



Ku-ring-gai Council

PLANNING PROPOSAL

To amend the Ku-ring-gai Local Environmental Plan 2015 to include 75 Heritage Items and a Heritage Conservation Area in Bobbin Head Road

May 2015

Contents

INTRODUCTION.....	1
PART 1 – OBJECTIVE AND INTENDED OUTCOMES.....	2
PART 2 – EXPLANATION OF PROVISIONS.....	3
PART 3 - JUSTIFICATION.....	9
A. Need for the planning proposal	9
B. Relationship to strategic planning framework.....	10
C. Environmental, social and economic impact	14
D. State and Commonwealth interests.....	14
PART 4 - MAPPING	16
PART 5 – COMMUNITY CONSULTATION	43
PART 6 – PROJECT TIMELINE.....	44
APPENDIX A – List of 75 properties recommended to proceed as heritage items	
APPENDIX B – Heritage Inventory Sheets – Potential 75 Heritage Items	
APPENDIX C – Map of Bobbin Head Road Heritage Conservation Area	
APPENDIX D – Heritage Inventory Sheet – Bobbin Head Road Conservation Area	
APPENDIX E – Council Resolution 28 April 2015	
APPENDIX F – Heritage Map Sheets	
APPENDIX G – Ku-ring-gai Heritage Study (1987) by Robert Moore Penelope Pike, Helen Proudfoot and Lester Tropman	
APPENDIX H – Review of Potential Heritage Items in the Ku-ring-gai Area (2006) by Perumal Murphy Alessi	
APPENDIX I – Northern Heritage Conservation Area Review (2010) by Paul Davies Pty Ltd	

INTRODUCTION

This planning proposal has been prepared to amend the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) to include 75 properties as local heritage items and to include a Heritage Conservation Area (HCA) in Bobbin Head Road in Schedule 5 and on the accompanying Heritage Maps.

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

Background

The draft Ku-ring-gai Local Environmental Plan 2013 (Draft KLEP 2013) sought to introduce a number of new heritage items that were previously not included in the Ku-ring-gai Planning Scheme Ordinance (KPSO). The proposed new heritage items have mostly been identified in previous heritage assessments for Council such as the:

- Ku-ring-gai Heritage Study (1987) by Robert Moore, Penelope Pike, Helen Proudfoot and Lester Tropman;
- Review of the Potential Heritage Items in the Ku-ring-gai Area (2006) by Perumal Murphy Alessi; and
- Northern Heritage Conservation Area Review (2010) by Paul Davies Pty Ltd

Some have been recognised on non-statutory lists of professional bodies and community heritage organisations such as the:

- RAIA Register of Significant 20th Century Buildings; and
- Heritage Register of the National Trust of Australia (NSW)

Ku-ring-gai Council at its meeting held on 26 November 2013 resolved to defer 92 potential heritage items from the Heritage Map and Schedule 5 of the then Draft Ku-ring-gai Local Environmental Plan 2013, to allow further investigation into the heritage significance.

Since November 2013, Council has researched and assessed the 92 deferred heritage items (in consultation with Council's Heritage Reference Committee and The Ku-ring-gai Historical Society) to determine whether they meet the threshold of significance to be listed as heritage items using the Heritage Guidelines set by the NSW Heritage Office for inclusion or exclusion.

A report detailing the assessment of the heritage significance of the 92 properties was reported to the Council meeting of 28 April 2015. The report recommended that 75 of the 92 proposed items were worthy of proceeding as heritage items. A list of the 75 properties recommended to proceed as heritage items is included at **Appendix A**.

For each of the 75 potential heritage items, a heritage inventory sheet has been completed. The Heritage Inventory Sheets are included at **Appendix B**.

The report also recommended that a new Heritage Conservation Area be established on Bobbin Head Road (numbers 11 – 33). A map of the Heritage Conservation Area is included at **Appendix C** and a Heritage Inventory Sheet for the proposed Heritage Conservation Area is included at **Appendix D**.

Ku-ring-gai Council resolved that a planning proposal was to be prepared to include the 75 properties as local heritage items in Schedule 5 of the KLEP 2015 and on the associated heritage map, and to include a Heritage Conservation Area in Bobbin Head Road. The Council resolution of the meeting on 28 April 2015 is included at **Appendix E**.

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

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

Objectives

The objective of the planning proposal is to conserve the cultural and environmental heritage of Ku-ring-gai through the inclusion of the 75 properties as items of local heritage significance and through the establishment of a Heritage Conservation Area in Bobbin Head Road.

The conservation and protection of Ku-ring-gai's heritage places contributes to the ongoing conservation of Ku-ring-gai's community valued historic landscape and garden suburbs.

PART 2 – EXPLANATION OF PROVISIONS

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

The objective of the planning proposal will be achieved by amending Schedule 5 Environmental Heritage of the KLEP 2015 as follows:

It should be noted that 65 Braeside Street, Wahroonga is already listed in Schedule 5 of the KLEP 2015 so is not included in the below amendment to the written document. It will be an amendment to the map only.

The Seventh Day Adventist Administration Building at 146-148 Fox Valley Road, Wahroonga is also already listed in Schedule 5 of the KLEP 2015, however the listing is proposed to be amended to include the interiors of the building and front garden.

Schedule 5 Environmental heritage

Part 1 Heritage Items

Suburb	Item Name	Address	Property Description	Significance	Item No.
Wahroonga	"Oakhill", dwelling house	19 Ada Avenue	Lot 22 DP 583164	Local	I820
Wahroonga	"Ocaloma", dwelling house	18 Ada Avenue	Lot 2 DP538577	Local	I819
Wahroonga	"Carinya", dwelling house	29 Ada Avenue	Lot 7 DP285554	Local	I823
Wahroonga	"Braeside", dwelling house	73 Braeside Street	Lot 12 DP502611	Local	I851
Wahroonga	Dwelling house	82 Braeside Street	Lot A DP306213	Local	I852
Wahroonga	"Eversley", dwelling house	86 Braeside Street	Lot 311 DP567568	Local	I853
Wahroonga	"Newlyn", dwelling house	10 Fox Valley Road	Lot 2 DP171282	Local	I910
Wahroonga	"Caradoc", dwelling house	14 Fox Valley Road	Lot 1 DP1094276	Local	I911

Wahroonga	"West Tarring", dwelling house	49 Fox Valley Road	Lot 2 DP521799	Local	1920
Wahroonga	"Rarawai", dwelling house	51 Fox Valley Road	Lot 2 DP219209	Local	1921
Wahroonga	"Tonbridge", dwelling house	91 Fox Valley Road	Lot 2 DP14225	Local	1925
Wahroonga	Dwelling house	145 Fox Valley Road	Lot 2 DP410875	Local	1928
Wahroonga	Seventh Day Adventist Administrative Building including Interiors and front garden setting	146 -148 Fox Valley Road	Part Lot 621 DP1128314	Local	1929
Wahroonga	Dwelling house	16 Kintore Street	Lot B DP339896	Local	1948
Wahroonga	Dwelling house	17 Kintore Street	Lot B DP340245	Local	1949
Wahroonga	"Hindfell", dwelling house	11A Lucinda Avenue	Lot 4 DP624660	Local	1959
Wahroonga	"Melford", dwelling house	24 Lucinda Avenue	Lot A DP367553	Local	1954
Wahroonga	"Mansfield", dwelling house	41 Lucinda Avenue	Lot 1 DP16374	Local	1957
Wahroonga	"Shepley", dwelling house	57A Lucinda Avenue	Lot 1 DP1072664	Local	1961
Wahroonga	Dwelling house	11 The Glade	Lot 15 DP17961	Local	1988
Wahroonga	"Woodsome Lees", dwelling house	9 Wahroonga Avenue	Lot 1 & 2 DP13804	Local	1989
Wahroonga	"Rose House", dwelling house	67 Clissold Road	Lot 40 DP1133324	Local	1887

Warrawee	"Penrice", dwelling house	32 Chilton Parade	Lot A DP412497	Local	I1031
Warrawee	"Geldstron", dwelling house	3 Millewa Avenue	Lot A DP333072	Local	I1058
St Ives	"Carrol House", dwelling house	19 Douglas Street	Lot 20 DP402176	Local	I723
Pymble	"Hillcrest", dwelling house	57 Avon Road	Lot 3 DP500320	Local	I504
Pymble	"Avonleigh", dwelling house	67 Avon Road	Lot A DP335860	Local	I505
Pymble	"Santa Barbara", dwelling house	31 Bannockburn Road	Lot C DP100321	Local	I507
Pymble	"Tecumseh", dwelling house	29 Bobbin Head Road	Lot 1 DP878372	Local	I520
Pymble	"Hiawatha", dwelling house	25 Bobbin Head Road	Lot 1 DP221542	Local	I518
Pymble	Dwelling house	7 Kimbarra Road	Lot B DP340841	Local	I550
Pymble	"Sunningdale", dwelling house	9 Kimbarra Road	Lot A DP343023 Lot A DP340841	Local	I551
Pymble	Dwelling house	12 Kimbarra Road	Lot 27 DP15544	Local	I552
Pymble	"Beechworth Manor", dwelling house	27 Beechworth Road	Lot 2 DP15544	Local	I511
Pymble	"Jesmond Dene", Dwelling house	56 Livingstone Avenue	Lot 15 DP603889	Local	I559
Pymble	Pymble Chapel, Pymble Methodist	55A Mona Vale Road	Part Lot A DP350784	Local	I590

	Church				
Pymble	"Strathwood", dwelling house	59 Mona Vale Road	Lot 1 DP136926	Local	I558
Pymble	Canisus College	102 Mona Vale Road	Lot 6 DP248260	Local	I585
Pymble	Pymble Soldiers Memorial Park	105 Mona Vale Road	Lot 2 and Part Lot 3 DP34134	Local	I586
Pymble	"Montrose", dwelling house	77B Pymble Avenue	Lot 1 DP545170	Local	I622
Pymble	"Glengarriff", dwelling house	12 Anatol Place	Lot 11 DP228739	Local	I498
Pymble	"Belle Maison", dwelling house	42 Telegraph Road	Lot 2 DP2968	Local	I643
Pymble	"Sackville", dwelling house	49 Telegraph Road	Lot 13 DP8522 Lot A DP337947	Local	I645
Pymble	"Eastbourne", dwelling house	52 Telegraph Road	Lot 1 DP302126	Local	I647
Pymble	"Ballinlough", dwelling house	66 Telegraph Road	Lot 13 DP15644	Local	I650
Pymble	"Sunny Ranch", dwelling house	2 Merrivale Road	Lot 1 DP341386	Local	I569
Pymble	Dwelling house	4 Merrivale Road	Lot 2 DP373308	Local	I570
Pymble	"Dinton", dwelling house	22 Bungalow Avenue	Lot 201 DP1013674	Local	I528
Pymble	"Yolande", dwelling house	21 Station Street	Lot 8 DP8522	Local	I628
Pymble	Dwelling house	28A Station Street	Lot 4 DP27933	Local	I633
Pymble	"Bramhall", dwelling house	29 Station Street	Lot 17 Section B DP4114	Local	I629
Pymble	"St Rita", dwelling house	33 Station Street	Lot 15 Section B DP4114	Local	I630

Pymble	"Ophir", dwelling house	37 Station Street	Lot 1 DP972169	Local	I631
Pymble	"Kanawalla", dwelling house	41 Station Street	Lot 1 DP963273	Local	I632
Turramurra	Dwelling house	3 Berrillee Lane	Lot 3 DP535093	Local	I758
Turramurra	Dwelling house	10 Berrillee Street	Lot 3 DP333276	Local	I759
Turramurra	"Donidore", dwelling house	72 Bobbin Head Road	Lot 5 DP11500	Local	I760
Turramurra	"Dorina", dwelling house	20 Kissing Point Road	Lot 1 DP712719	Local	I773
Turramurra	"Bellaire", dwelling house	28 Kissing Point Road	Lot 1 DP547559	Local	I774
Turramurra	"Bapaume", dwelling house	51 Kissing Point Road	Lot 2 DP900882	Local	I775
Turramurra	"Rudyard", dwelling house	53 Kissing Point Road	Lot 19 DP206712	Local	I776
Turramurra	"Kurrawah", dwelling house	54 Kissing Point Road	Lot 5 DP240087	Local	I777
Turramurra	"The Gables", dwelling house	69 Kissing Point Road	Lot 4 DP31925 Lot 20 DP206712	Local	I779
Turramurra	"Gillingham", dwelling house	1282 Pacific Highway	Lot 1 DP119077	Local	I795
Turramurra	"Warro", dwelling house	5 Warrangi Street	Lot 2 DP980163	Local	I801
Turramurra	"Bettwys-y- Coed", dwelling house	20 Warrangi Street	Lot 4 DP14862	Local	I804
Turramurra	"Harpenden", dwelling house	37 Warrangi Street	Lot B DP328926	Local	I807
Turramurra	"Lawn Hill", dwelling house	45 Warrangi Street	Lot 1 DP1126936	Local	I810
Lindfield	Dwelling house	30 Bent Street	Lot 1 DP302422	Local	I417

Lindfield	Dwelling house	32 Bent Street	Lot 1 DP170276	Local	I418
East Lindfield	"Rippon Lea", dwelling house	29 Pleasant Avenue	Lot 148 DP552778	Local	I177
Gordon	Dwelling house	48 Bushlands Avenue	Lot 4 DP18297	Local	I182
Gordon	"Orara", dwelling house	34 Carlotta Avenue	Lot 1 DP935701	Local	I183
Gordon	"Truro", dwelling house	68 Ridge Street	Lot 1 DP1072554	Local	I234

Part 2 Heritage conservation areas

Description	Identification on Heritage Map	Significance
Bobbin Head Road Conservation Area	Shown by red hatching and labelled "C41"	Local

The objective of the planning proposal will also be achieved by amending the following maps:

- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_001_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_002_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_006_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_007_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_008_010_20150414
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_012_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_013_010_20150211
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_014_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_015_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_019_010_20150114

The maps will be amended by colouring the subject properties so as to indicate a Heritage Item – General.

Heritage Map Sheet HER_007_010_20150505 will also be amended by hatching the properties 11- 33 Bobbin Head Road in red so as to indicate Conservation Area – General.

The proposed amended Heritage Map Sheets are included at **Appendix F**.

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?*

Council has commissioned independent heritage consultants to assess and make recommendations on Ku-ring-gai's heritage.

The majority of the 75 properties have been identified in heritage assessments of Ku-ring-gai, such as:

- Ku-ring-gai Heritage Study (1987) by Robert Moore, Penelope Pike, Helen Proudfoot and Lester Tropman
- Review of Potential Heritage Items in Ku-ring-gai Area (2006) by Perumal Murphy Alessi
- Northern Heritage Conservation Area Review (2010) by Paul Davies Pty Ltd

These heritage assessments are included at **Appendix G, H and I**.

Some properties have also been recognised on non-statutory lists of professional bodies and community organisations, such as:

- RAIA Register of Significant 20th Century Buildings
- Heritage Register of the National Trust of Australia (NSW)

Based upon these previous heritage assessments, a number of the identified properties were recommended to be included as heritage items within the Draft Ku-ring-gai Local Environmental Plan 2013 (KLEP 2013).

Council at its meeting of 26 November 2013 resolved to defer 92 properties that had been identified as potential heritage items within the Draft KLEP 2013, to allow for further investigation into the heritage significance.

Since the Council resolution to defer these items, they have been under investigation by Council's heritage staff, with the help of Ku-ring-gai Historical Society and the Heritage Reference Committee, to determine their level of significance. This has involved site inspections, historical research and assessment of the known facts against the significance criteria.

For each of the proposed heritage items, a Heritage Inventory Sheet has been completed. The Heritage Inventory Sheets are included at **Appendix B**.

Of those properties recommended to proceed, many have aesthetic significant as fine and intact example of houses from the Victorian to the Post-war periods. Many of these houses were designed by notable architects working in the Ku-ring-gai area such as but not limited to John Spencer Standfield, Augustus Aley, F. Glynn Gilling, Russel Jack and Harry Seidler. Other houses are valued for their rarity like the collection of Inter-war timber cottages, once prevalent in the area but mostly lost to demolition and re-development.

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

Yes. A planning proposal to amend the KLEP 2015 is the best means of achieving the objective to conserve the cultural and environmental heritage of Ku-ring-gai. This is because the 75 properties have been identified as having local heritage significance. For local level heritage significant properties, the statutory listing is within local environmental plans, with the responsible authority being the local council.

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 applicable strategy within the strategic planning framework is the recently released Sydney Metropolitan Strategy, *A Plan for Growing Sydney* (December 2014). This applies to the Sydney metropolitan area. The planning proposal is assessed against the relevant goals contained within the metropolitan strategy below:

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

The planning proposal will not adversely impact on the directions and actions identified in the metro strategy to achieve a great place to live with communities that are strong, healthy and connected. The planning proposal is consistent with Direction 3.4 : *Promote Sydney's heritage, arts and culture* and Action 3.4.4 : *Identify and re-use heritage sites, including private sector re-use through the priority precincts program*.

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

The planning proposal will not adversely impact on the directions and actions identified in the metro strategy to achieve a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

Sydney's Subregions

The metropolitan strategy has identified 6 subregions within the Sydney metropolitan area. Ku-ring-gai is located within the north subregion. Subregional plans are yet to be finalised, however, the metropolitan strategy has identified priorities for the north subregion. The planning proposal is assessed against these priorities below:

A competitive economy

The planning proposal will not adversely impact on the identified priorities to achieve a competitive economy within the north subregion.

Accelerate housing supply, choice and affordability and build great places to live

The planning proposal will not adversely impact on the identified priorities to achieve accelerated housing supply, choice and affordability in the north subregion.

Protect the natural environment and promote sustainability and resilience

The planning proposal will not adversely impact on the identified priorities to achieve protection of the natural environment and promotion of sustainability and resilience within the north subregion.

Accordingly, the planning proposal is consistent with the objectives and actions of the Sydney Metropolitan Strategy, *A Plan for Growing Sydney*.

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

The Ku-ring-gai Community Strategic Plan is called *Our Community. Our Future. Community Strategy 2030*. The planning proposal is consistent with the following objectives within the community strategic plan:

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

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

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

The planning proposal is also consistent with the following aims at Clause 1.2 of the KLEP 2015:

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

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

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

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

SEPP	Comment on Consistency
SEPP 55 Remediation of Land	Consistent. The planning proposal will not result in any works that would result in the disturbance of land.
SEPP Infrastructure 2007	The planning proposal is not inconsistent with the SEPP.
SEPP Exempt and Complying Development Codes 2008	The planning proposal is not inconsistent with the SEPP.

Deemed SEPP (Formerly REP)	Comment on Consistency
SYDNEY REP (Sydney Harbour Catchment) 2005	The planning proposal will not adversely impact on the harbour or catchment. The planning proposal is not inconsistent with the Deemed SEPP.

No State Environmental Planning Policy applying to the land restricts or prevents the listing of heritage items.

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		
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental Heritage significance and indigenous heritage significance.	Consistent. The objective of the planning proposal is to conserve the cultural and environmental heritage of Ku-ring-gai.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.	Consistent. The Planning Proposal relates to existing dwellings, and in this regard will not adversely impact on housing choice, infrastructure or environment.
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.	Consistent. The planning proposal does not contain any provisions requiring the concurrence, consultation or

Directions under S117	Objectives	Consistency
		referral of a Minister or public authority. The planning proposal does not identify development as designated development.
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.	Consistent. The planning proposal is consistent with the NSW Governments <i>A Plan for Growing Sydney</i> . Refer to the detailed discussion under Q3 above.

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?*

No. The planning proposal will not result in any adverse impacts to critical habitat, threatened species, population or ecological communities or their habitats.

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

No. The planning proposal will not result in any adverse environmental effects.

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

The identification of the 75 heritage items and 1 conservation area has a positive social effect in recognising the local cultural and environmental heritage significance of the sites.

D. State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in any additional demands to the existing public infrastructure.

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

Council's resolution of 28 April 2015 outlined:

C. That in order to facilitate an expedient gateway determination, the NSW Heritage Office be consulted prior to submitting the Planning Proposal to the Department of Planning and Environment. Should comments not be received within 21 days, the planning proposal is to be submitted regardless.

Accordingly, the planning proposal was sent to the Heritage Division of the Office of Environment and Heritage on the 14 May 2015 comment prior to the planning proposal being submitted to the Department of Planning and Environment for Gateway Determination.

No response has been received. Once the comments from the Heritage Division have been received, they will be forwarded separately to the Department of Planning and Environment for consideration as part of Gateway.

PART 4 - MAPPING

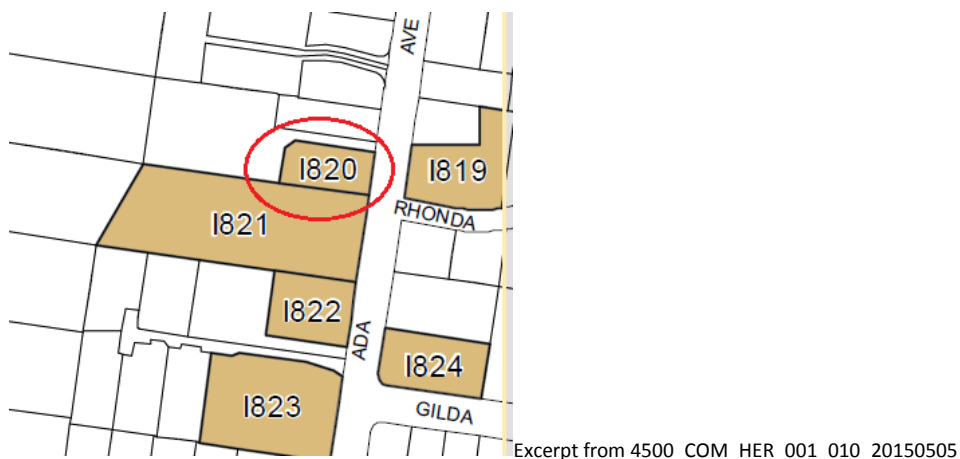
Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies

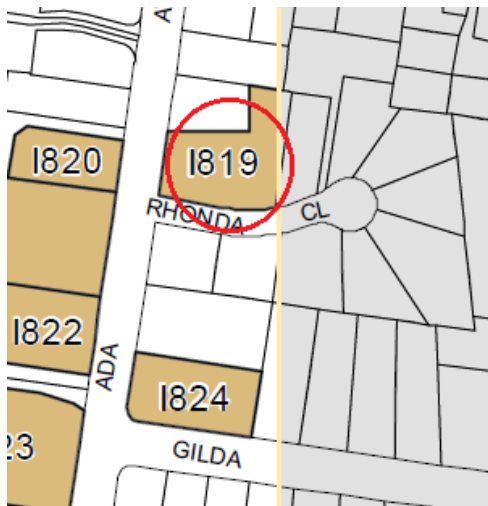
The planning proposal will require amendments to the following maps:

- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_001_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_002_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_006_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_007_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_008_010_20150414
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_012_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_013_010_20150211
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_014_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_015_010_20150114
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_019_010_20150114

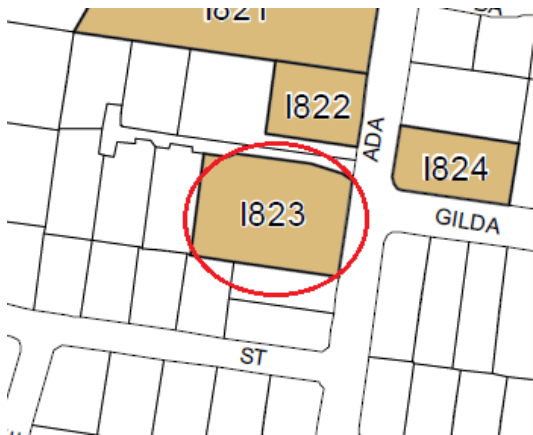
The proposed amendments to the Heritage Map Sheets are extracted below and each property is circled for ease of identification. The proposed amended Heritage Map Sheets are included at **Appendix F**.

19 Ada Avenue, Wahroonga (Lot 22 DP583164)

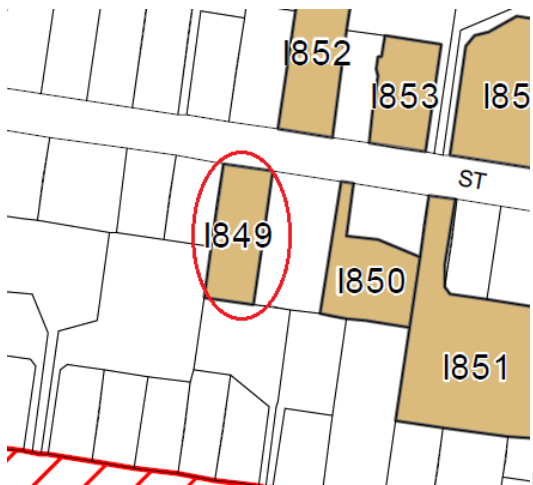


18 Ada Avenue, Wahroonga (Lot 2 DP538577)

Excerpt from 4500_COM_HER_001_010_20150505

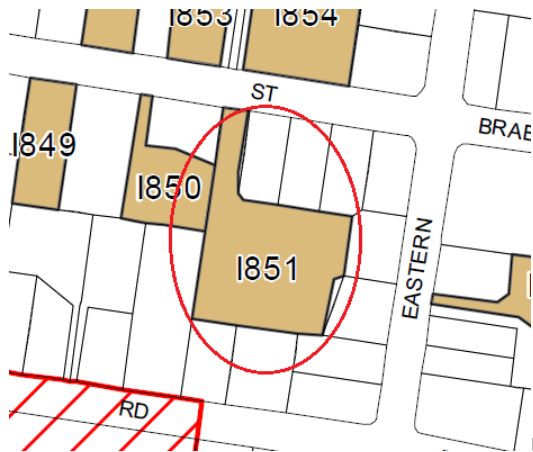
29 Ada Avenue, Wahroonga (Lot 7 DP285554)

Excerpt from 4500_COM_HER_001_010_20150505

65 Braeside Street, Wahroonga (Lot C DP340346)

Excerpt from 4500_COM_HER_006_010_20150505

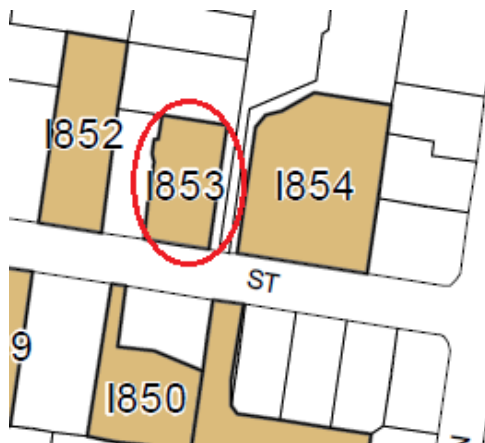
The amendment to 65 Braeside Street, Wahroonga, is only an amendment to the map. The property is already listed in Schedule 5 of the KLEP 2015.

73 Braeside Street, Wahroonga (Lot 12 DP502611)

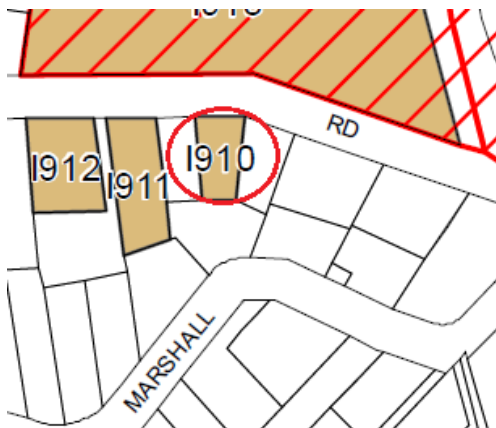
Excerpt from 4500_COM_HER_006_010_20150505

82 Braeside Street, Wahroonga (Lot A DP306213)

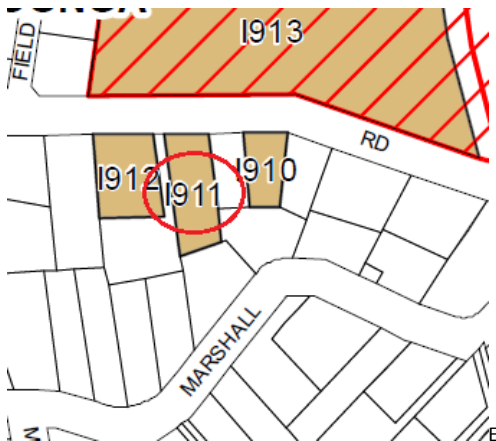
Excerpt from 4500_COM_HER_006_010_20150505

86 Braeside Street, Wahroonga (Lot 311 DP567568)

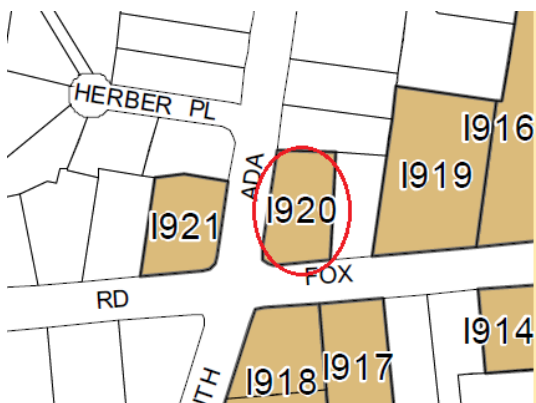
Excerpt from 4500_COM_HER_006_010_20150505

10 Fox Valley Road, Wahroonga (Lot 2 DP171282)

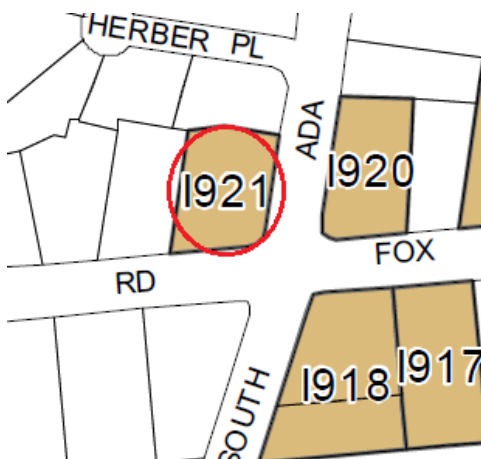
Excerpt from 4500_COM_HER_007_010_20150505

14 Fox Valley Road, Wahroonga (Lot 1 DP1094276)

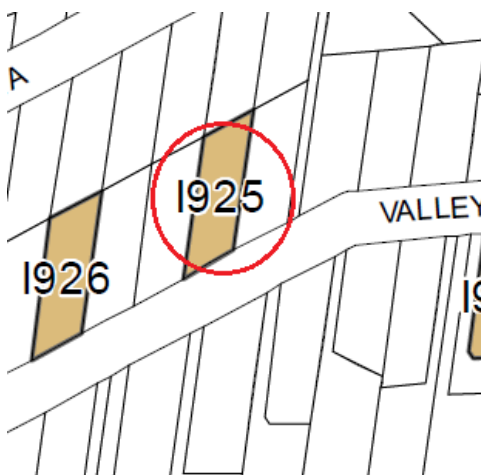
Excerpt from 4500_COM_HER_007_010_20150505

49 Fox Valley Road, Wahroonga (Lot 2 DP521799)

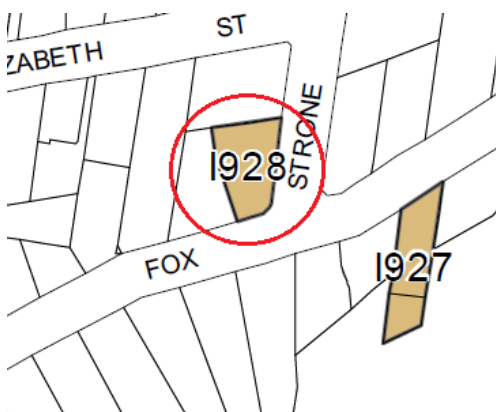
Excerpt from 4500_COM_HER_002_010_20150505

51 Fox Valley Road, Wahroonga (Lot 2 DP219209)

Excerpt from 4500_COM_HER_002_20150505

91 Fox Valley Road, Wahroonga (Lot 2 DP14225)

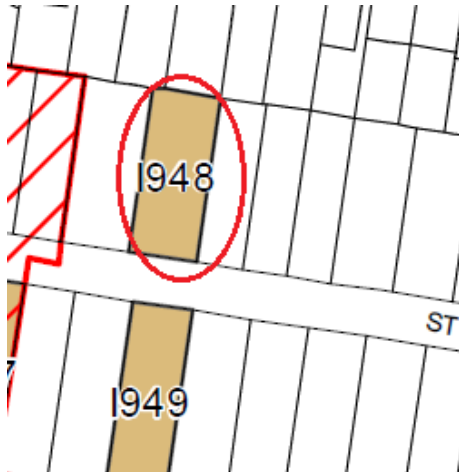
Excerpt from 4500_COM_HER_002_010_20150505

145 Fox Valley Road, Wahroonga (Lot 2 DP410875)

Excerpt from 4500_COM_HER_002_010_2015

146-148 Fox Valley Road, Wahroonga (Part Lot 621 DP1128314)

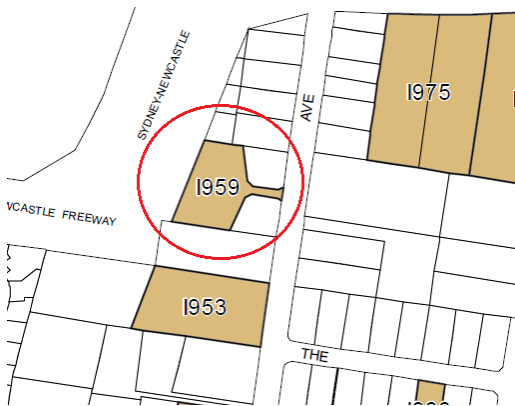
The Seventh Day Adventist Administration Building at 146-148 Fox Valley Road, Wahroonga is also already listed in Schedule 5 of the KLEP 2015 and identified on the Heritage Map. The planning proposal seeks to amend the listing to include the interiors of the building and front garden. Accordingly, there is no amendment required to the existing Heritage Map for this item.

16 Kintore Street, Wahroonga (Lot B DP339896)

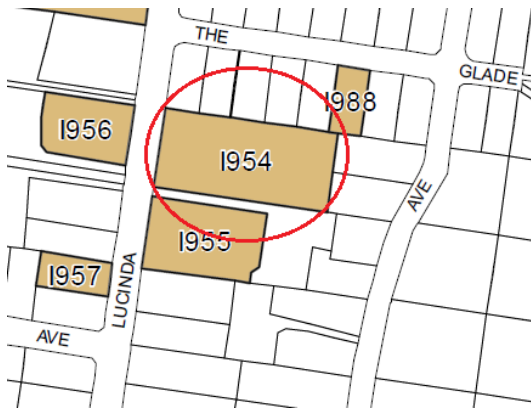
Excerpt from 4500_COM_HER_006_010_20150505

17 Kintore Street, Wahroonga (Lot B DP340245)

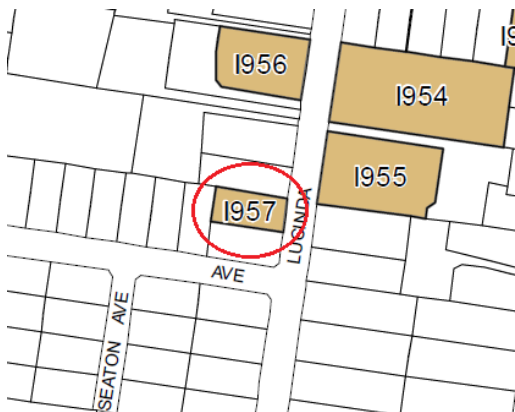
Excerpt from 4500_COM_HER_006_010_20150505

11A Lucinda Avenue, Wahroonga (Lot 4 DP624660)

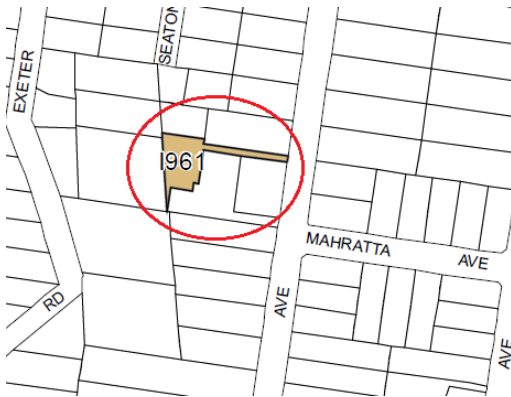
Excerpt from 4500_COM_HER_001_010_20150505

24 Lucinda Avenue, Wahroonga (Lot A DP 367553)

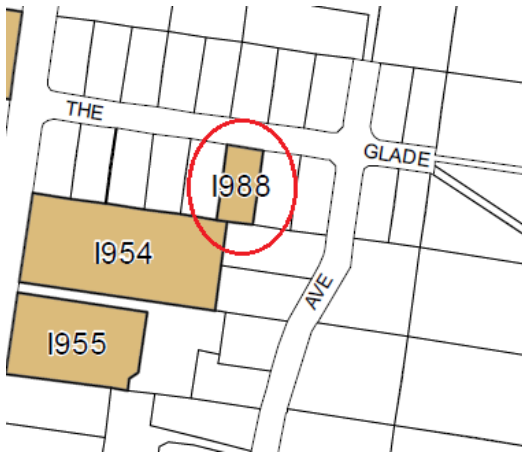
Excerpt from 4500_COM_HER_001_010_20150505

41 Lucinda Avenue, Wahroonga (Lot 1 DP16374)

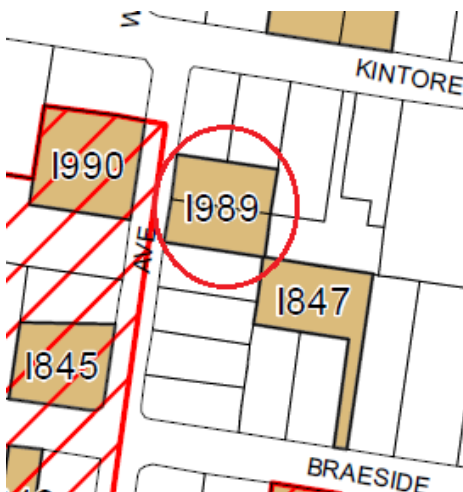
Excerpt from 4500_COM_HER_001_010_20150505

57A Lucinda Avenue, Wahroonga (Lot 1 DP1072664)

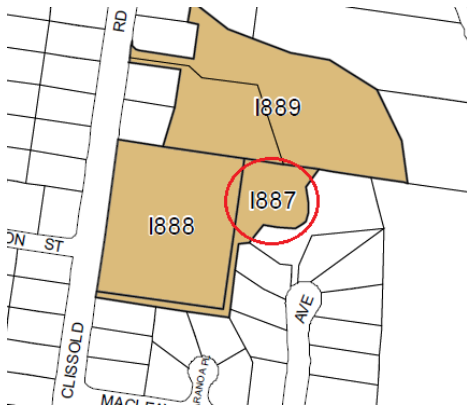
Excerpt from 4500_COM_HER_001_010_20150505

11 The Glade, Wahroonga (Lot 15 DP17961)

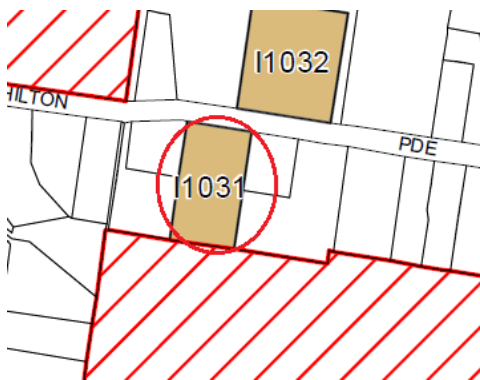
Excerpt from 4500_COM_HER_001_010_20150505

9 Wahroonga Avenue, Wahroonga (Lot 1 & 2 DP13804)

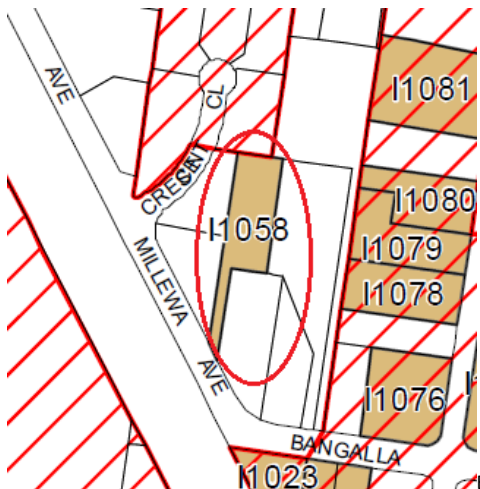
Excerpt from 4500_COM_HER_006_010_20150505

67 Clissold Road, Wahroonga (Lot 40 DP1133324)

Excerpt from 4500_COM_HER_006_010_20150505

32 Chilton Parade, Warrawee (Lot A DP412497)

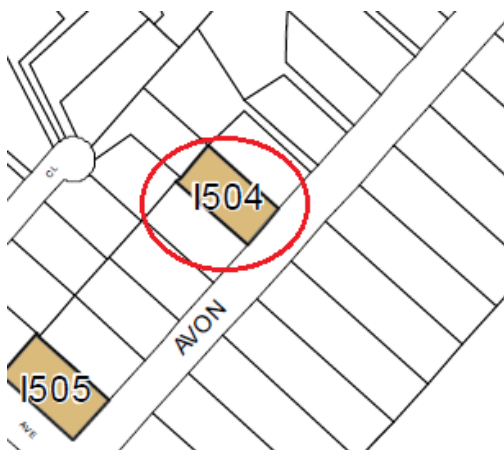
Excerpt from 4500_COM_HER_006_010_20150505

3 Millewa Avenue, Warrawee (Lot A DP333072)

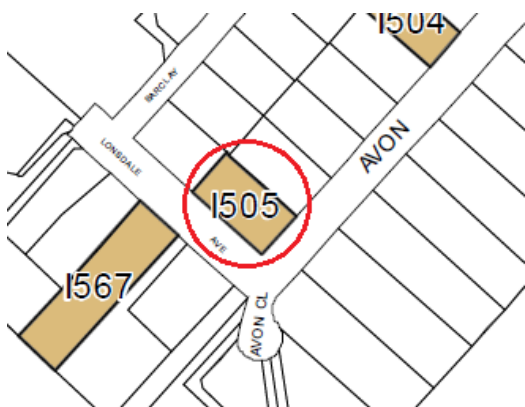
Excerpt from 4500_COM_HER_006_010_20150505

19 Douglas Street, St Ives (Lot 20 DP402176)

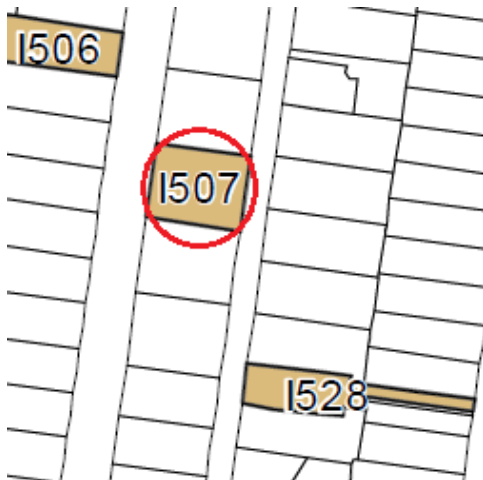
Excerpt from 4500_COM_HER_012_010_20150505

57 Avon Road, Pymble (Lot 3 DP500320)

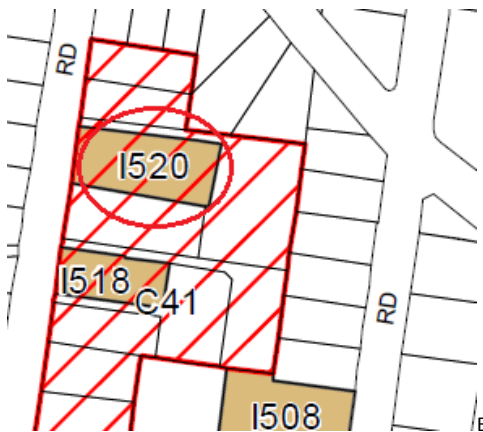
Excerpt from 4500_COM_HER_007_010_20150505

67 Avon Road, Pymble (Lot A DP335860)

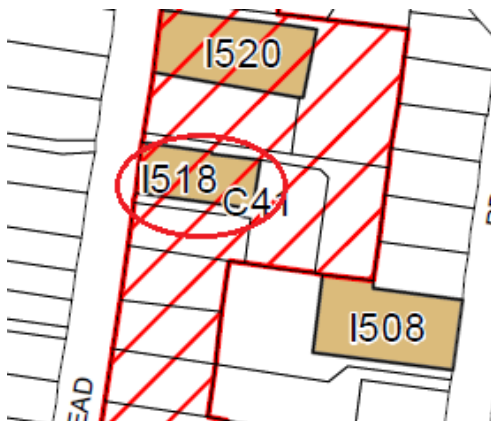
Excerpt from 4500_COM_HER_007_010_20150505

31 Bannockburn Road, Pymble (Lot C DP100321)

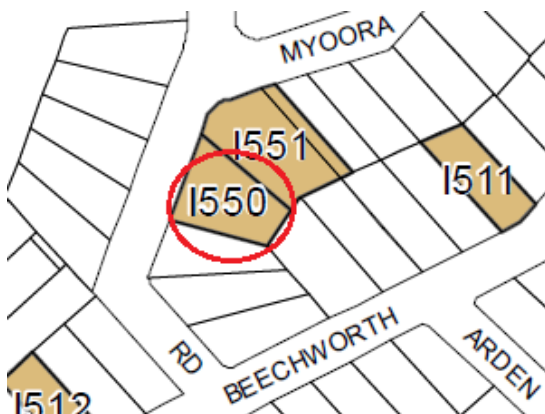
Excerpt from 4500_COM_HER_007_010_20150505

29 Bobbin Head Road, Pymble (Lot 1 DP878372)

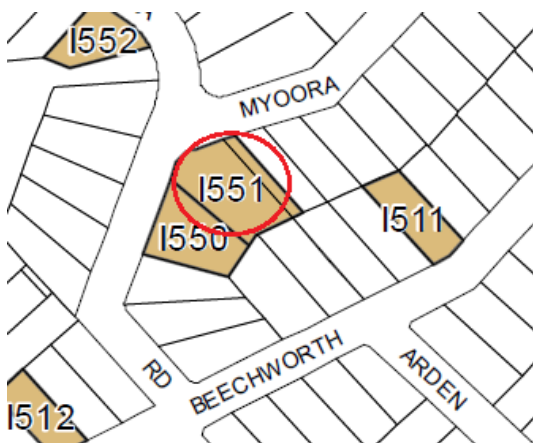
Excerpt from 4500_COM_HER_007_010_20150505

25 Bobbin Head Road, Pymble (Lot 1 DP221542)

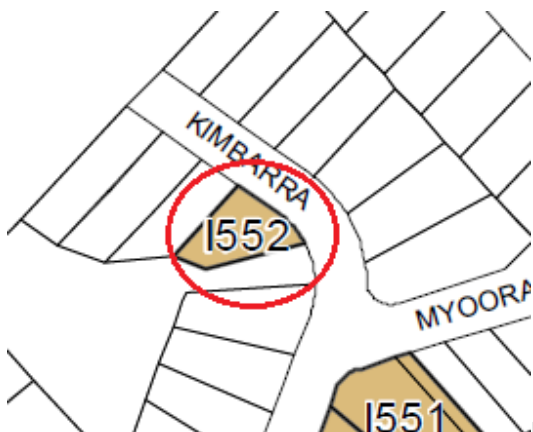
Excerpt from 4500_COM_HER_007_010_20150505

7 Kimbarra Road, Pymble (Lot B DP340841)

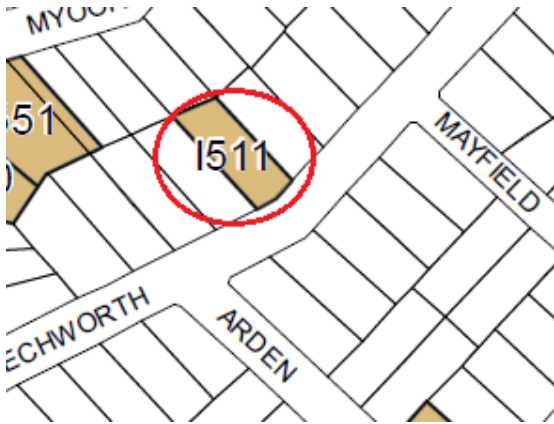
Excerpt 4500_COM_HER_007_010_20150505

9 Kimbarra Road, Pymble (Lot A DP343023 and Lot A DP340841)

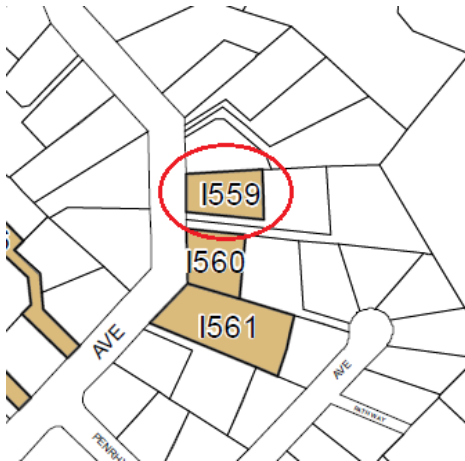
Excerpt from 4500_COM_HER_007_010_20150505

12 Kimbarra Road, Pymble (Lot 27 DP15544)

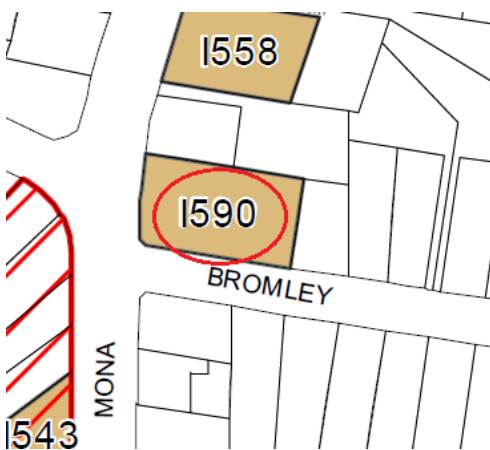
Excerpt from 4500_COM_HER_007_010_20150505

27 Beechworth Road, Pymble (Lot 2 DP15544)

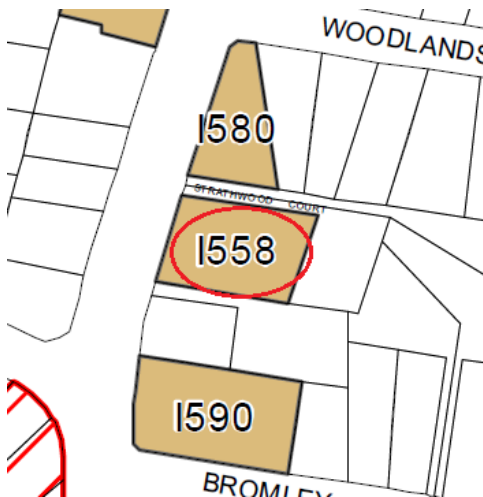
Excerpt from 4500_COM_HER_007_010_20150505

56 Livingstone Avenue, Pymble (Lot 15 DP603889)

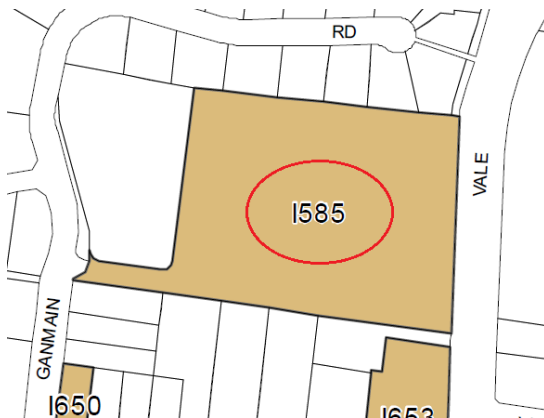
Excerpt from 4500_COM_HER_007_010_20150505

55A Mona Vale Road, Pymble (Part Lot A DP350784)

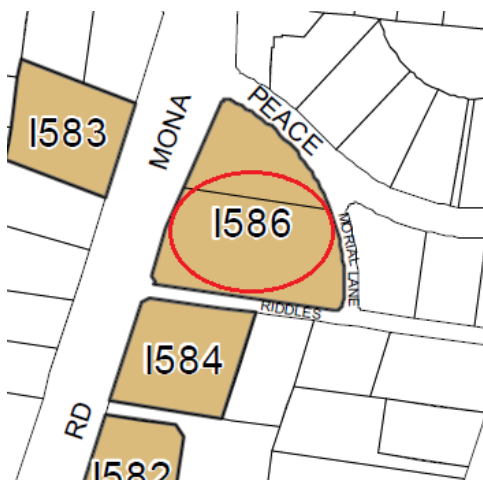
Excerpt from 4500_COM_HER_013_010_20150505

59 Mona Vale Road, Pymble (Lot 1 DP136926)

Excerpt from 4500_COM_HER_013_010_20150505

102 Mona Vale Road, Pymble (Lot 6 DP248260)

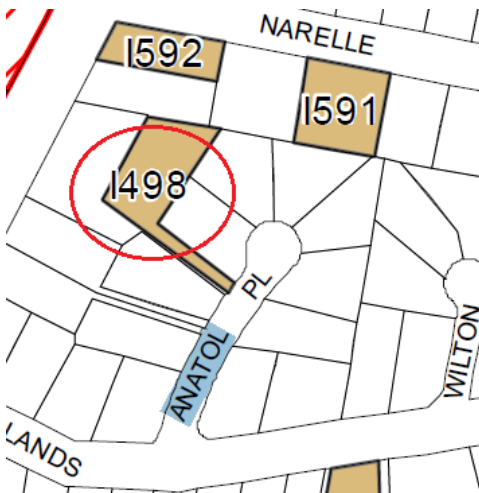
Excerpt from 4500_COM_HER_013_010_20150505

105 Mona Vale Road, Pymble (Lot 2 and Part Lot 3 DP34134)

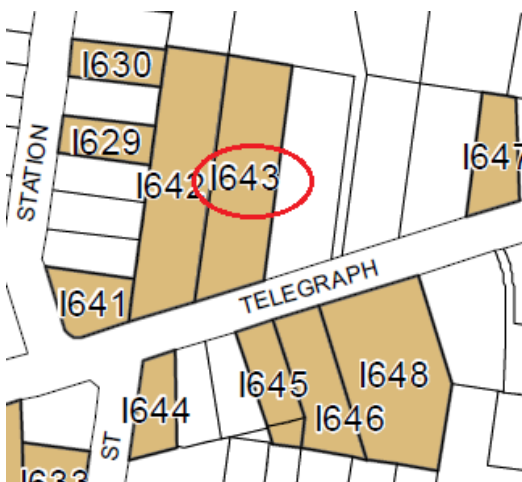
Excerpt from 4500_COM_HER_013_010_20150505

77B Pymble Avenue, Pymble (Lot 1 DP545170)

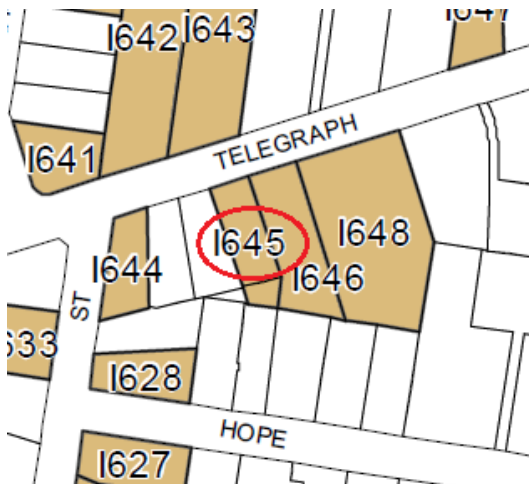
Excerpt from 4500_COM_HER_008_010_20150505

12 Anatol Place, Pymble (Lot 11 DP228739)

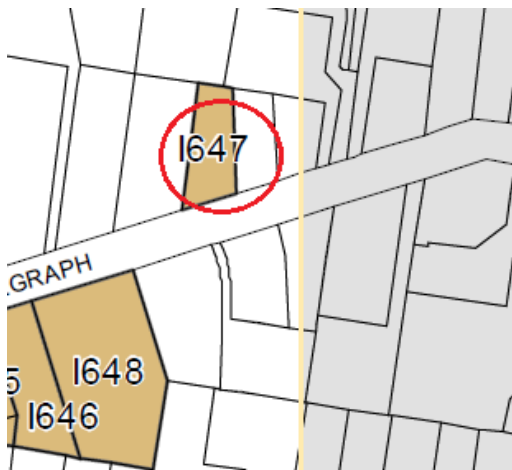
Excerpt from 4500_COM_HER_013_010_20150505

42 Telegraph Road, Pymble (Lot 2 DP2968)

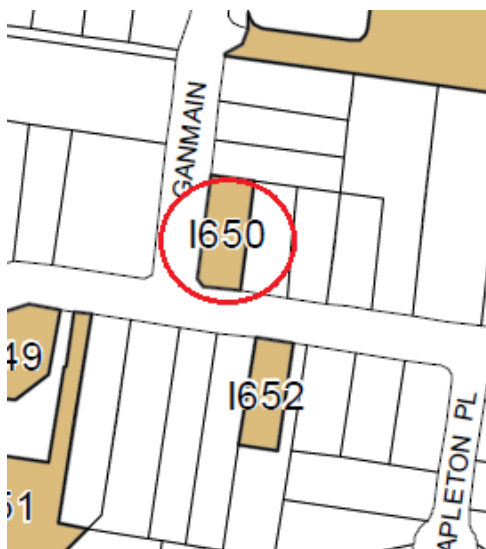
Excerpt from 4500_COM_HER_007_010_20150505

49 Telegraph Road, Pymble (Lot 13 DP8522 and Lot A DP337947)

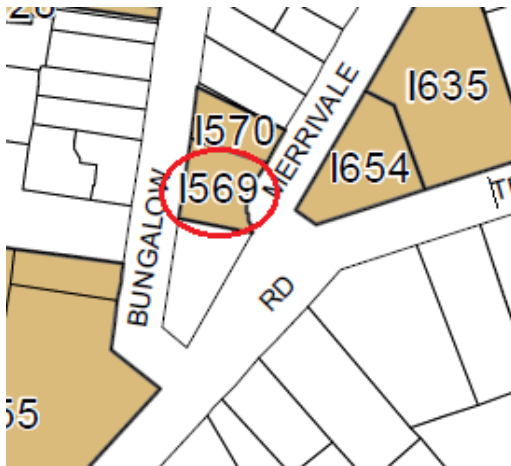
Excerpt from 4500_COM_HER_007_010_20150505

52 Telegraph Road, Pymble (Lot 1 DP302126)

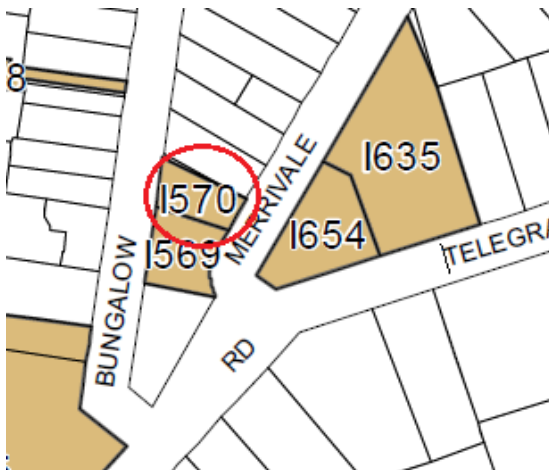
Excerpt from 4500_COM_HER_007_010_20150505

66 Telegraph Road, Pymble (Lot 13 DP15644)

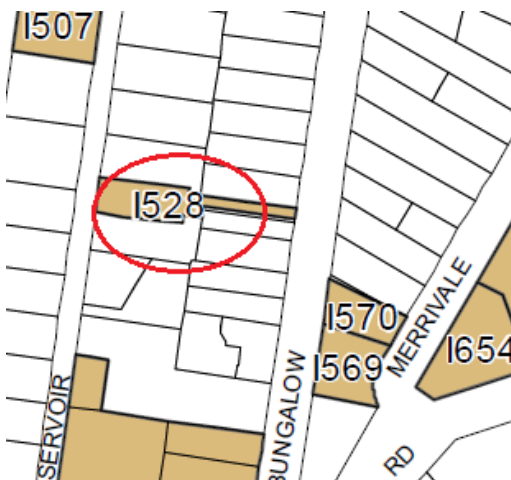
Excerpt from 4500_COM_HER_013_010_20150505

2 Merrivale Road, Pymble (Lot 1 DP341386)

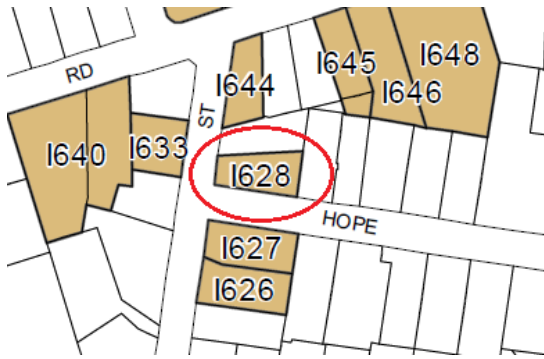
Excerpt from 4500_COM_HER_007_010_20150505

4 Merrivale Road, Pymble (Lot 2 DP373308)

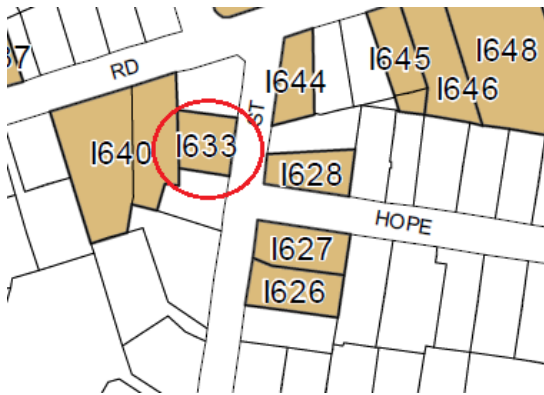
Excerpt from 4500_COM_HER_007_010_20150505

22 Bungalow Avenue, Pymble (Lot 201 DP1013674)

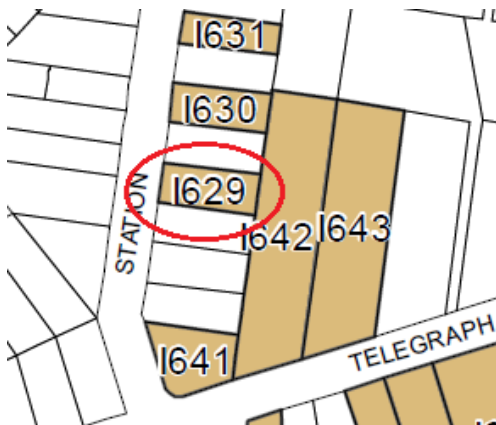
Excerpt from 4500_COM_HER_007_010_20150505

21 Station Street, Pymble (Lot 8 DP8522)

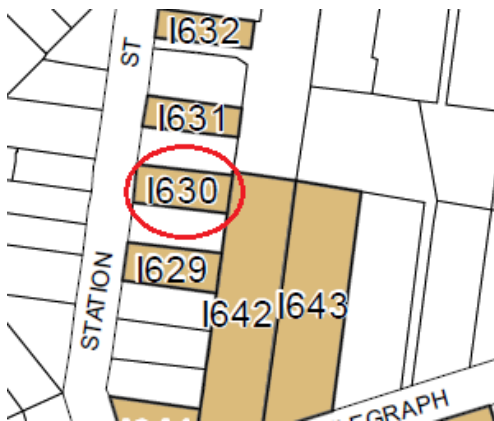
Excerpt from 4500_COM_HER_007_010_20150505

28A Station Street, Pymble (Lot 4 DP27933)

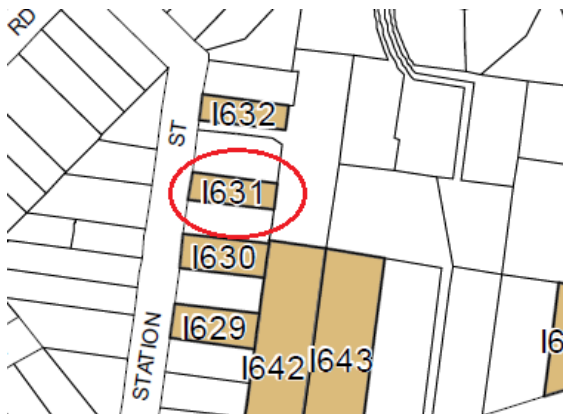
Excerpt from 4500_COM_HER_007_010_20150505

29 Station Street, Pymble (Lot 17 Section B DP4114)

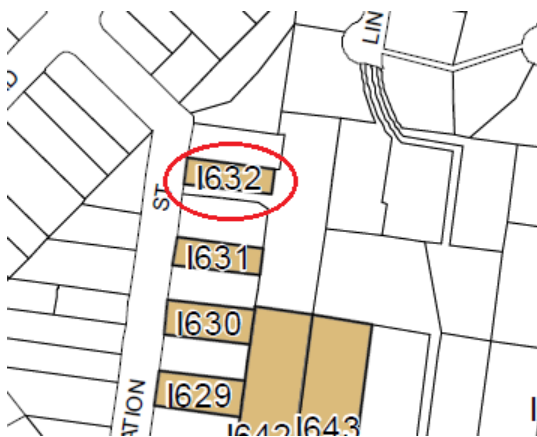
Excerpt from 4500_COM_HER_007_010_20150505

33 Station Street, Pymble (Lot 15 Section B DP41114)

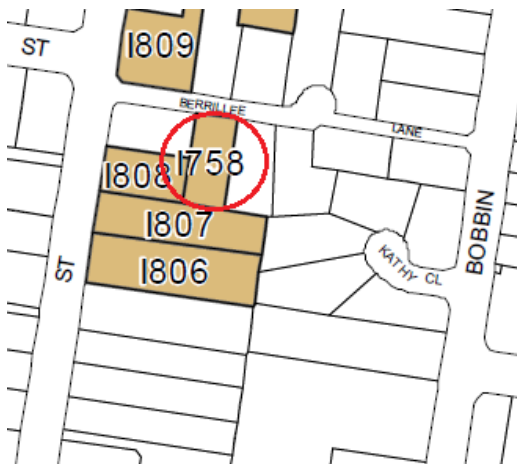
Excerpt from 4500_COM_HER_007_010_20150505

37 Station Street, Pymble (Lot 1 DP972169)

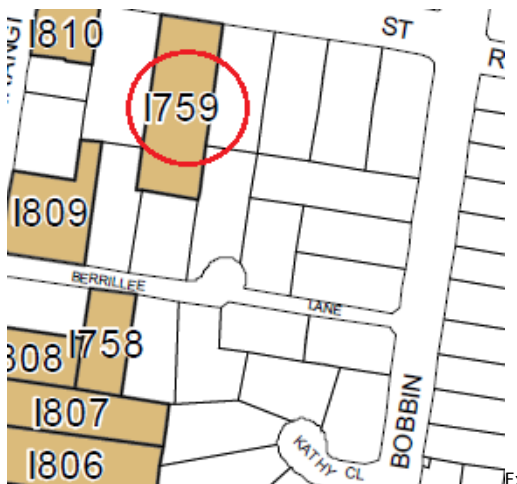
Excerpt from 4500_COM_HER_007_010_20150505

41 Station Street, Pymble (Lot 1 DP963273)

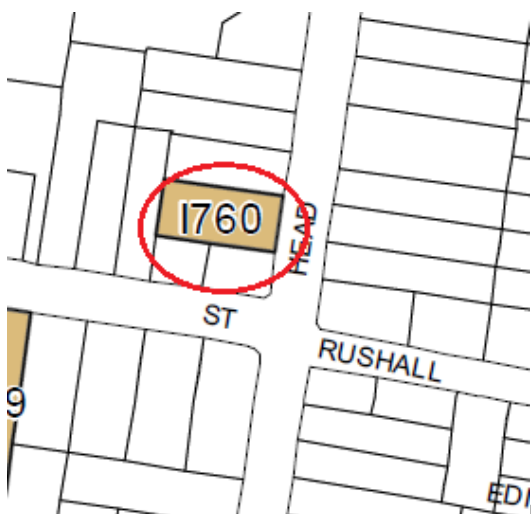
Excerpt from 4500_COM_HER_007_010_20150505

3 Berrillee Street, Turramurra (Lot 3 DP 535093)

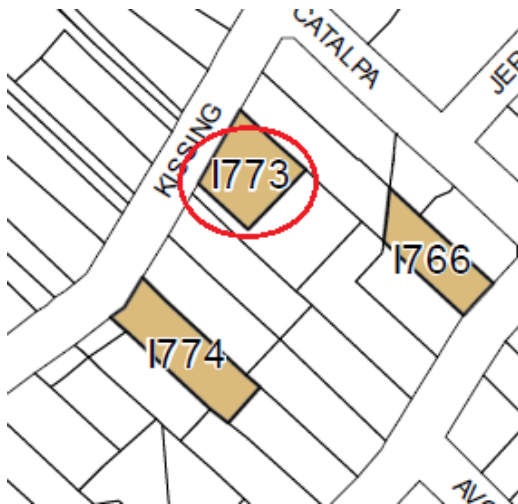
Excerpt from 4500_COM_HER_007_010_20150505

10 Berrillee Street, Turramurra (Lot 3 DP333276)

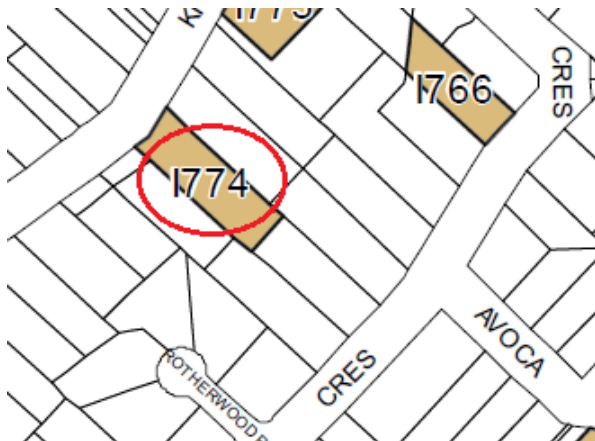
Excerpt from 4500_COM_HER_007_010_20150505

72 Bobbin Head Road, Turramurra (Lot 5 DP11500)

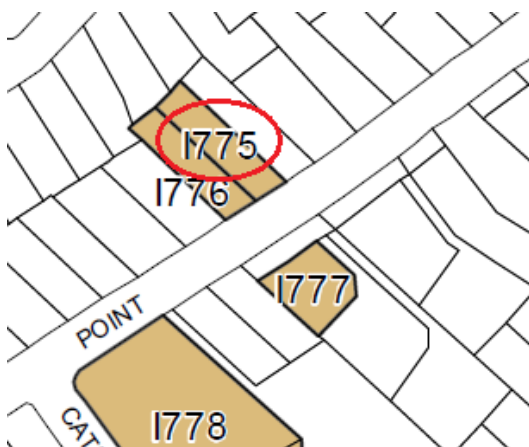
Excerpt from 4500_COM_HER_007_010_20150505

20 Kissing Point Road, Turramurra (Lot 1 DP712719)

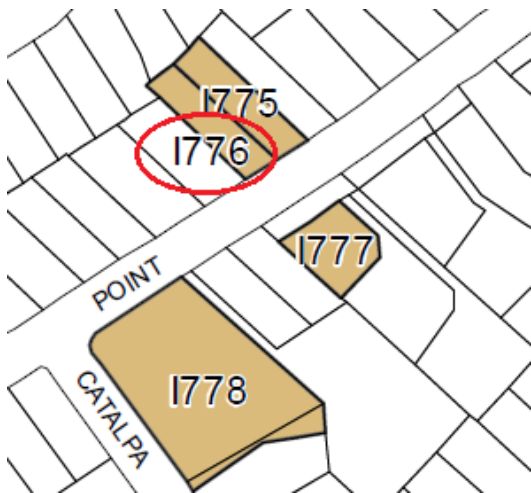
Excerpt from 4500_COM_HER_007_010_20150505

28 Kissing Point Road, Turramurra (Lot 1 DP547559)

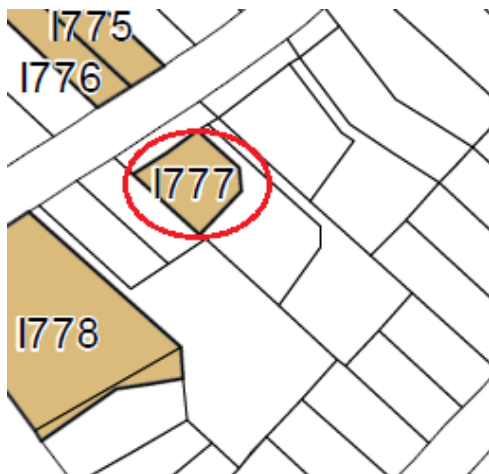
Excerpt from 4500_COM_HER_007_010_20150505

51 Kissing Point Road, Turramurra (Lot 2 DP900882)

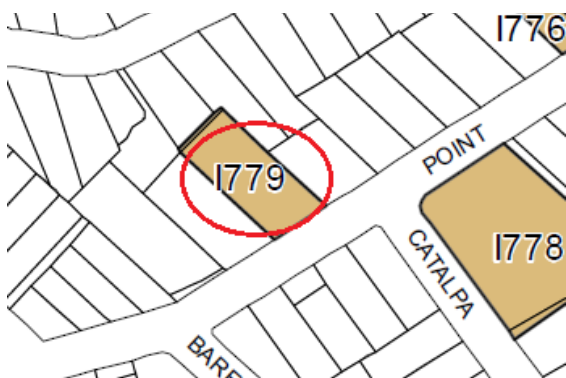
Excerpt from 4500_COM_HER_007_010_20150505

53 Kissing Point Road, Turramurra (Lot 19 DP206712)

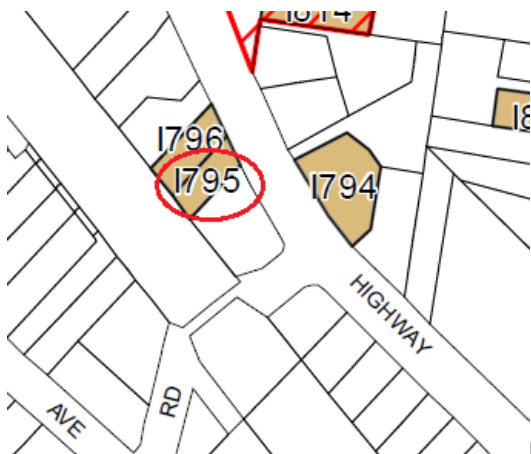
Excerpt from 4500_COM_HER_007_010_20150505

54 Kissing Point Road, Turramurra (Lot 5 DP240087)

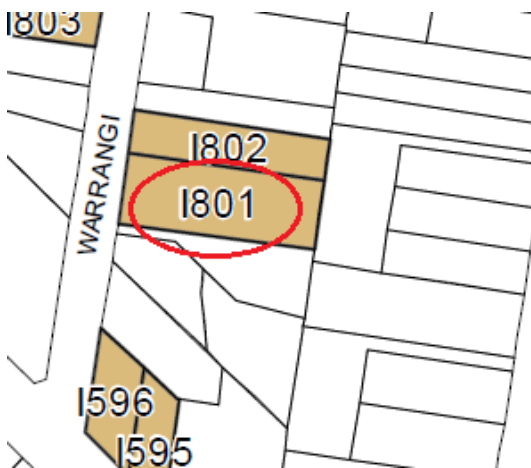
Excerpt from 4500_COM_HER_007_010_20150505

69 Kissing Point Road, Turramurra (Lot 4 DP31925 and Lot 20 DP206712)

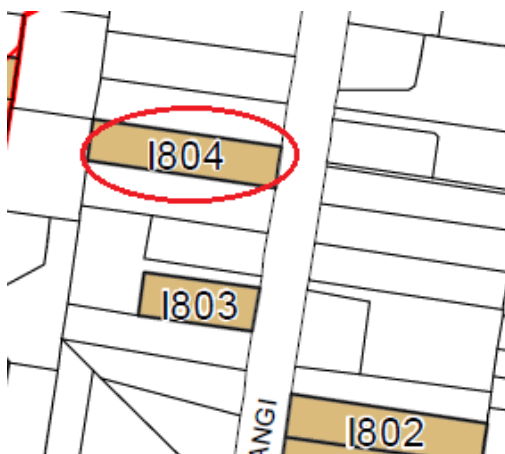
Excerpt from 4500_COM_HER_007_010_20150505

1282 Pacific Highway, Turramurra (Lot 1 DP119077)

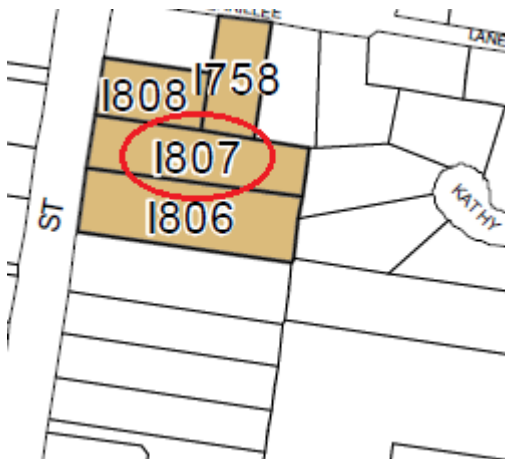
Excerpt from 4500_COM_HER_007_010_20150505

5 Warrangi Street, Turramurra (Lot 2 DP980163)

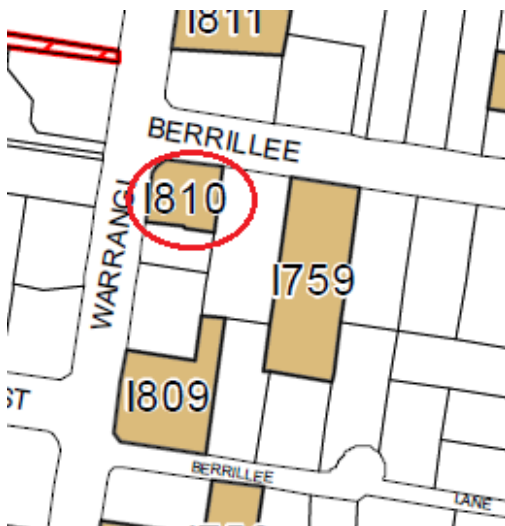
Excerpt from 4500_COM_HER_007_010_20150505

20 Warrangi Street, Turramurra (Lot 4 DP14862)

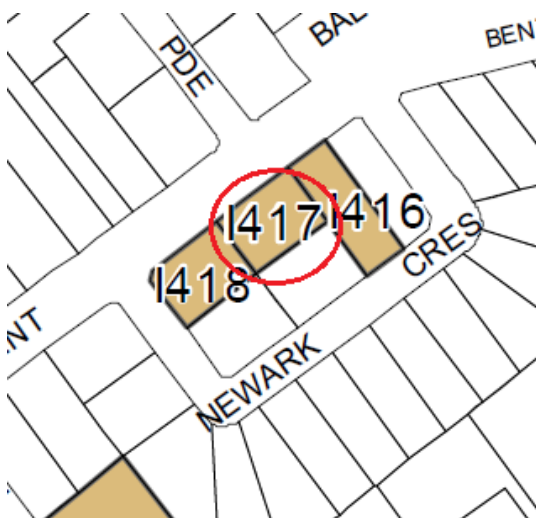
Excerpt from 4500_COM_HER_007_010_20150505

37 Warrangi Street, Turramurra (Lot B DP328926)

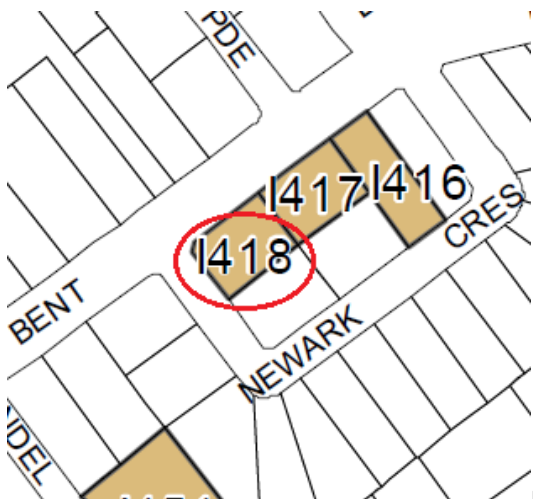
Excerpt from 4500_COM_HER_007_010_20150505

45 Warrangi Street, Turramurra (Lot 1 DP1126936)

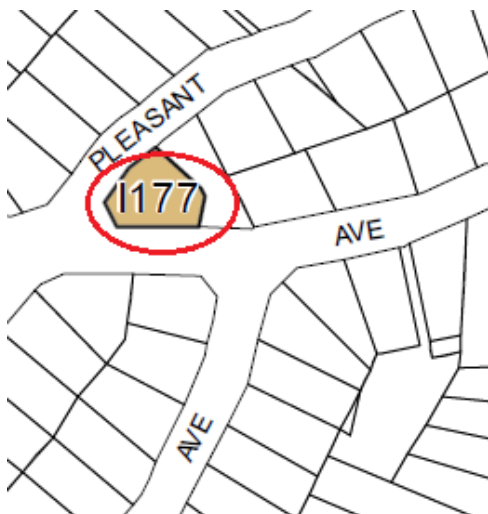
Excerpt from 4500_COM_HER_007_010_20150505

30 Bent Street, Lindfield (Lot 1 DP302422)

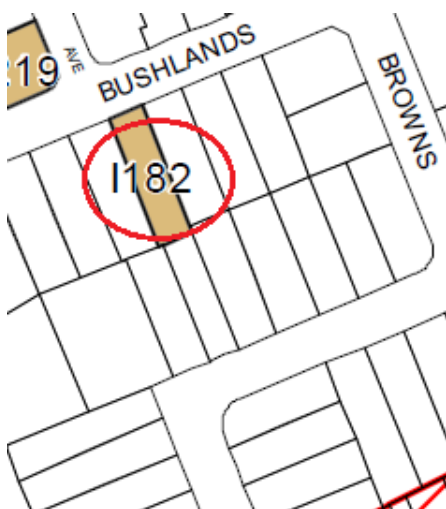
Excerpt from 4500_COM_HER_015_010_20150505

32 Bent Street, Lindfield (Lot 1 DP 170276)

Excerpt from 4500_COM_HER_015_010_20150505

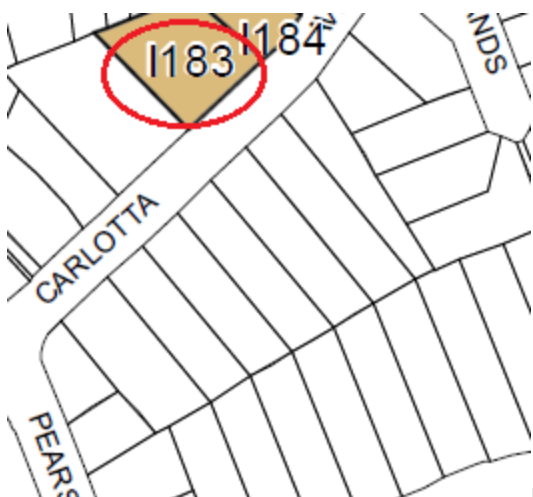
29 Pleasant Avenue, East Lindfield (Lot 148 DP552778)

Excerpt from 4500_COM_HER_019_010_20150505

48 Bushlands Avenue, Gordon (Lot 4 DP18297)

Excerpt from 4500_COM_HER_014_010_20150505

34 Carlotta Avenue, Gordon (Lot 1 DP935701)

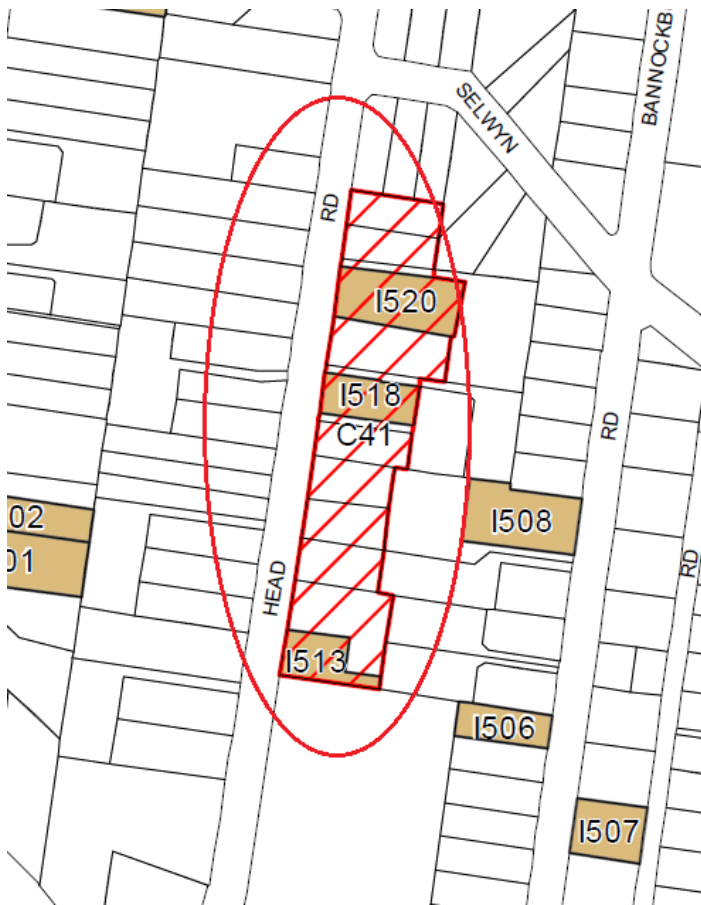


Excerpt from 4500_COM_HER_014_010_20150505

68 Ridge Street, Gordon (Lot 1 DP1072554)



Excerpt from 4500_COM_HER_008_010_20150505

Bobbin Head Road Conservation Area

Excerpt from 4500_COM_HER_007_010_20150505

PART 5 – COMMUNITY CONSULTATION

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

Community consultation for this planning proposal will be consistent with the prescribed consultation guidelines under the NSW Department of Planning and Environment's document *"A guide to preparing Local Environmental Plans"* (April 2013).

Consultation will also have regards to the conditions outlined within the Gateway Determination issued by the Department of Planning and Environment.

Public exhibition of the planning proposal is generally undertaken in the following manner:

- Notification in a newspaper that circulates the area affected by the planning proposal
- Notification on Councils website
- Notification in writing to the affected and adjoining landowners

During the exhibition period, the following material would be made available for inspection:

- The planning proposal
- The Gateway Determination
- Any information or technical information relied upon by the planning proposal

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

PART 6 – PROJECT TIMELINE

Stage	Timing
Anticipated commencement date (date of Gateway determination)	By end of August 2015
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Estimated 4 September 2015 – 25 September 2015 28 days - Run concurrently with exhibition period.
Commencement and completion dates for public exhibition period	Estimated 4 September 2015 – 25 September 2015 - 28 days exhibition
Dates for public hearing (if required)	N/A
timeframe for consideration of submissions	Estimated 25 September 2015 – 28 October 2015
Timeframe for the consideration of a proposal post exhibition	Estimated OMC on 10 November 2015 2 weeks for reporting
Date of submission to the department to finalise the LEP	N/A
Anticipated date RPA will make the plan (if delegated)	Estimated 20 November 2015
Anticipated date RPA will forward to the department for notification.	Estimated 24 November 2015

APPENDIX A – List of 75 properties recommended to proceed as heritage items

APPENDIX B – Heritage Inventory Sheets – potential 75 heritage items

APPENDIX C – Map of Bobbin Head Road Heritage Conservation Area

APPENDIX D – Heritage Inventory Sheet – Bobbin Head Road Conservation Area

APPENDIX E – Council Resolution 28 April 2015

APPENDIX F – Heritage Map Sheets

APPENDIX G – Ku-ring-gai Heritage Study (1987) by Robert Moore Penelope Pike, Helen Proudfoot and Lester Tropman

APPENDIX H – Review of Potential Heritage Items in the Ku-ring-gai Area (2006)
by Perumal Murphy Alessi

APPENDIX I – Northern Heritage Conservation Area Review (2010) by Paul Davies Pty Ltd

