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Job ID No: 16/145750
Your Ref:
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Ku-ring-gai Council
Locked Bag 1056
PYMBLE
NSW 2073
Attention: Alexandra Plumb

Dear Ms Plumb,

RE: Planning Proposal to heritage list 27 Finlay Road, Warrawee as a heritage item of local significance

Thank you for referring the above Planning Proposal to the Heritage Division, Office of Environment & Heritage (OEH), for comment.

The documents submitted with your referral including the Planning Proposal Report prepared by Ku-ring-gai Council and Heritage Assessment Report prepared by Perumal Murphy Alessi both dated February 2016 have been reviewed. Together with the submission received from Addisons Lawyers on behalf of the owner seeking OEH comments on a Heritage and Curtilage Assessment which was undertaken by GML.

The Heritage Division, OEH, has reviewed all the submitted documentation and provides the following comments;

The Planning Proposal applies to land known as 27 Finlay Road, Warrawee (Lot 5B, Section 2, in DP 978020). The land includes the dwelling known as 'Exley House'.

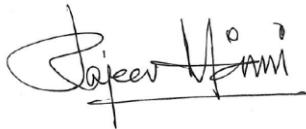
The dwelling is not currently listed on the State Heritage Register or classified by the National Trust (NSW). The site is not listed as a heritage item within the heritage schedule of the *Ku-ring-gai LEP 2015*. To this effect, the Planning Proposal merely seeks to amend *Ku-ring-gai Local Environmental Plan 2015* to list 'Exley House' as an item of local heritage significance in Schedule 5 of the LEP. The Planning Proposal does not seek any change to existing zoning and site controls for the subject land under *Ku-ring-gai LEP 2015*.

The Heritage Division, OEH, raises no objections to the inclusion of an additional item of heritage significance, the listing of the site will assist in providing a link between past, present and future generations. Should a subdivision application be lodged in the future, a merit based assessment would need to be undertaken by Ku-ring-gai Council and the matters listed in GML report may be considered as relevant issues.

Subsequently, OEH supports the listing of 'Exley House' as a heritage item of local significance within Schedule 5 of *Ku-ring-gai LEP 2015*, because it will provide 'Exley House' and its setting with statutory protection vis-à-vis the heritage provisions of clause 5.10. The heritage provisions will also assist conservation and management of 'Exley House' and its setting.

If you have any further enquiries regarding this matter, please contact Bronwyn Smith, Heritage Planning Officer, Heritage Division, Office of Environment and Heritage, on (02) 9873 8500 or via email to bronwyn.smith@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line drawn underneath.

Rajeev Maini

Acting Manager Conservation

Heritage Division, Office of Environment & Heritage

As Delegate of the NSW Heritage Council

8 April 2016