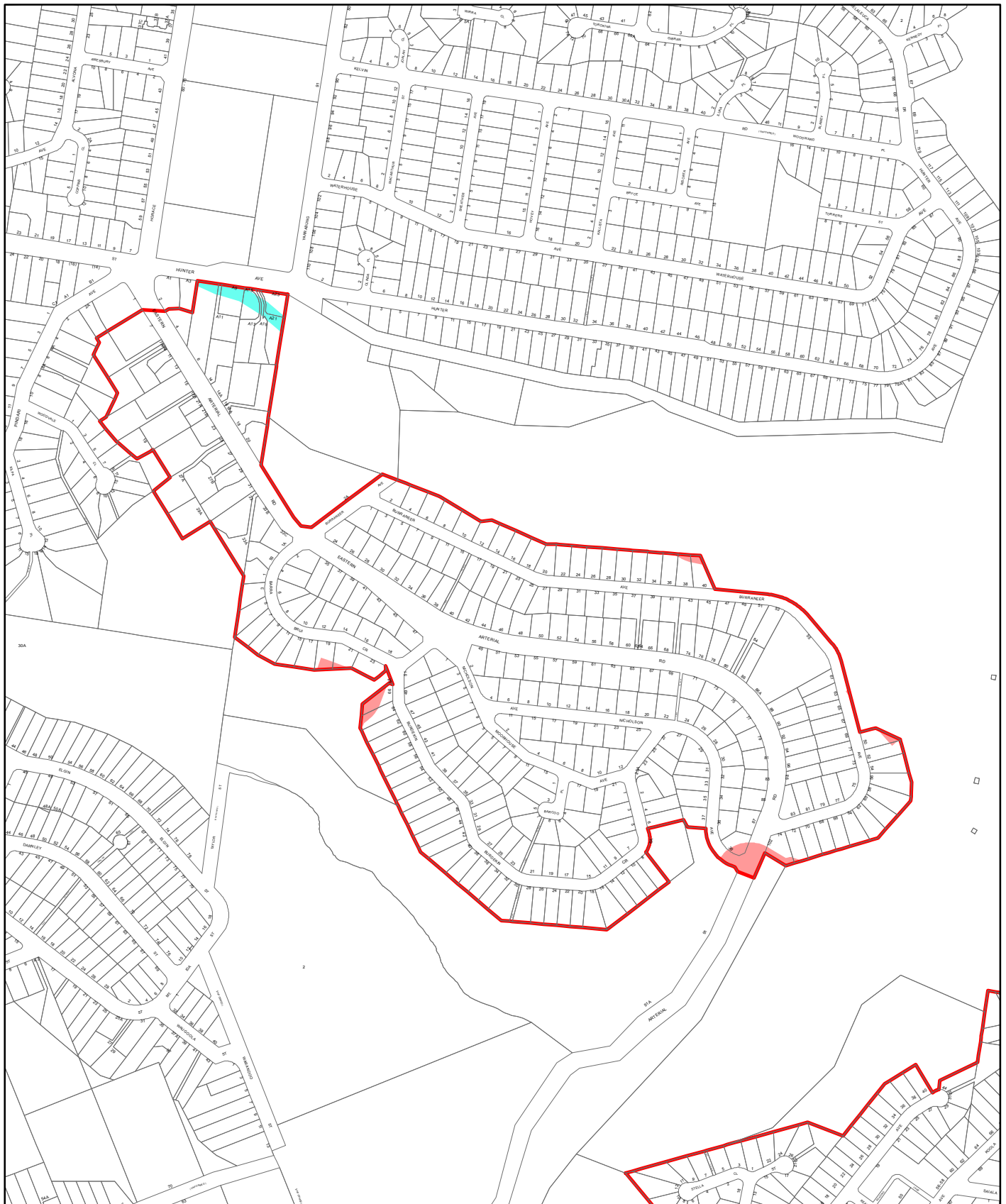
Date: 3/09/2015

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 7 - Eastern Arterial Road
 Riparian Land Map - Ku-ring-gai Planning Scheme

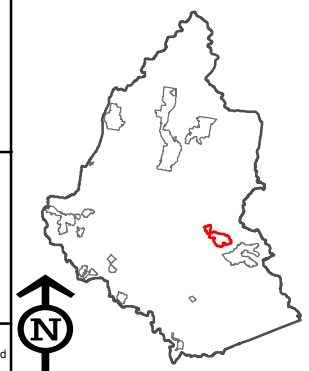
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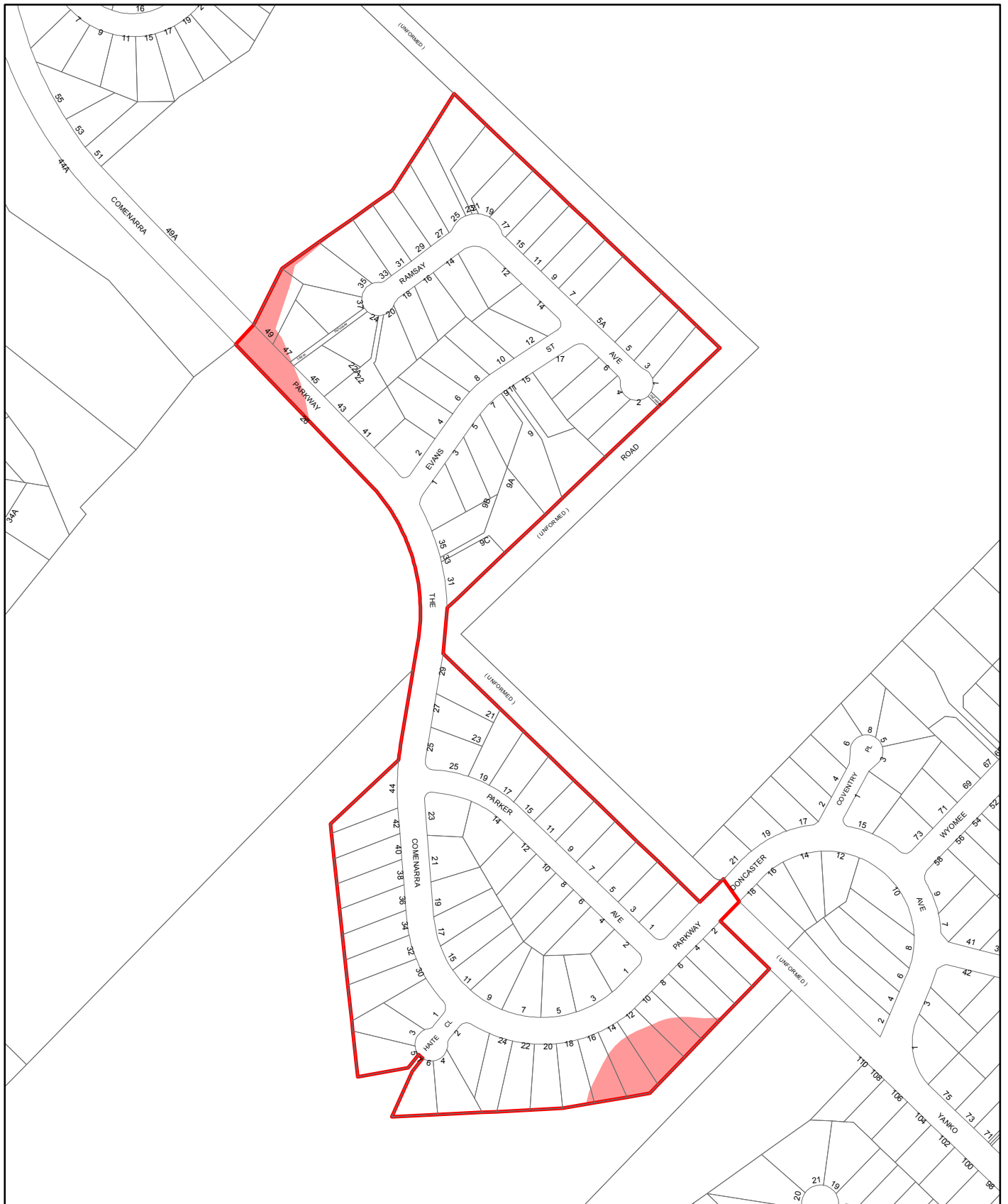
Date: 3/09/2015

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 8 - Parker Avenue - Evans Street
Riparian Land Map - Ku-ring-gai Planning Scheme

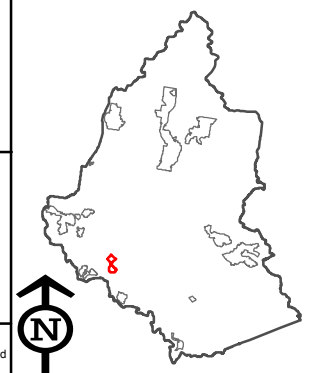
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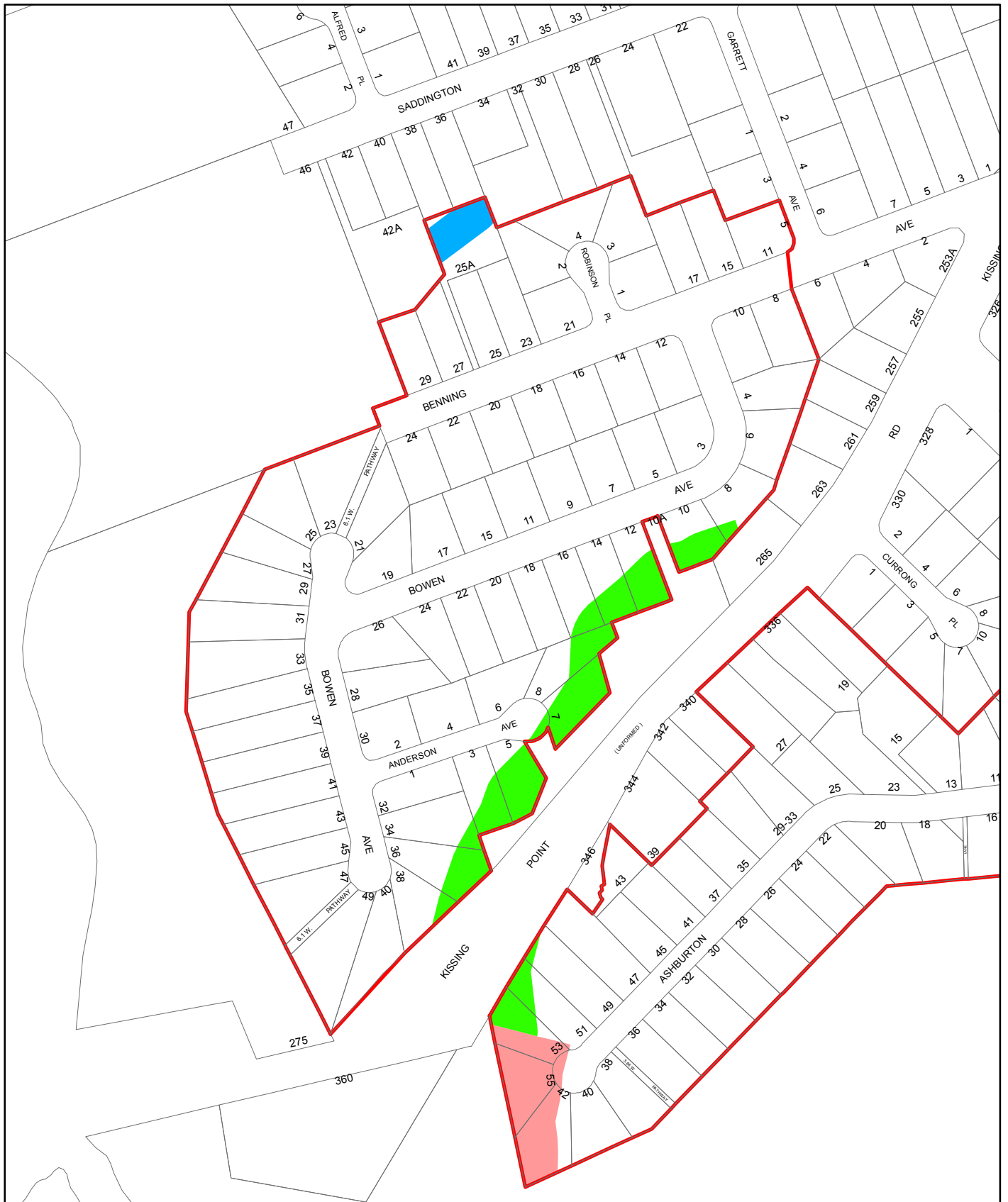
Date: 3/09/2015

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 9 - Bowen Avenue
Riparian Land Map - Ku-ring-gai Planning Scheme

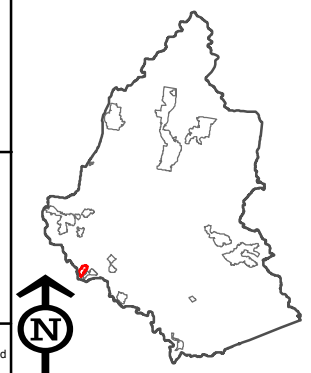
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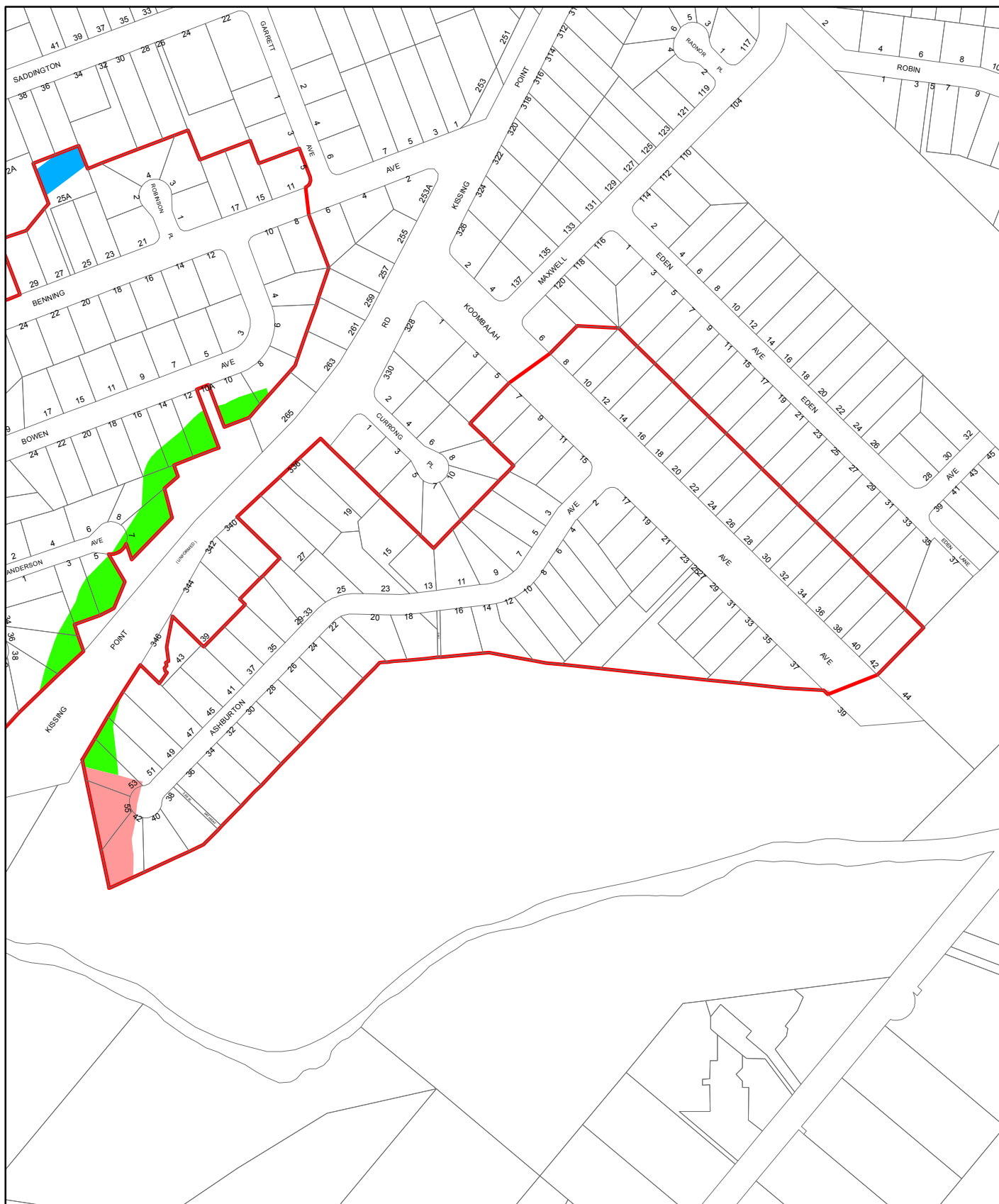
Date: 3/09/2015

Scale: - 1:3000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 10 - Ashburton Avenue
Riparian Land Map - Ku-ring-gai Planning Scheme

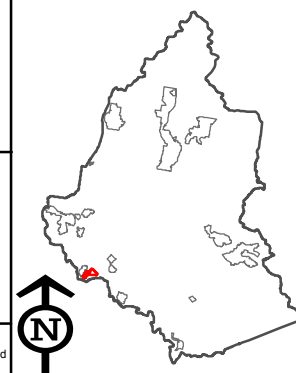
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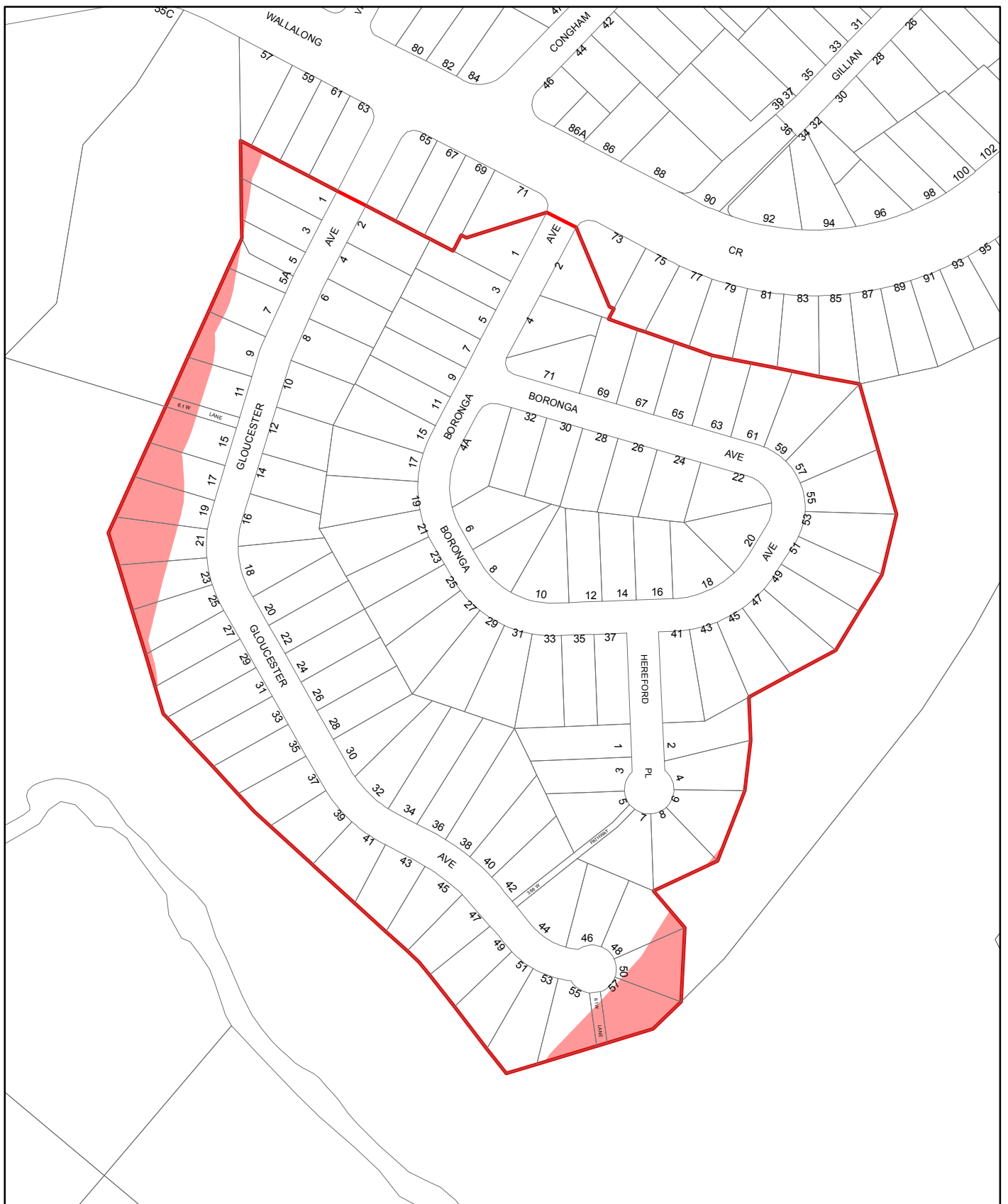
Date: 3/09/2015

Scale: - 1:4000



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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 11 - Boronga Avenue - Gloucester Avenue
 Riparian Land Map - Ku-ring-gai Planning Scheme

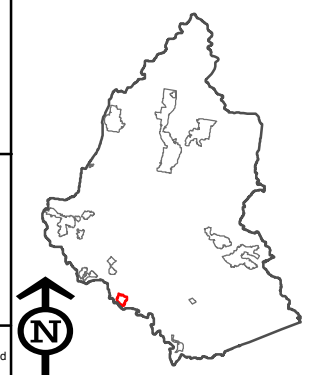
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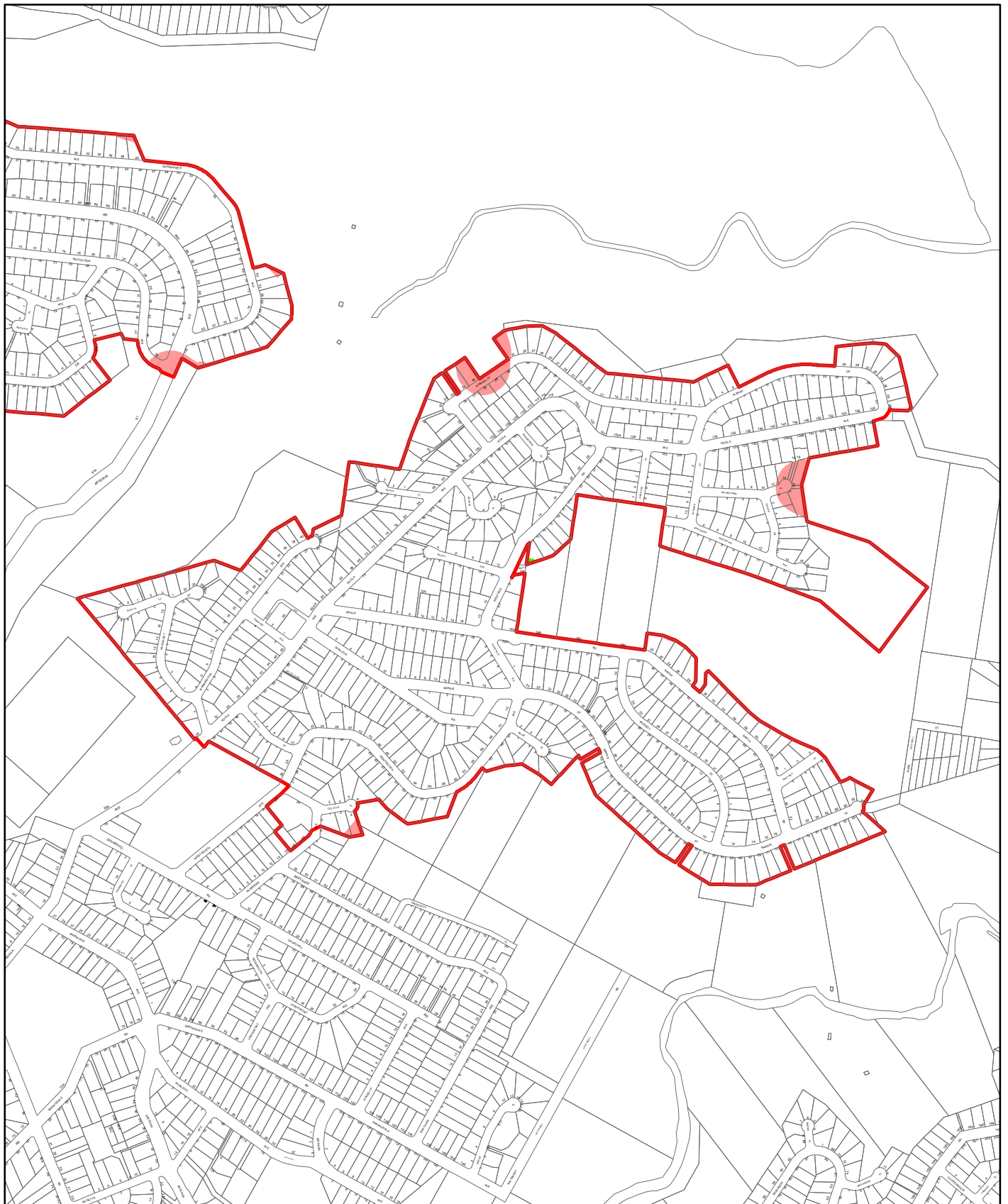
Date: 3/09/2015

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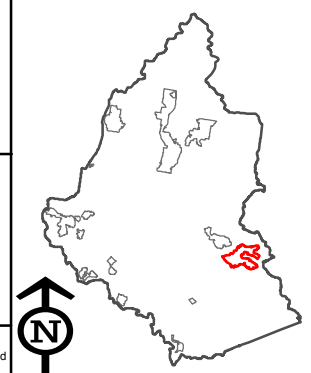
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 12 - East Killara
Riparian Land Map - Ku-ring-gai Planning Scheme

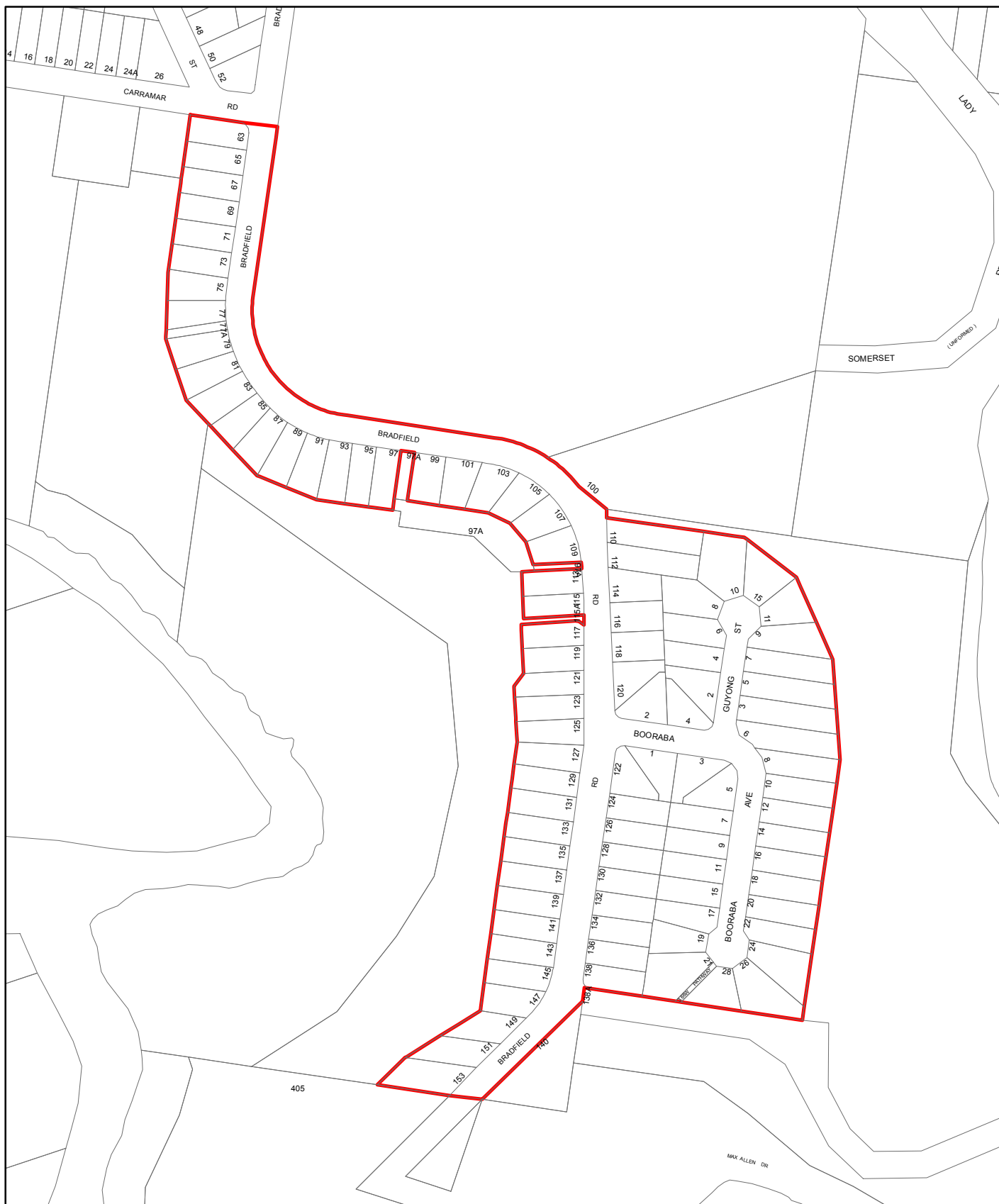
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Date: 3/09/2015

Scale: - 1:10000

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 13 - Bradfield Road
 Riparian Land Map - Ku-ring-gai Planning Scheme

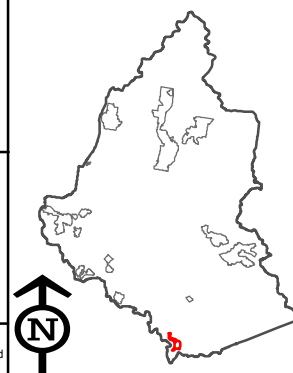
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Date: 3/09/2015

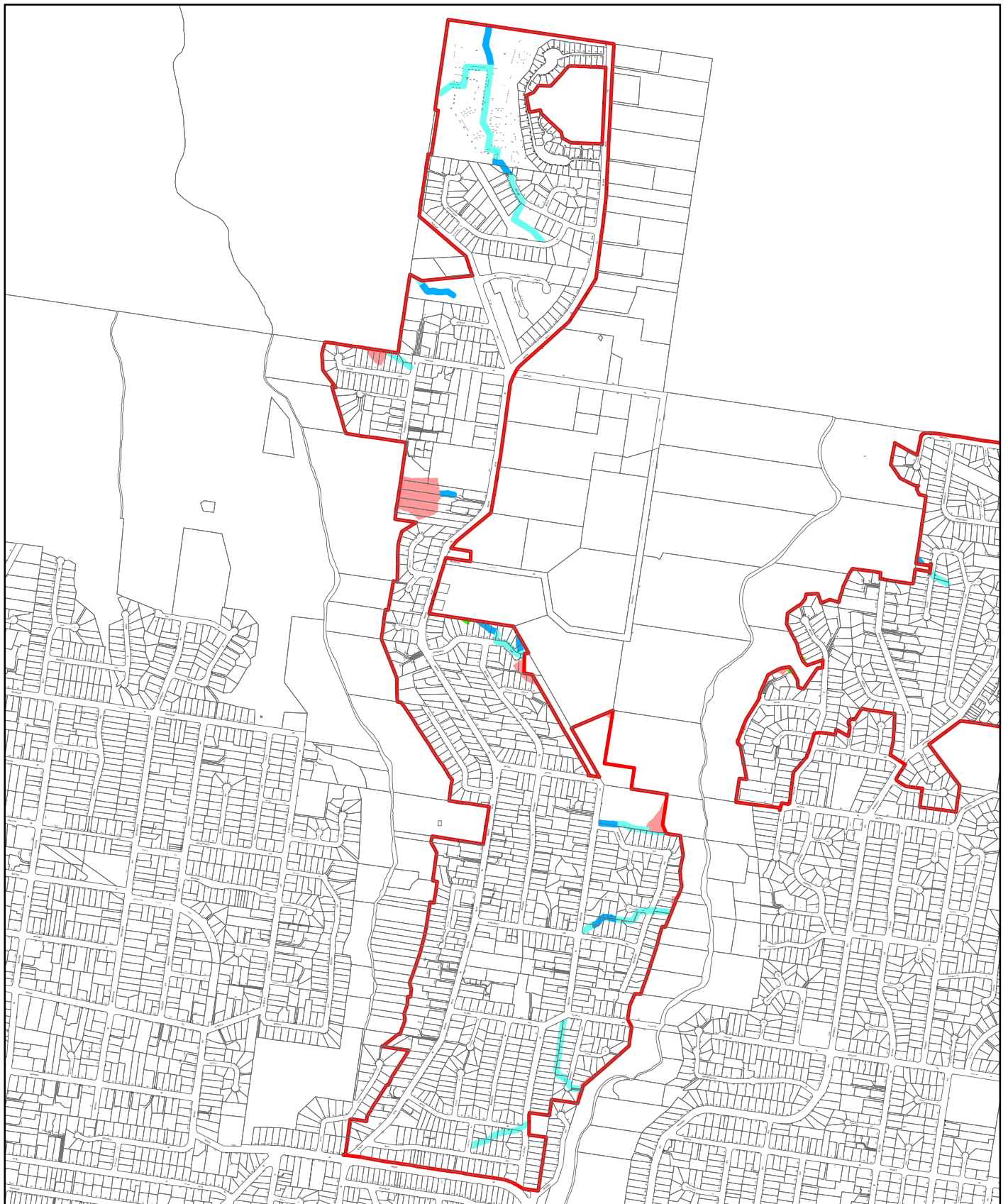
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DISCLAIMER

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Riparian Lands and Watercourses Maps – Proposed



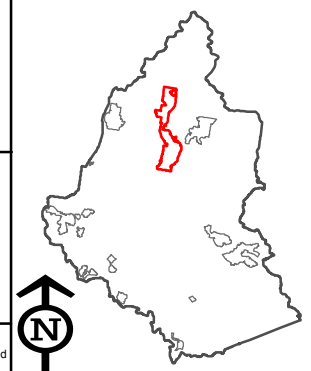
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 1 - North Turramurra
Riparian Land Map

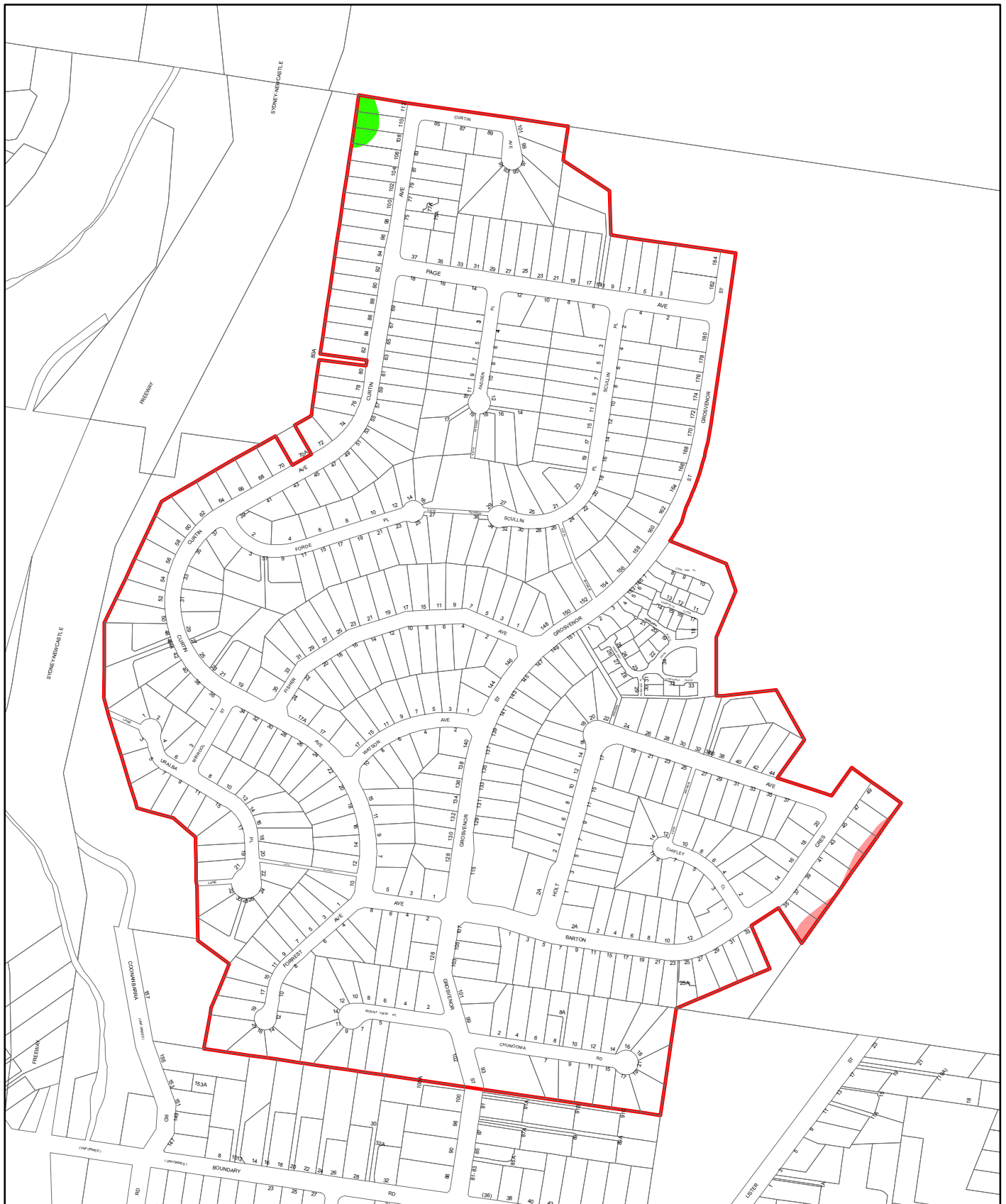
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Date: 3/09/2015


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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 2 - North Wahroonga Riparian Land Map

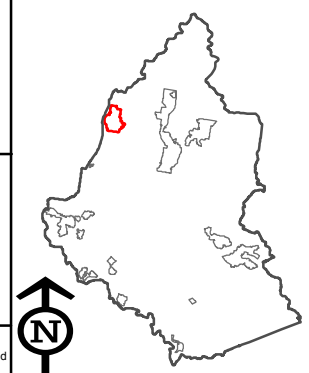
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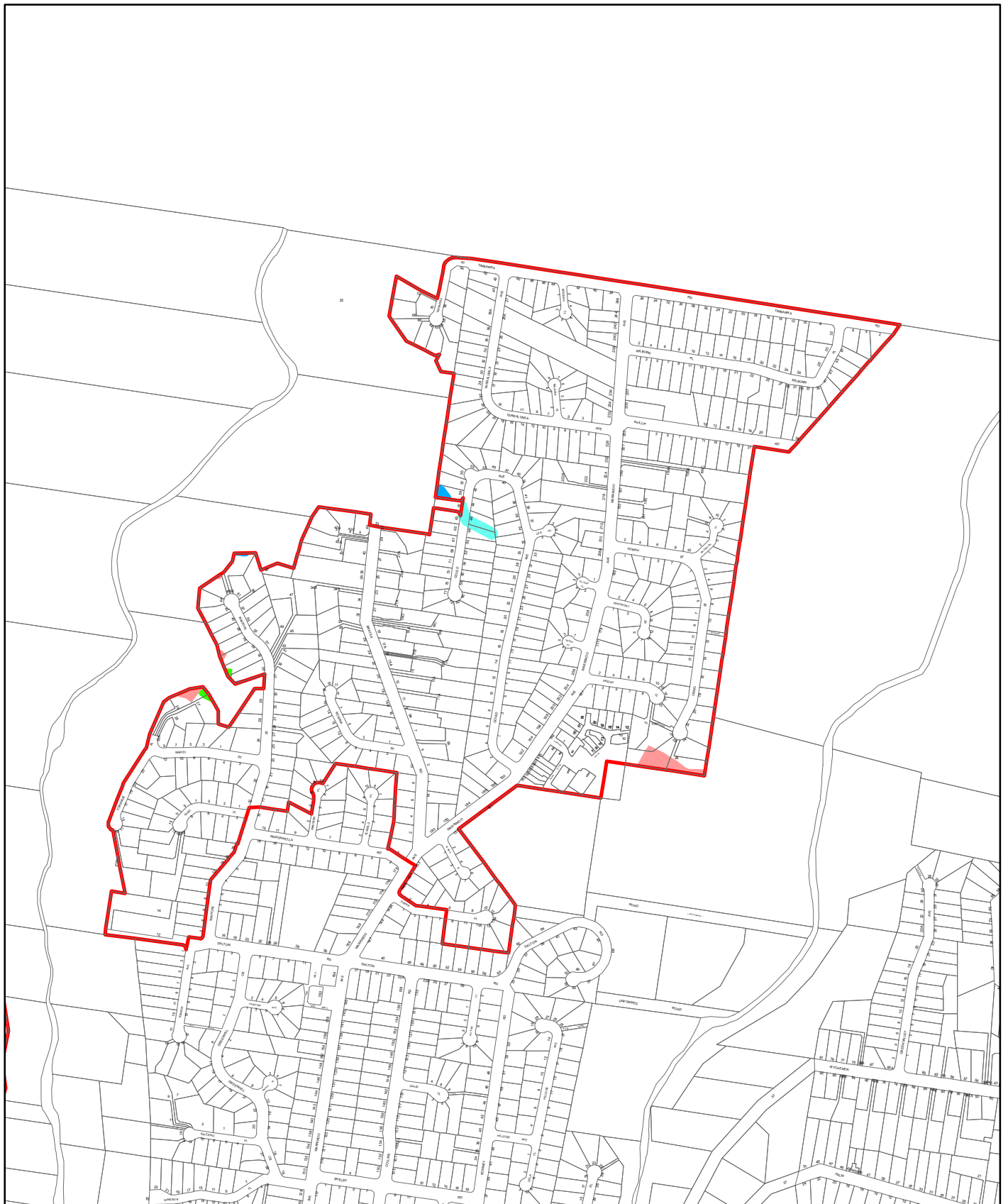
Date: 3/09/2015

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 3 - Warrimoo Avenue
Riparian Land Map

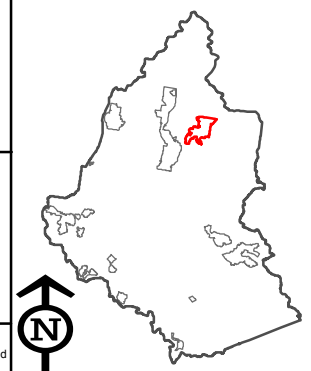
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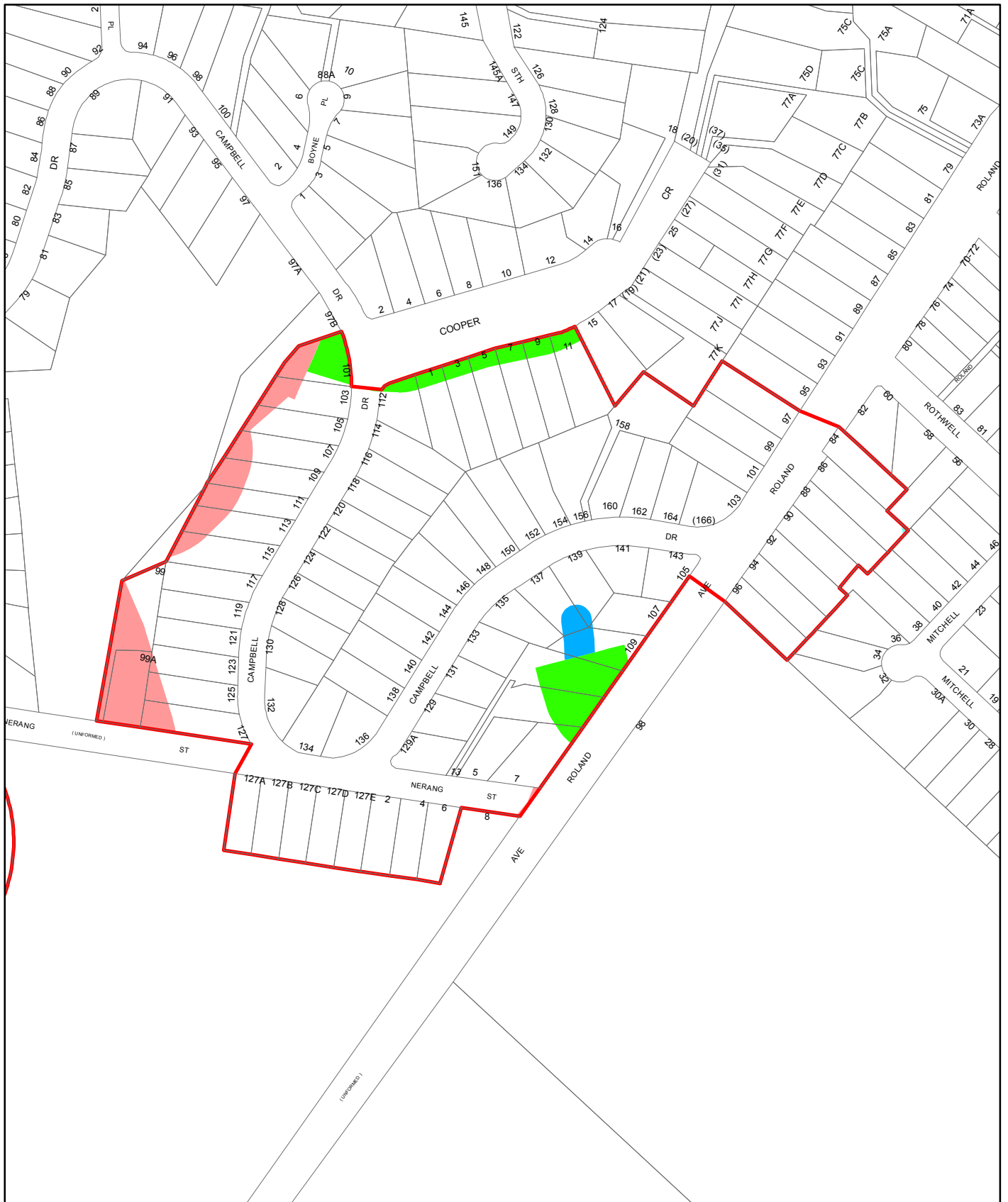
Date: 3/09/2015

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 4 - Campbell Drive Riparian Land Map

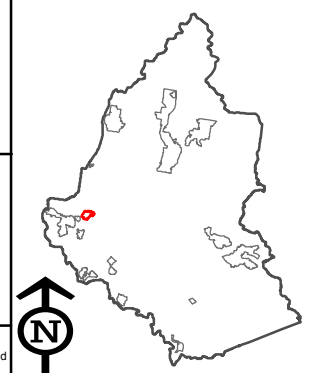
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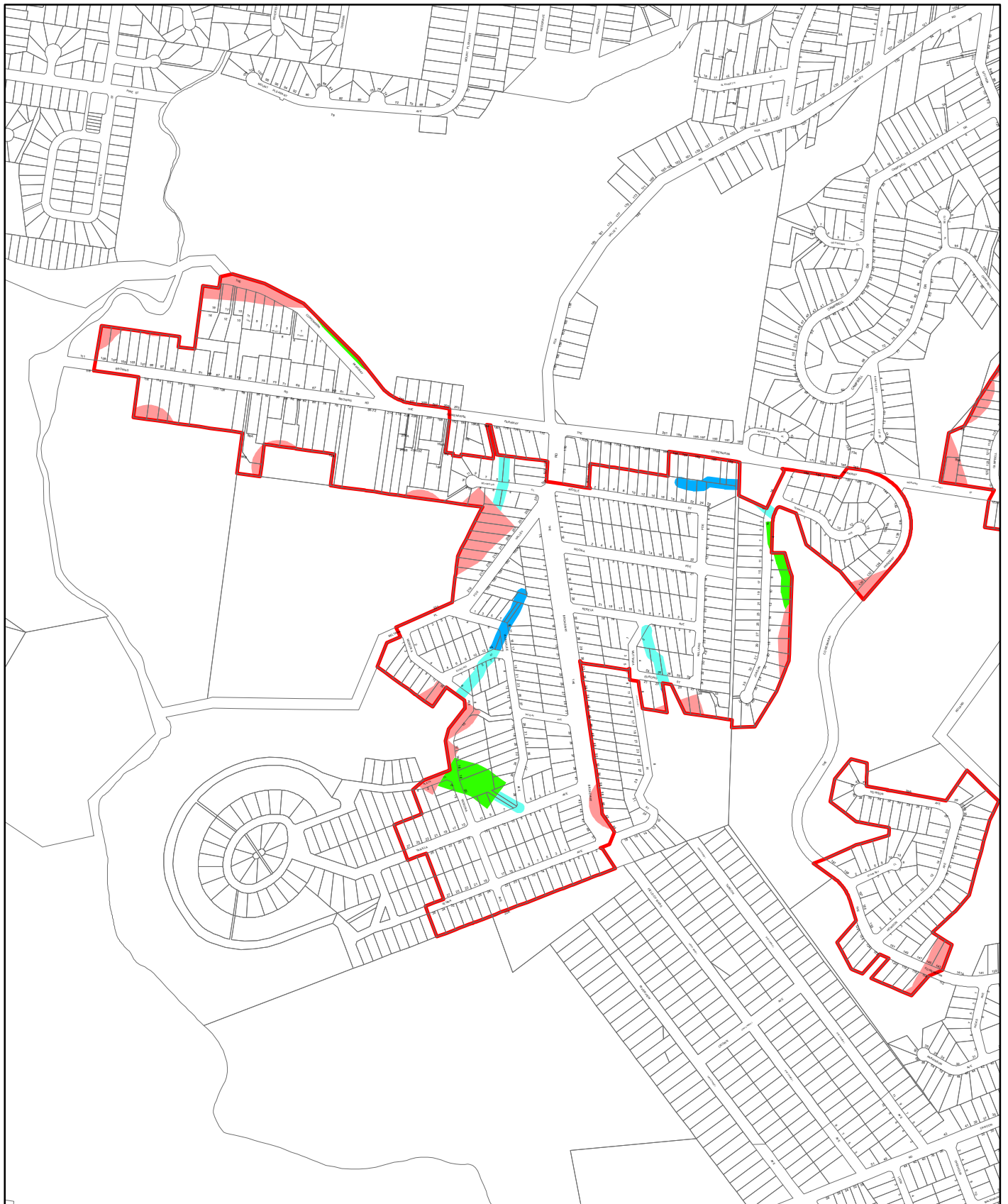
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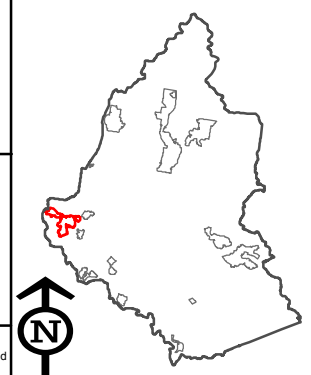
**Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 5 - Browns Rd - Fox Valley Rd - Jordon Avenue
Riparian Land Map**

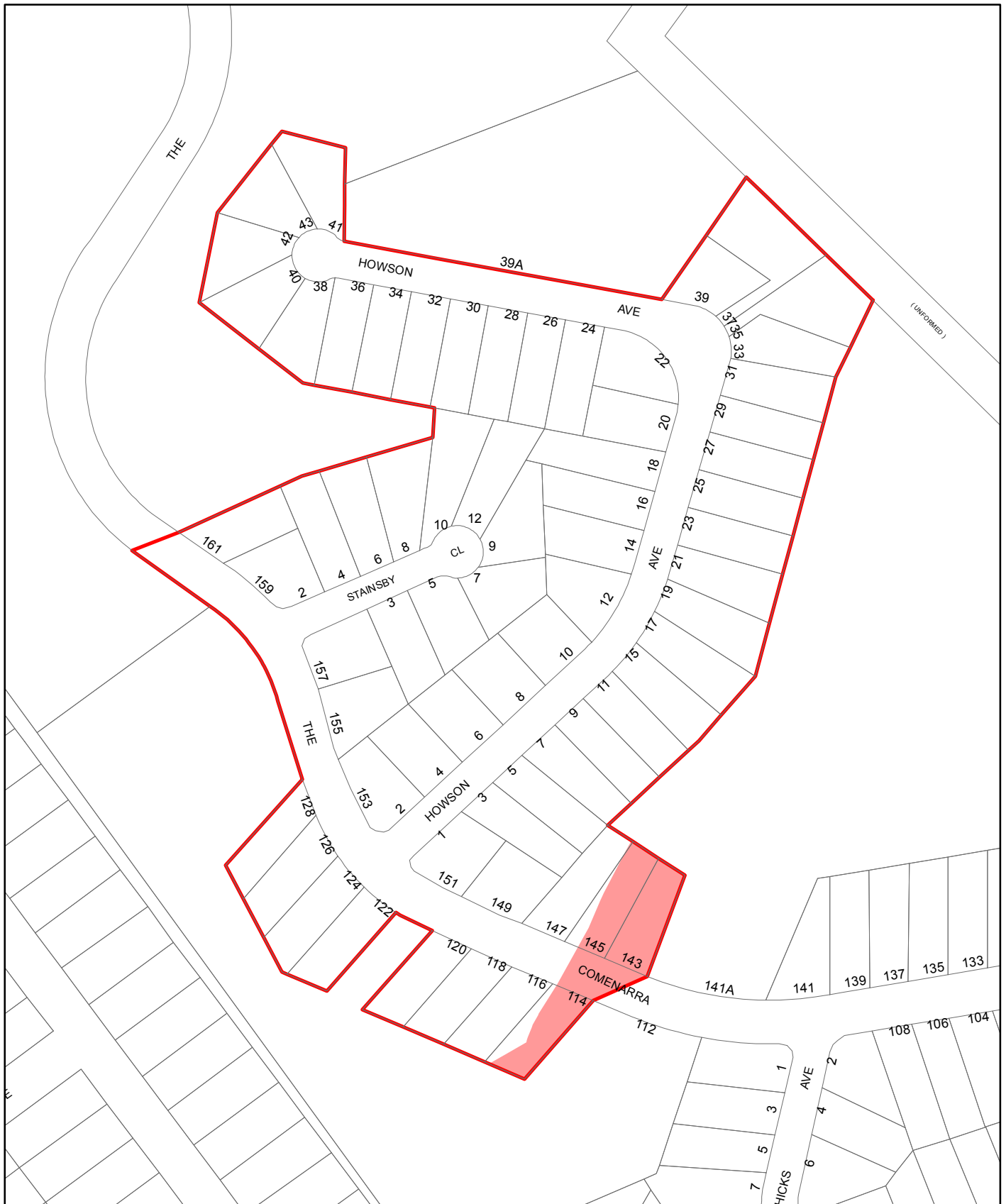
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Date: 3/09/2015

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 6 - Howson Avenue
 Riparian Land Map

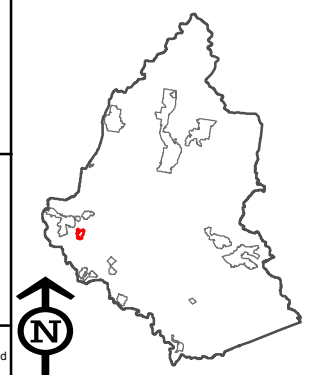
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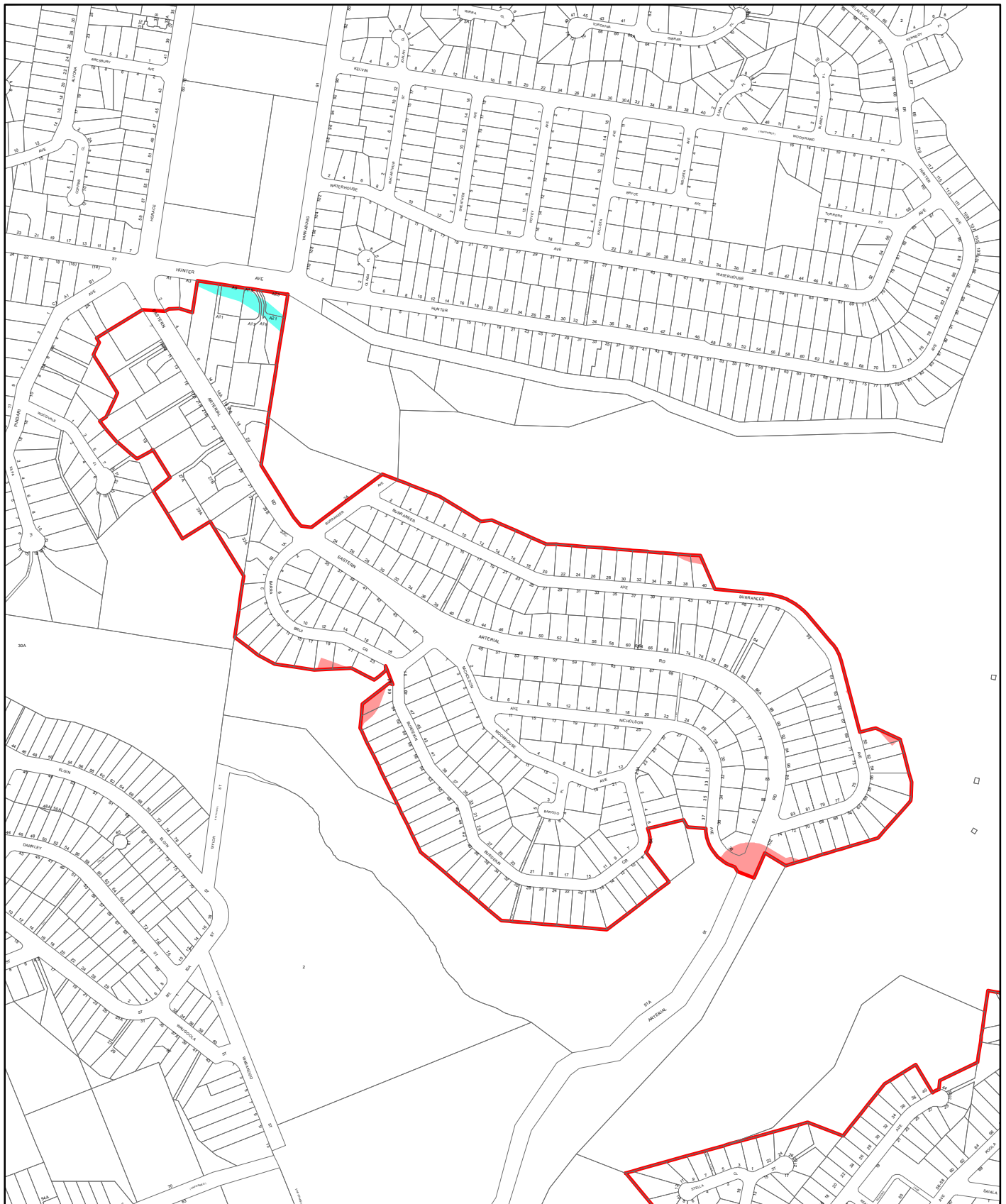
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 7 - Eastern Arterial Road Riparian Land Map

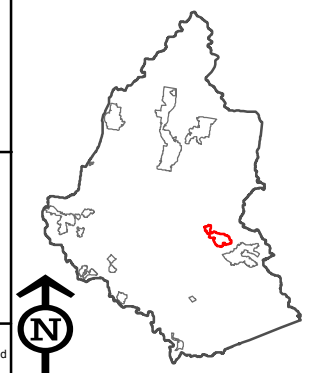
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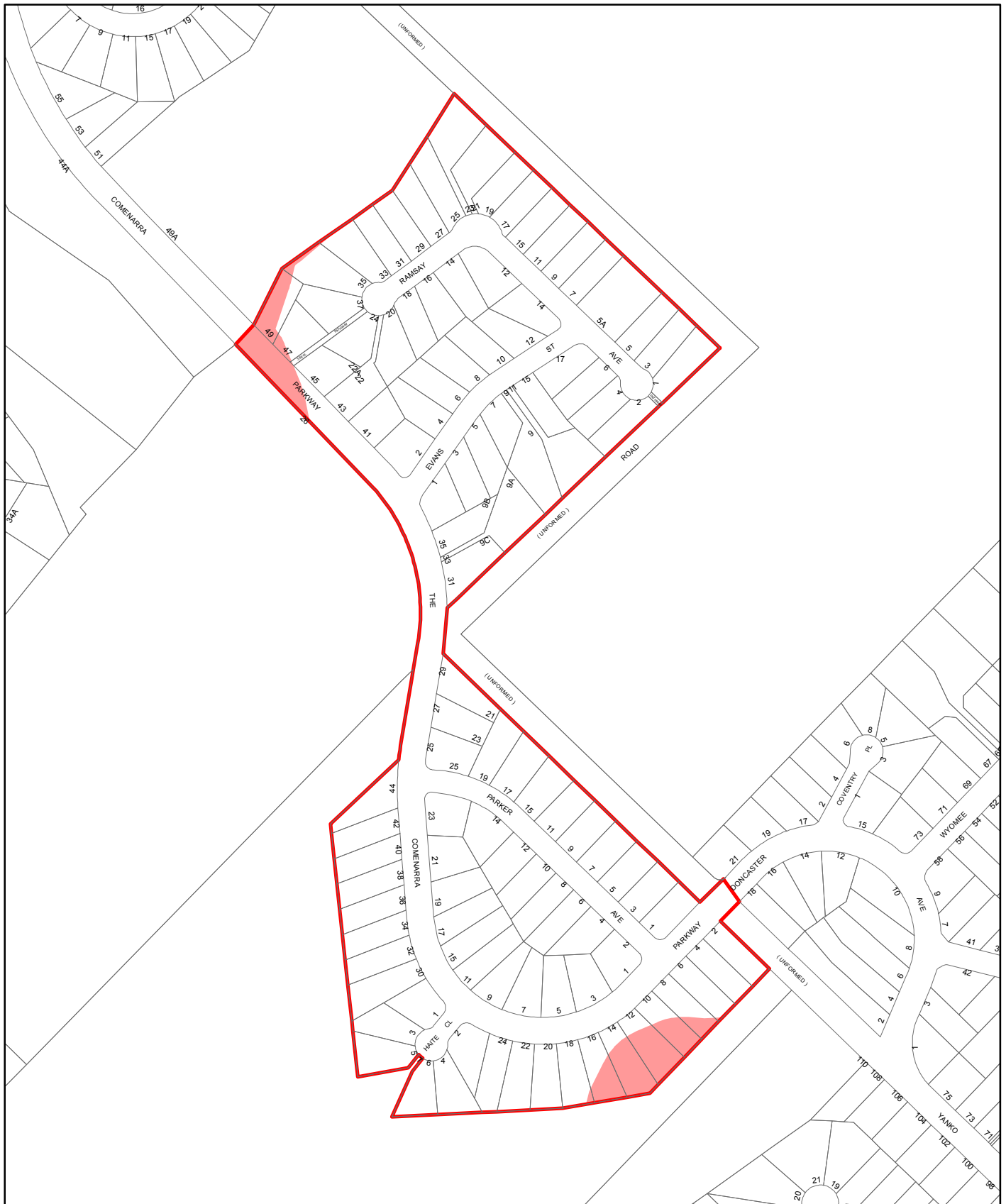
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DISCLAIMER

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 8 - Parker Avenue - Evans Street Riparian Land Map

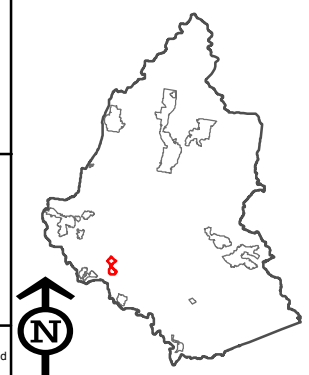
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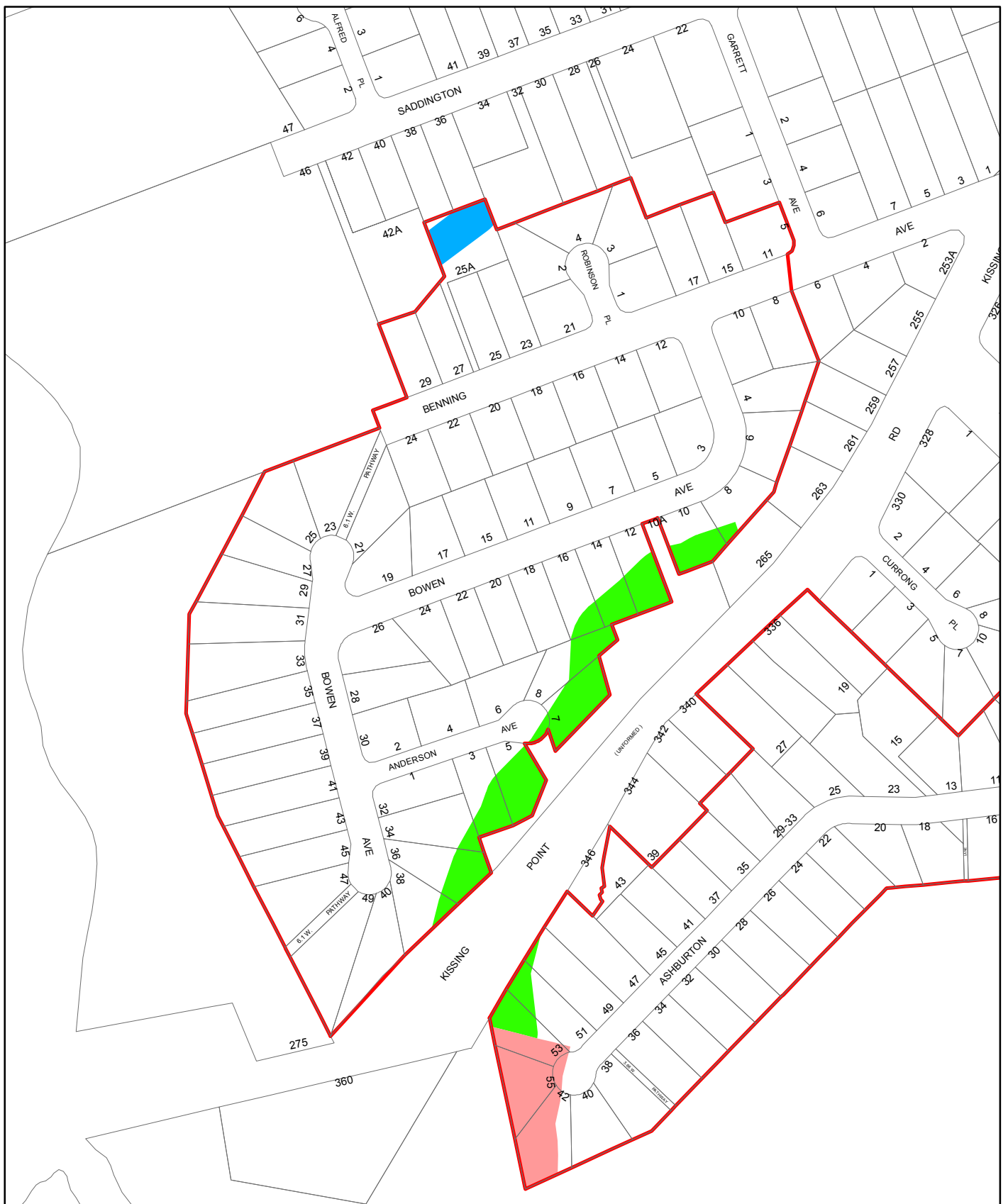
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 9 - Bowen Avenue Riparian Land Map

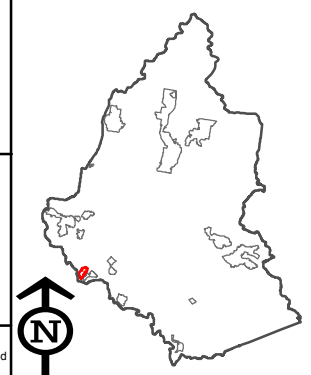
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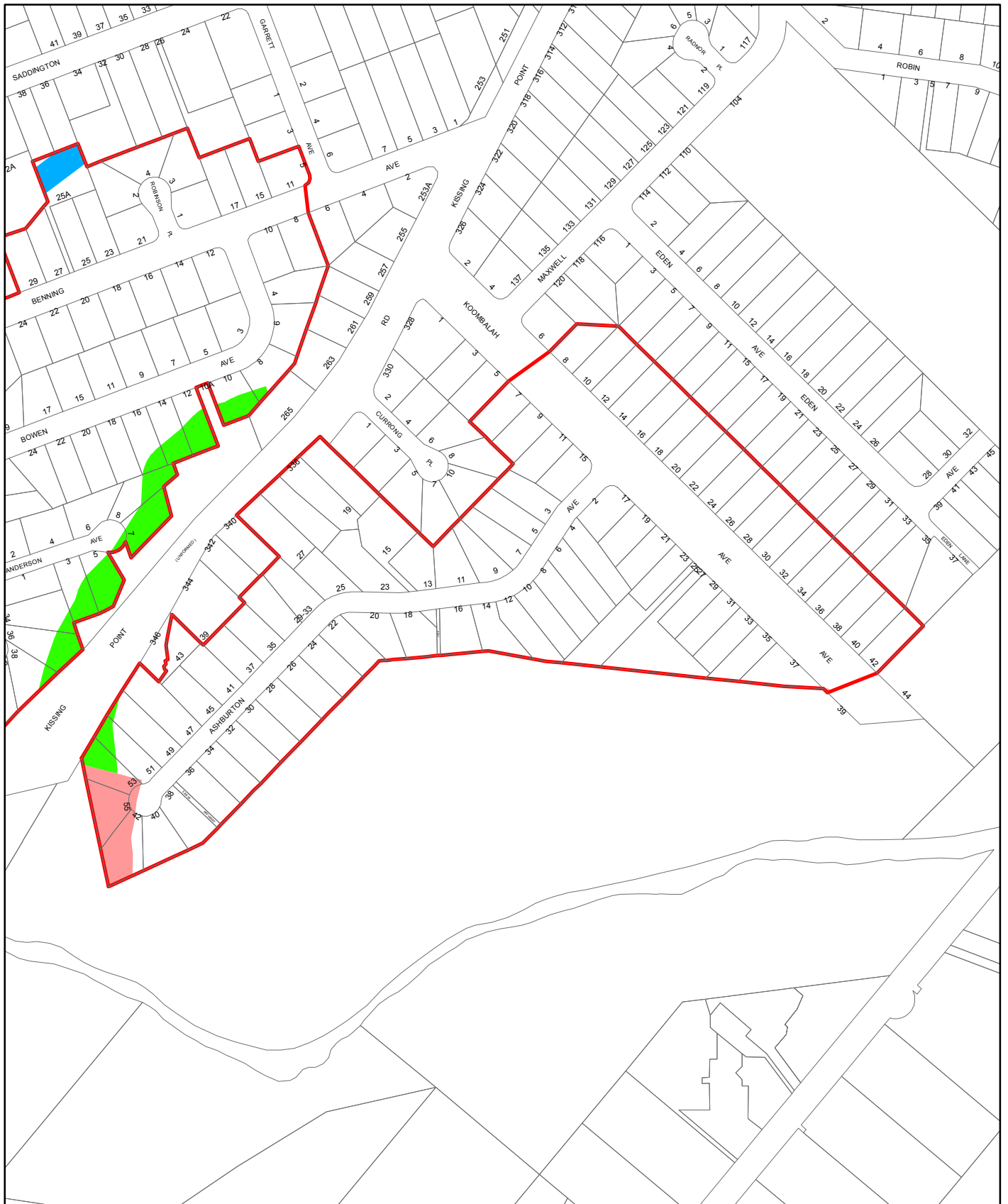
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 10 - Ashburton Avenue
 Riparian Land Map

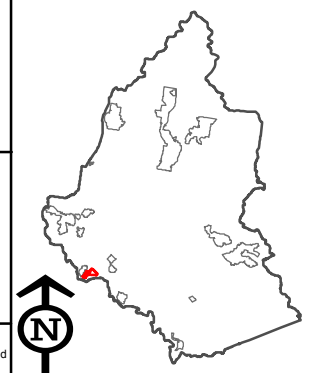
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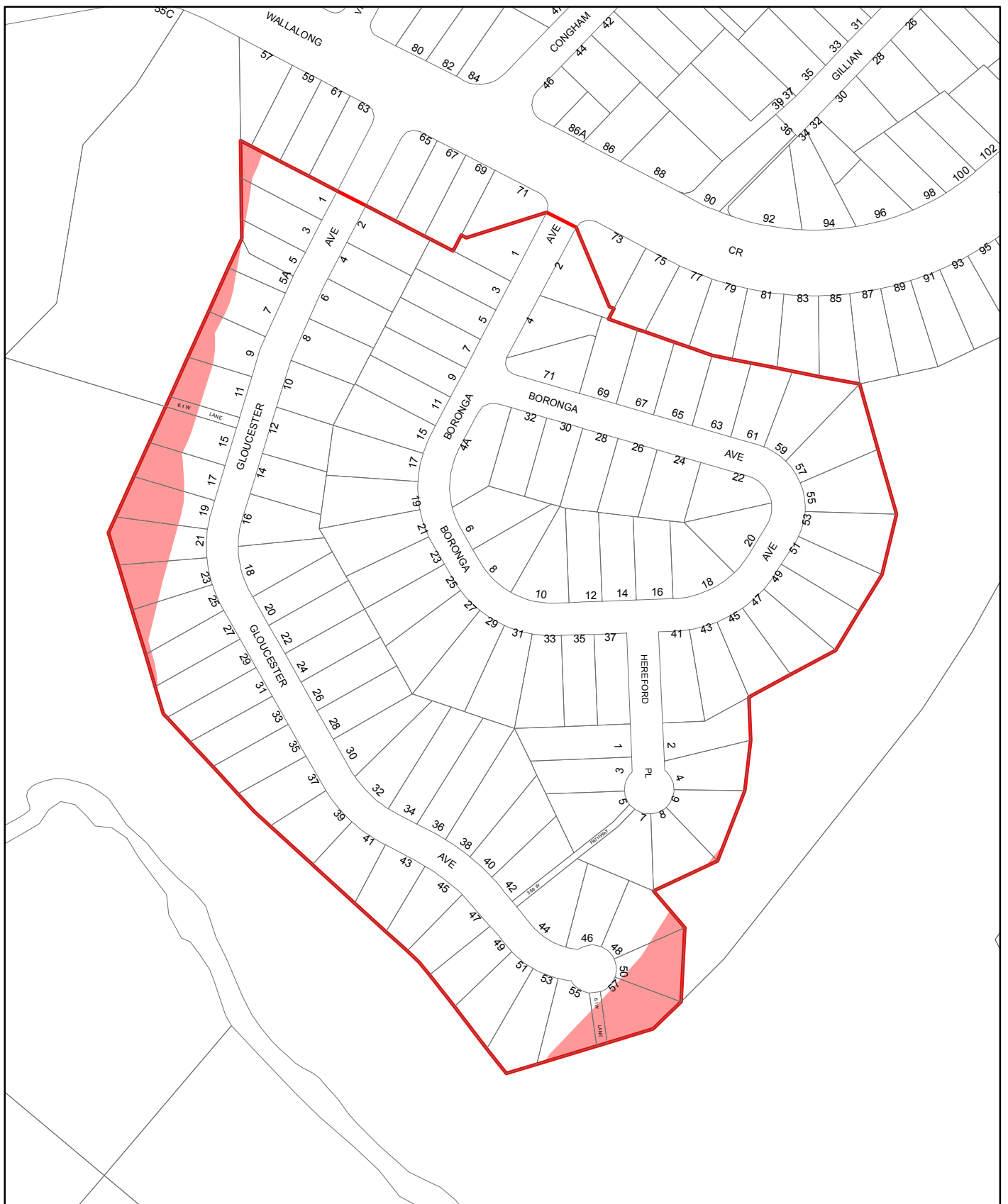
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 11 - Boronga Avenue - Gloucester Avenue
Riparian Land Map

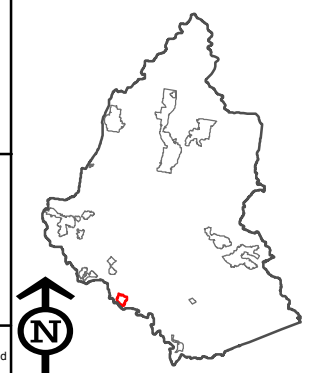
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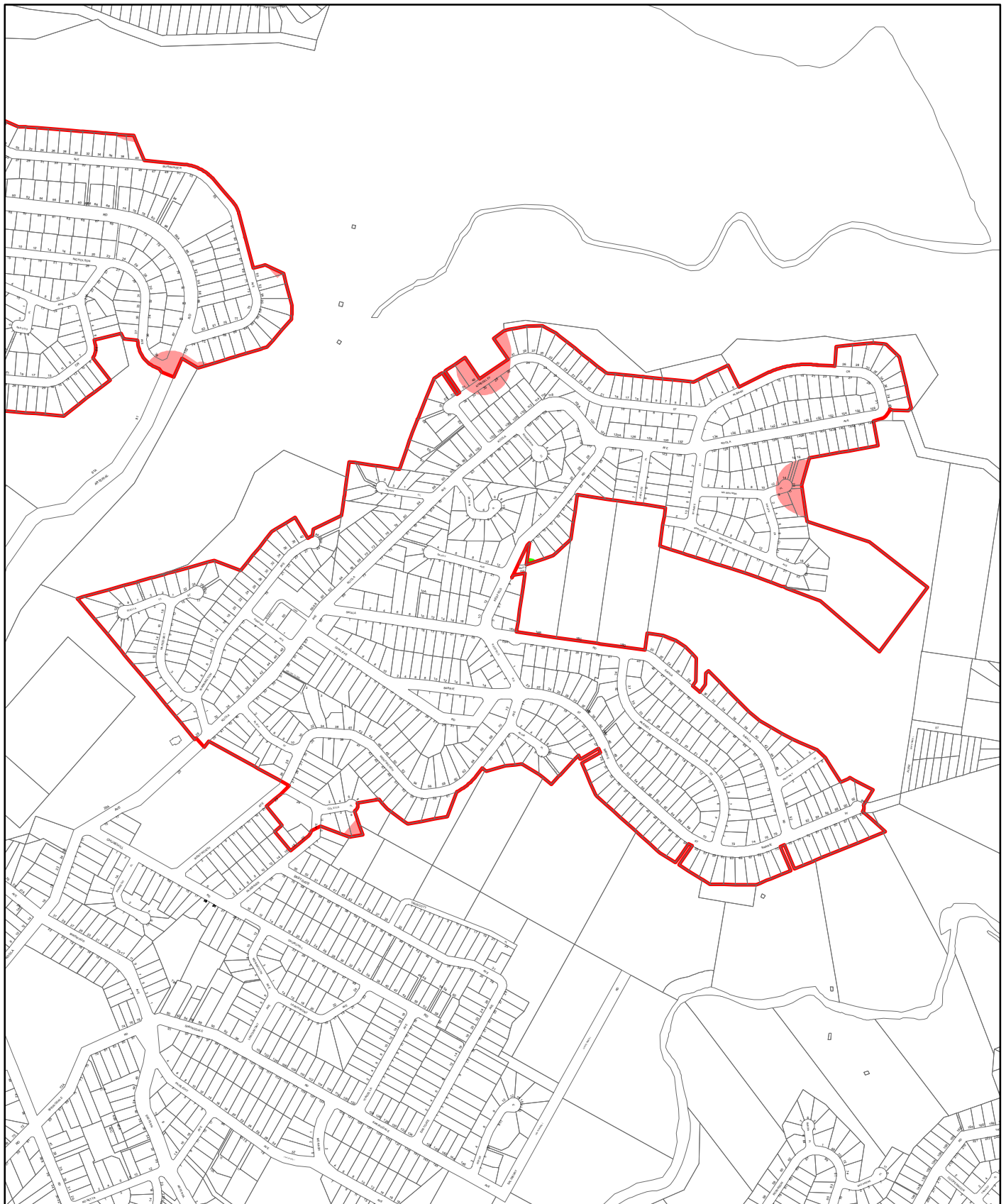
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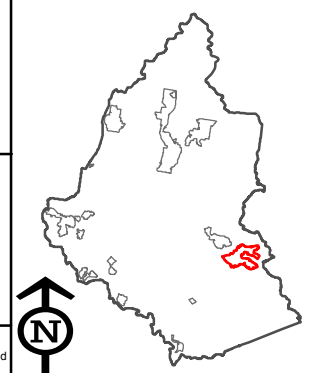
Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 12 - East Killara
Riparian Land Map

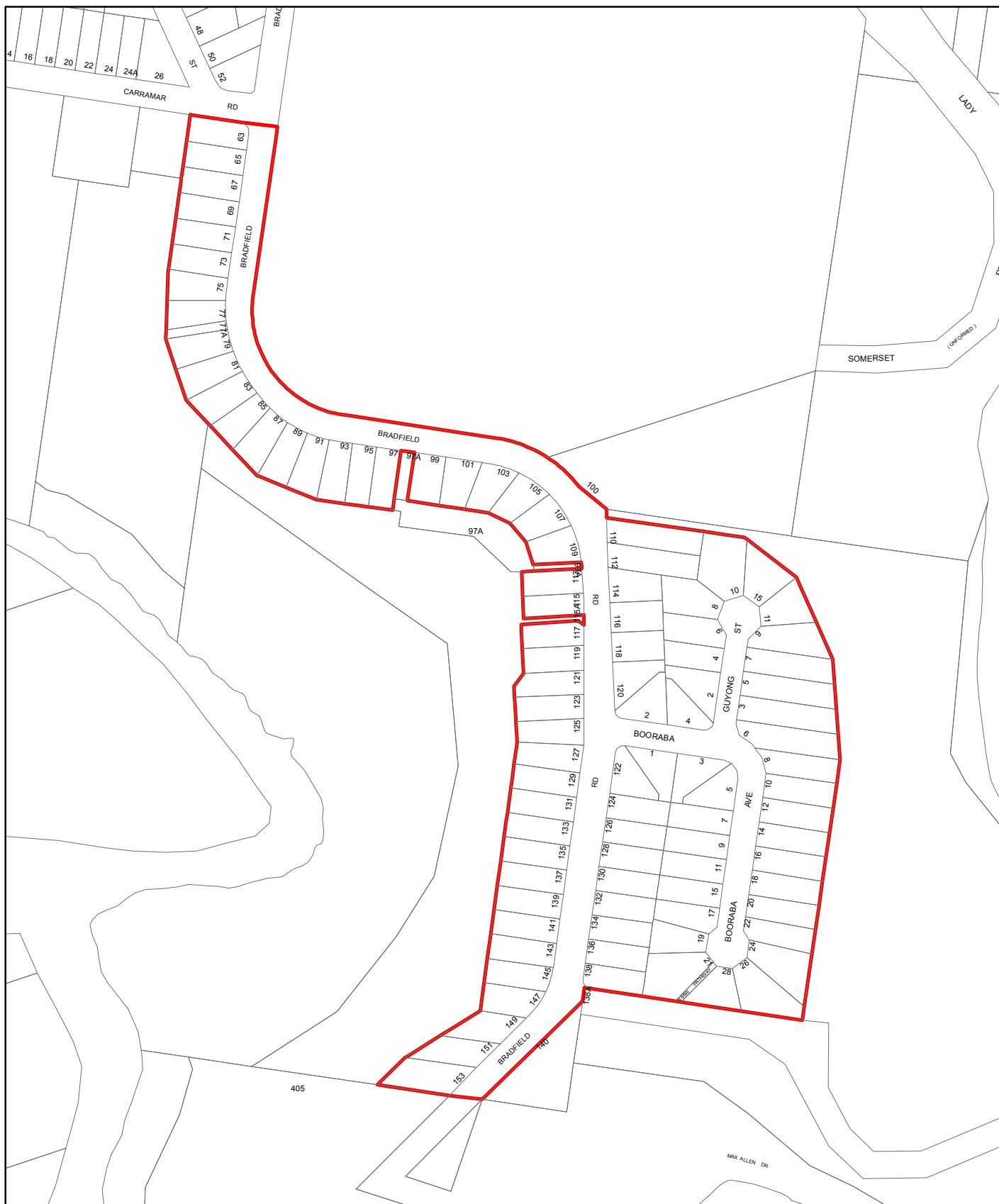
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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 13 - Bradfield Road
Riparian Land Map

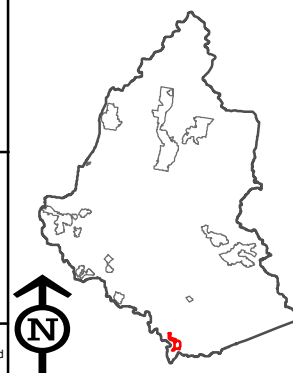
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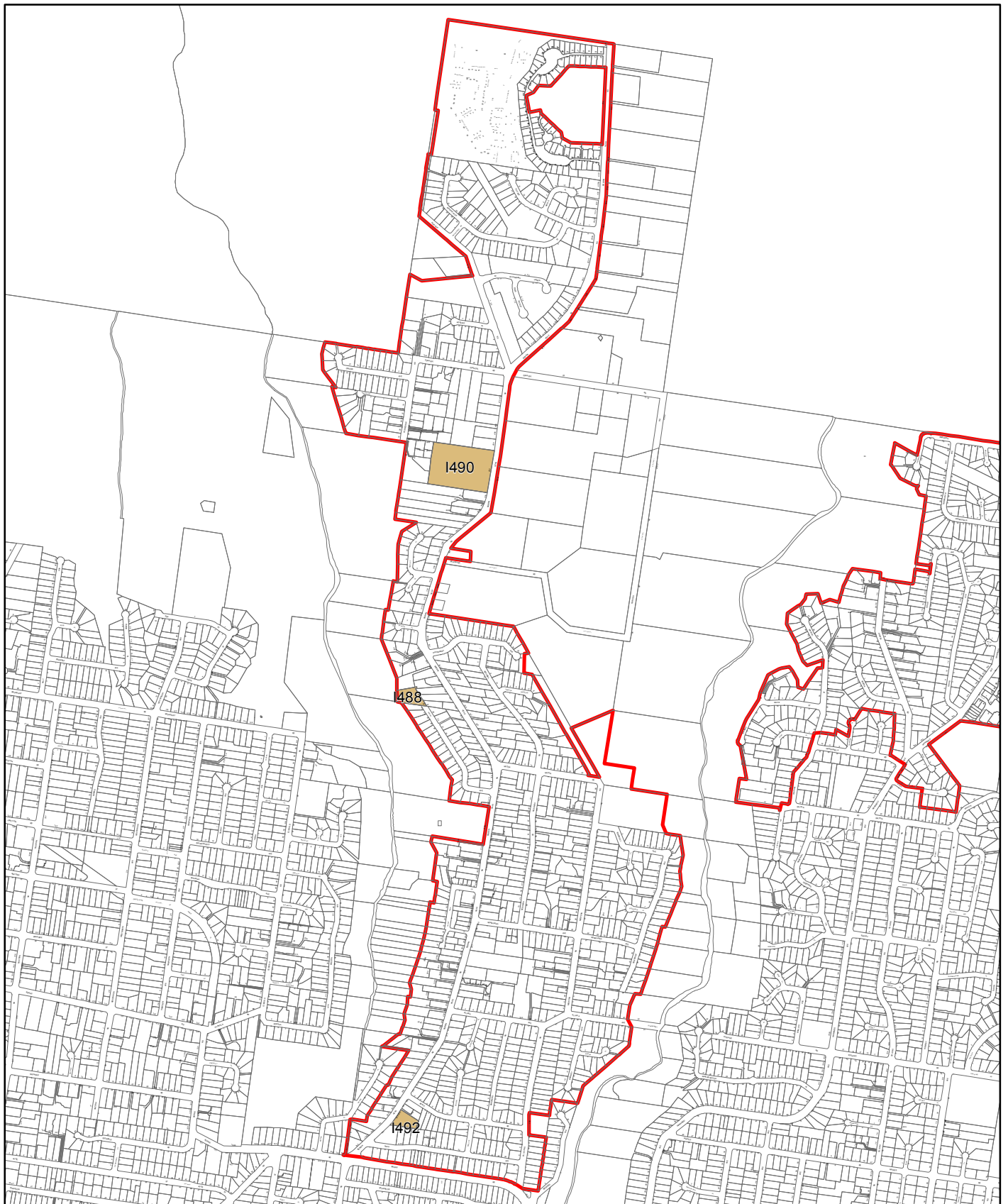
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Heritage Maps – Existing



Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
 Area 1 - North Turramurra
 Heritage Map - Ku-ring-gai Planning Scheme

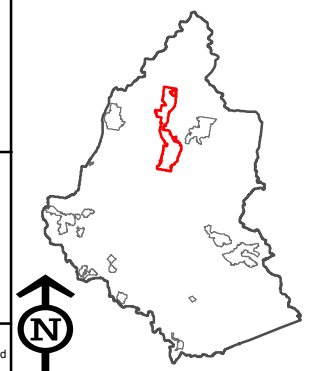
Heritage



Item - General



Conservation Area - General

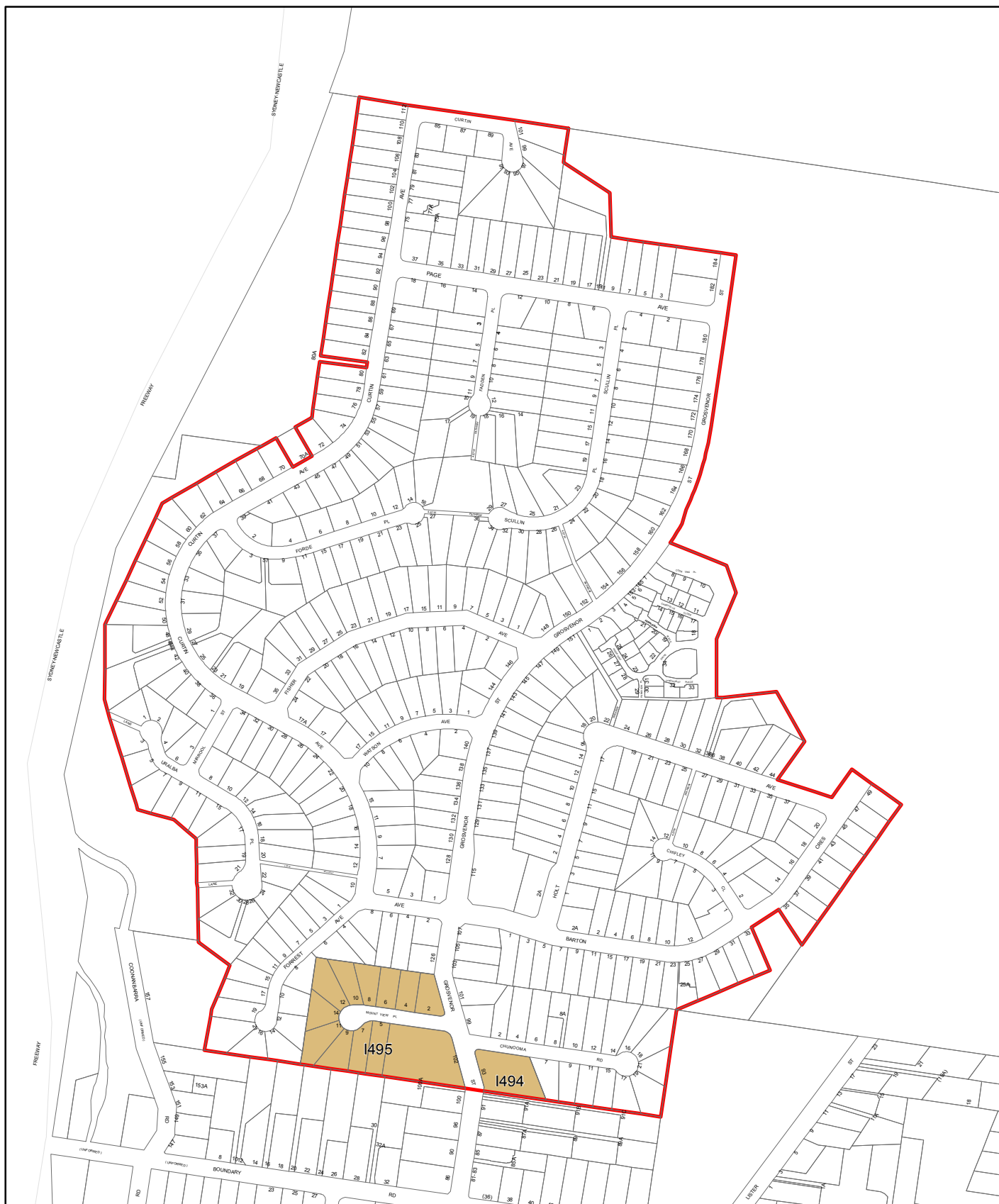


Date: 28/06/2016

Scale: - 1:16500

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 2 - North Wahroonga Heritage Map - Ku-ring-gai Planning Scheme

Heritage



Item - General



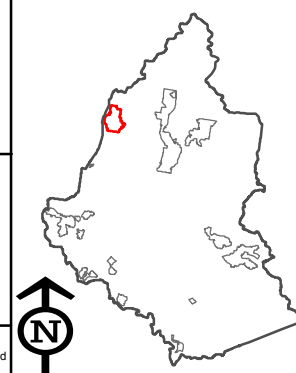
Conservation Area - General

Date: 28/06/2016

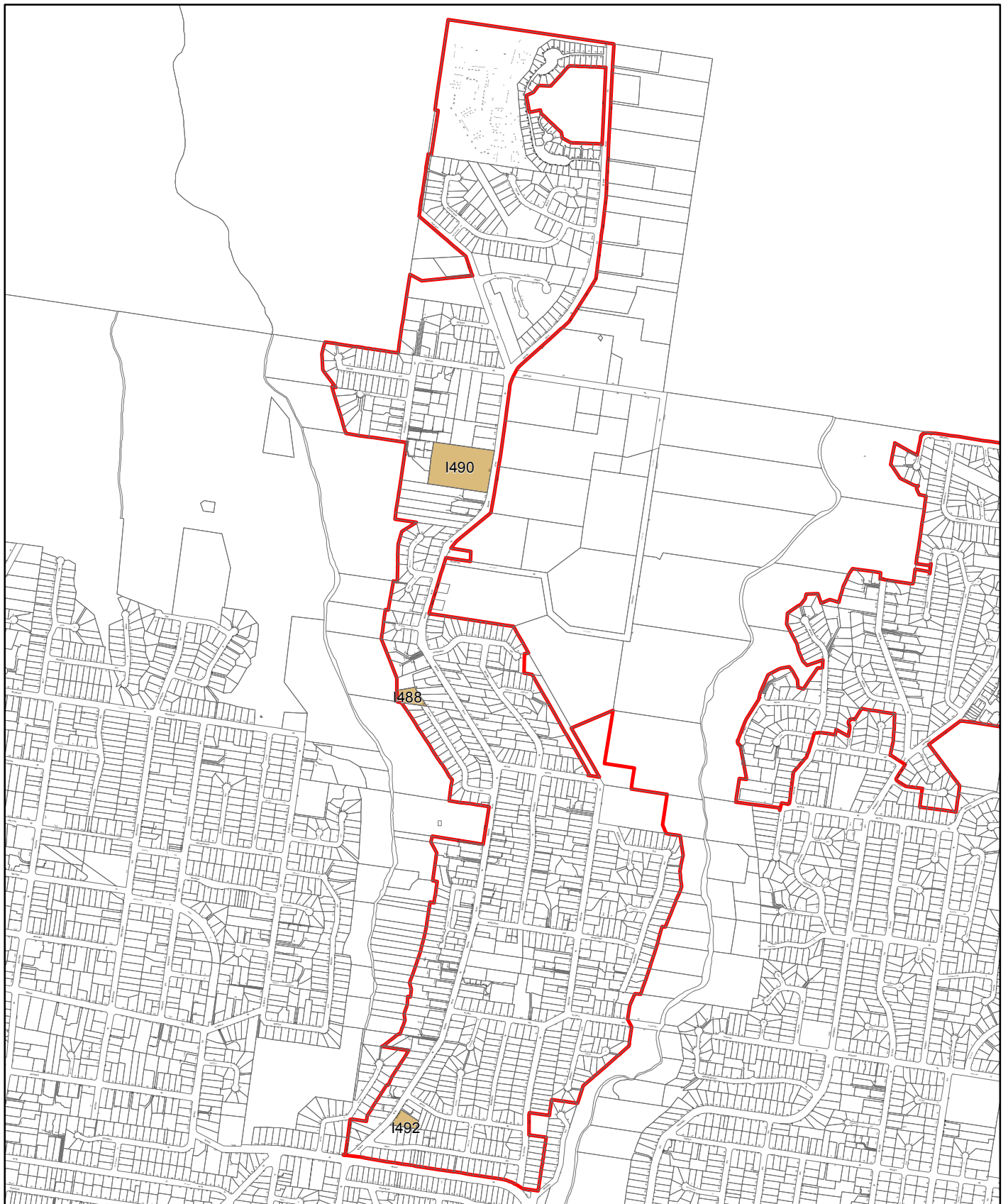
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Heritage Maps – Proposed



Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas
Area 1 - North Turramurra
Heritage Map

Heritage



Item - General



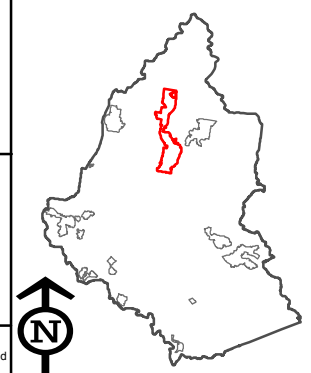
Conservation Area - General

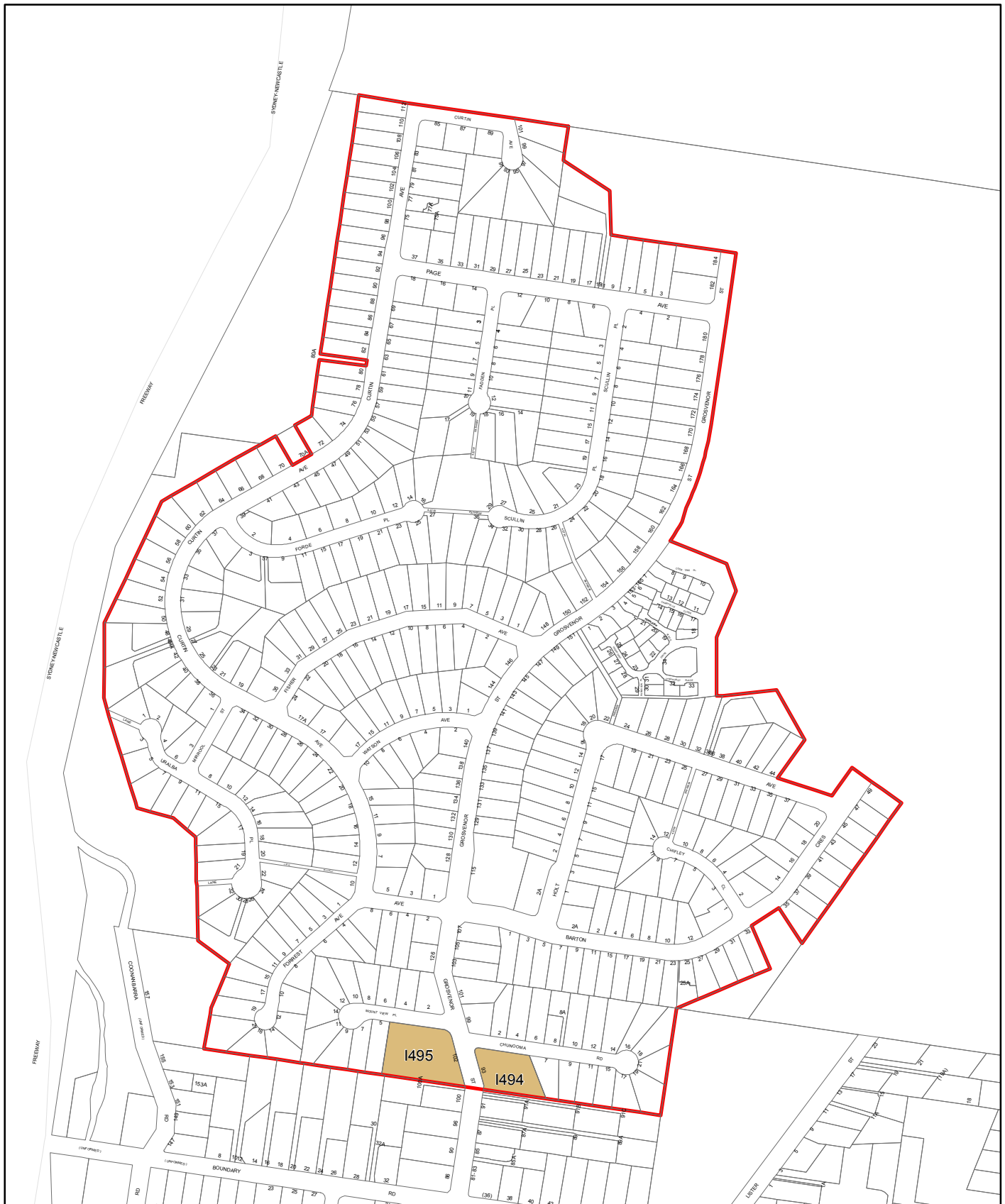
Date: 28/06/2016

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Ku-ring-gai Local Environmental Plan 2015 - Deferred Areas Area 2 - North Wahroonga Heritage Map

Heritage



Item - General



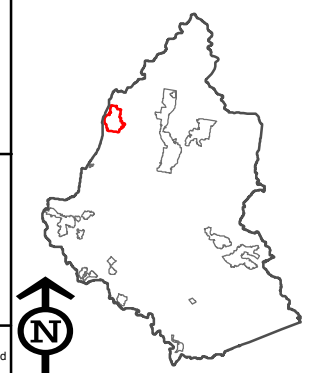
Conservation Area - General

Date: 28/06/2016

Scale: - 1:6000

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PART 5 – COMMUNITY CONSULTATION

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

Community consultation for this Planning Proposal has been consistent with the prescribed consultation guidelines contained within *A guide to preparing Local Environmental Plans* (April 2013). Consultation also has had regard to the requirements outlined in the gateway determination issued by the Department of Planning and Environment on 27 June 2016.

The Planning Proposal was publically exhibited between 17 November 2016 – 16 December 2016.

The Public exhibition of the Planning Proposal was undertaken in the following manner:

- Notification in a newspaper that circulates the area affected by the Planning Proposal (The North Shore Times)
- Notification on Council's website
- Notification in writing to all the affected land owners

During the public exhibition, the following material was made available:

- The Planning Proposal and Appendices
- The Gateway Determination
- Supporting information comprising Frequently Asked Questions, the Cova Study *Public Safety in the Urban-Wildland Interface: Should Fire Prone Communities Have a Maximum Occupancy* 2005, and the Ku-ring-gai Bushfire Prone Land Map and Bushfire Evacuation Risk Map

Following the public exhibition, on 2 May 2017 Council considered a report on the submissions received in response to the public exhibition of the planning proposal. All persons who made a formal submission were notified of this matter being considered at the Council meeting of 2 May 2017.

PART 6 – PROJECT TIMELINE

Stage	Timing
Anticipated commencement date (date of Gateway determination)	27 June 2016
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	November – December 2016 28 days - Run concurrently with exhibition period.
Commencement and completion dates for public exhibition period	November 2016 – December 2016 - 28 days exhibition
Dates for public hearing (if required)	N/A
Timeframe for the consideration of a proposal post exhibition	OMC May 2017 2 weeks for reporting
Date of submission to the department to finalise the LEP	May 2017
Anticipated date RPA will make the plan (if delegated)	N/A
Anticipated date RPA will forward to the department for notification.	June 2017

APPENDIX A – Background Study “Managing Bushfire Risk, Now and into the Future” – March 2012

APPENDIX B – Biodiversity Report 20 Kanowar Avenue, East Killara

APPENDIX C – Comments from NSW Police and Rural Fire Service**Alexandra Plumb**

From: Jonathan Gross [mailto:j.gross@nswpolice.nsw.gov.au]
Sent: Monday, 31 August 2015 9:53 AM
To: Alexandra Plumb
Cc: David Jones
Subject: Re: Follow up - Meeting Ku-ring-gai Council - Bushfire Evacuation Risk

Hi Alex

Superintendent Jones has asked me to respond to your enquiry. Thankyou for the invite. I note that a number of the attached questions are a matter for Council to decide. Having said that, the denser the population the more resources are required to evacuate them. Further, if there is one way in and one way out, bottlenecks can occur. There will not likely be an issue with transport as most of the population will have access to a vehicle. Evacuations, if required, would generally occur in stages, with the most effected area evacuated first.

Plans may revolve around 'worst case scenario' based on the likelihood of 'high'. If we expect a fire storm to hit (based on some history) it makes sense to limit the population or provide a higher fire fighting capacity with building code restrictions, increased fire service connections and to limit development. Development restriction however, would have to consider the likelihood of a catastrophic event and what that rating may be low, medium or high.

Many thanks

J A Gross
Detective Inspector
Kuring-Gai LAC
Duty Officer

Alexandra Plumb

From: David Boverman [REDACTED]
Sent: Monday, 31 August 2015 2:05 PM
To: Alexandra Plumb
Cc: Peter Marshall; Corey Shackleton
Subject: Follow up - Meeting Ku-ring-gai Council - Bushfire Evacuation Risk

Hi Alexandra,

Thank you for the opportunity to participate in the workshop and to comment on the questions below. Please find answers to the questions following each question.

The NSW RFS is committed to continuing to work with you on the bush fire prone land mapping evacuation exclusion zones and in addressing associated issues.

If you have any questions please let me know.

Kind Regards,
 David



David Boverman | Manager | Development Planning & Policy
NSW RURAL FIRE SERVICE
 Headquarters 15 Carter Street Lidcombe NSW 2141 | Locked Bag 17 Granville NSW 2142
 24 Hour Media Enquiries 02 9898 1855
www.rfs.nsw.gov.au | www.facebook.com/nswrfs | www.twitter.com/nswrfs
PREPARE. ACT. SURVIVE.

Deferred Areas – Bushfire Evacuation Risk and Strategic Land Management

- **What are the issues for evacuation within these 13 areas?** – Bush fire evacuation issues are complex in nature and arise when evacuation times become excessive. Single evacuation routes may become blocked due to fire scenarios and occupants may need to shelter as a last resort. In these areas, increasing population densities and certain land uses may be problematic and should be carefully considered. Because of the complexities involved, the NSW RFS is proposing to undertake an evacuation risk modelling study which is intended to be used to assess evacuation risk issues and may be applied to areas such as these. It is hoped that this will be undertaken within a year's time.
- **What are your views on the methodologies and assumptions that Council has used to inform our decisions?** – We believe that the methodologies and assumptions are objective and methodical and that they form a good starting point for assessing the issues addressed for land-use planning decisions in the areas in question. However, the issue of land-use planning for bush fires is a complex one which requires further work. The NSW RFS supports the concepts used for decision making but believes that the approach is more complex than the one adopted. It should be noted that the results of the Cova study may not be practical on a landscape scale due to limitations inherent in urban planning.
- **Based on the methodology and assumptions, is Council making responsible, reasonable and realistic decisions?** – Yes we agree that council is making responsible, reasonable and realistic decisions within the context that each council has the responsibility to determine adequate levels of safety in their respective communities. The NSW RFS will continue mapping areas identified as bush fire evacuation risk exclusion zones as part of the Ku-ring-gai bush fire prone land map. It should be noted that as discussed above this is a very complex matter and therefore additional work is proposed to address the issues.

- ***Are Council's proposed planning measures to prevent increase in density and development types that increase evacuation risks supported?*** – The concept adopted is supported by the NSW RFS. The NSW RFS will continue to work with council towards addressing the complexities associated with evacuating from bush fires, in particular for those areas identified.
- ***What are the evacuation risks for South Turramurra as a whole? Would the proposed planning measures be necessary or appropriate for the whole of the South Turramurra peninsular?*** – As discussed above, evacuation from bush fires is a complex matter and as such the NSW RFS is proposing to undertake an evacuation risk modelling study which is intended to be used to assess evacuation risk issues and may be applied to areas such as these. It is hoped that this will be undertaken within a year's time. Should council have concerns regarding bush fire evacuation in areas beyond those currently captured on the Ku-ring-gai bush fire prone land map, the NSW RFS is happy to discuss and consider options.

APPENDIX D – Council Report and Resolution OMC 8 December 2015

APPENDIX E – Comparison Table R2 Low Density, E3 Environmental Management and E4 Environmental Living

	R2 Low Density Residential	E3 Environmental Conservation	E4 Environmental Living
Objectives of Zone	<ul style="list-style-type: none"> To provide for the housing needs of the community within a low density residential environment To enable other land uses that provide facilities or services to meet the day to day needs of residents To provide for housing that is compatible with the existing environmental and built character of Ku-ring-gai 	<ul style="list-style-type: none"> To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values To provide for a limited range of development that does not have an adverse effect on those values 	<ul style="list-style-type: none"> To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values To ensure that residential development does not have an adverse effect on those values To ensure development does not result in further fragmentation of ecological communities, biodiversity corridors or other significant vegetation or habitat To minimise direct and indirect risks to life, property and the environment from bushfire events To ensure that development in this zone on land that adjoin land in Zone E1 National Parks and Nature Reserves or Zone E2 Environmental Conservation is compatible with the objectives of those zones To enable other land uses that provide facilities or services to meet the day to day needs of residents

Permitted without consent	Home occupations	Environmental protections works; Home occupations	Home occupations
Permitted with consent	Bed and breakfast accommodation; Boarding houses; Building identification signs, Business identification signs; Child care centres; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings	Bed and breakfast accommodation; Community facilities; Dwelling houses; Environmental facilities; Flood mitigation works; Home-based childcare; Home businesses; Home industries; Recreation areas; Roads	Bed and breakfast accommodation; Community facilities; Dwelling houses; Environmental facilities; Environmental protection works; Flood mitigation works; Home-based child care; Home businesses; Home industries; Recreation areas; Roads; Secondary dwellings
Prohibited	Any development not specified in item 2 or 3	Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3	Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

**APPENDIX F – Biodiversity Site Condition Report 56-58 Koola Avenue, East Killara
(Warrington Reserve)**

APPENDIX G – Pre-Exhibition advice from Rural Fire Service and Police

ADDEDNDUM – Zoning 118a Koola Avenue, East Killara

The mapping included at Part 4 of the exhibited Planning Proposal indicated that current zoning of 118a Koola Avenue, East Killara (Lot 17 DP241746) is Recreation Existing 6(a), and the proposed zoning being E4 Environmental Living. This is an error and it is Council's intention to zone 118a Koola Avenue, East Killara E2 Environmental Conservation. This addendum was included in the exhibited planning proposal to shown a revised the map outlining that 118a Koola Avenue, East Killara is proposed to be zoned E2 Environmental Management, due to the site being identified and categorised on Councils Land Management as a "Natural Area" and the E2 Environmental Conservation zoning reflects the environmental value of the site. The proposed E2 zoning applying to this site is consistent with the approach taken by Council when zoning under the KLEP 2015 other bushland reserves categorised as a "Natural Area".

This planning proposal has been amended the proposed zoning map at Part 4 for East Killara to show 118a Koola Avenue, East Killara as E2 – consistent with the map exhibited in the addendum.