

To include 62-62 Mona Vale Road, Pymble as an item of local environmental heritage

Proposal Title : **To include 62-62 Mona Vale Road, Pymble as an item of local environmental heritage**

Proposal Summary : **The planning proposal is to include the property at 62-64 Mona Vale Road, Pymble as an item of local environmental heritage in schedule 5 of the draft Ku-ring-gai LEP 2013.**

PP Number : **PP_2014_KURIN_006_00**

Dop File No : **14/17357**

Proposal Details

Date Planning Proposal Received : **16-Sep-2014**

LGA covered : **Ku-Ring-Gai**

Region : **Metro(Parra)**

RPA : **Ku-ring-gai Council**

State Electorate : **KU-RING-GAI**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Housekeeping**

Location Details

Street : **62-64 Mona Vale Road**

Suburb : **Pymble**

City : **Pymble**

Postcode : **2077**

Land Parcel : **Lot 1 DP 573945 and Lot 11 DP 8555982**

DoP Planning Officer Contact Details

Contact Name : **Michael Druce**

Contact Number : **0298601544**

Contact Email : **michael.druce@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Craige Wyse**

Contact Number : **0294240855**

Contact Email : **cwyse@kmc.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Terry Doran**

Contact Number : **0298601149**

Contact Email : **terry.doran@planning.nsw.gov.au**

Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub

Consistent with Strategy :

Regional Strategy :

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MDP Number :

Date of Release :

Area of Release
(Ha) :Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of
Conduct has been
complied with : **Yes**

If No, comment :

CODE OF CONDUCT

At this point in time, to the best of the Regional Team's knowledge, this planning proposal is compliant with the Department's Code of Practice in relation to communications and meetings with lobbyists.

POLITICAL DONATIONS DISCLOSURE STATEMENT

Political donations disclosure laws commenced on 1 October 2008. The legislation requires the public disclosure of donations or gifts for certain circumstances relating to the Planning system.

The disclosure requirements under the new legislation are triggered by the making of relevant planning applications and relevant public submissions on such applications. The term relevant planning application means:

'A formal request to the Minister, a council or the Secretary to initiate the making of an environmental planning instrument...'

Planning Circular PS 08-009 specifies that a person who makes a public submission to the Minister or Secretary is required to disclose all reportable political donations (if any).

At this point in time, to the best of the Regional Team's knowledge, the Department has not received any disclosure statements for this Planning Proposal.

Have there been
meetings or
communications with
registered lobbyists? :**No**

If Yes, comment :

Supporting notesInternal Supporting
Notes :External Supporting
Notes :**Adequacy Assessment****Statement of the objectives - s55(2)(a)**Is a statement of the objectives provided? **Yes**

Comment :

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The planning proposal would result in the addition of an item to Schedule 5 of the draft Ku-ring-gai LEP 2013.**
 It would also involve the amendment of Heritage Map - Sheet - HER_019 by identifying the subject property.
 The planning proposal would not be finalised prior to finalisation of draft Ku-ring-gai LEP 2013.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

2.3 Heritage Conservation

3.1 Residential Zones

3.3 Home Occupations

6.1 Approval and Referral Requirements

6.3 Site Specific Provisions

7.1 Implementation of the Metropolitan Plan for Sydney 2036

* May need the Director General's agreement

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Infrastructure) 2007

SREP (Sydney Harbour Catchment) 2005

e) List any other matters that need to be considered :

The planning proposal is consistent with all the identified Section 117 Directions and State Environmental Planning Policies.

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The maps provided are sufficient for exhibition purposes. However it is noted that the planning proposal (page 13) refers to an aerial photograph. This has not been included in the planning proposal and should be provided when exhibited.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **The period for community consultation is not specified in Part 5 - Community Consultation of the planning proposal. However, the Project Timeline indicates a consultation period of 28 days.**
 This is supported and recommended.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **November 2014**

Comments in
relation to Principal
LEP :

This planning proposal is to be an amendment to the principal LEP when it is made.

Assessment Criteria

Need for planning
proposal :

The planning proposal is as a result of submissions made to a development application for the site and the resultant independent heritage assessment that was undertaken.

Consistency with
strategic planning
framework :

The planning proposal is not inconsistent with the existing and draft Metropolitan Strategy for Sydney and with the draft North Subregional Strategy.

The planning proposal is consistent with Council's Community Strategic Plan.

Environmental social
economic impacts :

The planning proposal is to protect an existing building and, as such, there is no identified impacts upon the natural environment.

The social impacts of protecting a building of this nature are considered to be positive. 'Lanosa' is a largely intact example of a Federation period gentleman's residence and the independent heritage report recommends it be protected as an item of local significance.

Assessment Process

Proposal type :

Minor

Community Consultation
Period :

28 Days

Timeframe to make
LEP :

6 months

Delegation :

RPA

Public Authority
Consultation - 56(2)
(d) :

Is Public Hearing by the PAC required?

No

(2)(a) Should the matter proceed ?

Yes

If no, provide reasons :

Further consultation with any Public Authorities is not required. Council has consulted with the Office of Environment and Heritage - Heritage, which has indicated unqualified support for the proposal in a letter dated 9 September 2014. It is recommended that a copy of the letter be included with the documents placed on public exhibition.

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

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If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Council Letter.pdf	Proposal Covering Letter	Yes
Heritage Assessment Study.pdf	Study	Yes
OEH Heritage _ Letter.pdf	Study	Yes
Planning Proposal.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **2.3 Heritage Conservation**
 3.1 Residential Zones
 3.3 Home Occupations
 6.1 Approval and Referral Requirements
 6.3 Site Specific Provisions
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **DELEGATION OF PLAN-MAKING FUNCTION**

The proposal is considered to be of minor importance, and it is recommended that the plan-making function be delegated to Ku-ring-gai Council.

PLANNING PROPOSAL

Further, it is recommended that the planning proposal proceed subject to the following conditions:

- 1. The planning proposal be exhibited for a period of 28 days;**
- 2. Consultation with public authorities under section 56 (2)(d) of the EP&A Act is not required. A copy of the advice provided by the Office of Environment and Heritage is to be exhibited with the planning proposal**
- 3. A public hearing is not required; and**
- 4. The planning proposal is to be finalised within 6 months from a week following the date of the gateway determination.**

Supporting Reasons : **The proposal to list the property 'Lanosa' at 62-64 Mona Vale Road, Pymble as an heritage item of local significance is supported by the independent heritage assessment undertaken by Perumal Murphy Alessi for Council.**

The proposal is supported by the Office of Environment & Heritage - Heritage Division.

The planning proposal is supported as it involves a minor change to the heritage schedule which will serve to protect a local item of heritage significance.

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Signature:



Printed Name:

T. DORAN

Date:

5/11/14