



Ku-ring-gai Council

PLANNING PROPOSAL

To include 10 Park Crescent, Pymble and interiors as a heritage item in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

JANUARY 2023

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INTRODUCTION

This Planning Proposal contains the justification for the proposed amendments to Schedule 5 of the *Ku-ring-gai Local Environmental Plan* ('KLEP 2015') to list 10 Park Crescent, Pymble and interiors as a local heritage item.

This Planning Proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the NSW Department of Planning and Environment's '*LEP Making Guideline*' (September 2022).

Council will request the plan making delegation under section 3.36 of the Environmental Planning and Assessment Act for this Planning Proposal.

This Planning Proposal includes:

- Existing site and surrounding context
- Existing planning controls applying to the site
- The objective of the amendment to the *Ku-ring-gai Local Environment Plan 2015*
- An explanation of provisions that are to be included in the amendment to the *Ku-ring-gai Local Environment Plan 2015*
- Justification for the objective and provisions to be included in the amendment to the *Ku-ring-gai Local Environment Plan 2015*
- Mapping for the heritage listing
- Community Consultation
- Project Timeline

Background

The subject property at 10 Park Crescent, Pymble known as '*Covington*' was previously listed as a local heritage item under the Ku-ring-gai Planning Scheme Ordinance 1971. Following the Pymble Town Heritage Centre Review in 2006, the property was subsequently de-listed via Ku-ring-gai Local Environmental Plan (Local Centres) 2012. At this time, the property was also zoned R4 High Density Residential, although with a lower height and floor space ratio for the standard in the R4 zone.

In 2006, an external heritage consultant considered that it would be reasonable to remove the heritage listing, however this recommendation was not based on an internal inspection of the house as it was not possible to gain access at the time. Based on an external inspection, the consultant concluded that *Covington* was a 'reasonably nice example of its type' but not worthy of retaining its heritage listing. The consultant also noted that it may be reasonable to retain the listing had it not been a constraint to the planning for the area. A comparative analysis was also undertaken.

In June 2021, a third party approached Council officers in relation to the possibility of heritage listing the subject property. The third party was advised that the property had been previously listed and de-listed and that without knowing the full history of this process, there was an assumption that this was based on due process.

A development application was lodged on 27 April 2022 for demolition of *Covington* and construction of a residential flat building with five dwellings on the site. A site inspection of the property, including the internals of the house, was then undertaken on 6 June 2022. The site inspection revealed a number of key intact and original internal features that are not evident in the most recent real estate advertisement and which substantiate further investigation into the heritage significance of the property. These features are noted in a 1930s article sourced from the National Library of Australia, which was published in relation to the subject dwelling.

A preliminary heritage assessment was undertaken by a heritage consultant on behalf of Council and completed in June 2022. As a result of the assessment, the property is considered to be of sufficient potential heritage value for at least its aesthetic, representative and possible rarity values within the council area. The preliminary heritage assessment recommended that an Interim Heritage Order ('IHO') be placed over the dwelling. The IHO would act as a temporary measure to allow a more detailed assessment to be undertaken to determine if the dwelling, including its internals, warrants protection as a heritage item.

On 26 July 2022, a confidential report was considered by Council with the recommendation to place an Interim Heritage Order under section 25 of the NSW Heritage Act 1977 on the property identified as 10 Park Crescent Pymble, Lot 26 DP 7427 to enable a full and proper evaluation of the heritage significance and prevent any harm to the site in the interim. Council resolved to proceed in the manner outlined in the report. A heritage assessment was prepared by TKD Architects in October 2022. The assessment considered the significance of 10 Park Crescent, Pymble against the NSW Heritage criteria and maintains that the property warrants local listing on Schedule 5 of the KLEP 2015. The heritage assessment is included at **Appendix A**.

Under the conditions of the IHO, the order will lapse on 29 January 2023 unless Council passes a resolution to list the item on the Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 ('KLEP 2015') to protect and manage the items, or it nominates the item for inclusion on the State Heritage Register. A copy of the IHO is included at **Appendix B**.

On 15 November 2022, the matter was raised at the Ordinary Meeting of Council ('OMC') and was deferred for a site inspection. Following the site inspection, the matter was reported back on 13 December 2022. At this meeting, Council resolved:

"That:

- A. Planning Proposal be prepared to include Schedule 5 of the KLEP 2015- Lot 26 DP 7427, 10 Park Crescent Pymble, and Interiors.*
- B. The Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.*
- C. Council requests the plan making delegation under Section 3.36(2) of the EP&A Act for this Planning Proposal.*
- D. Upon receipt of a favourable Gateway determination, the exhibition and consultation process is to be carried out in accordance with the Gateway determination and requirements of the Environmental Planning and Assessment Act, 1979."*

CARRIED UNANIMOUSLY

The Council report and resolution from the December OMC is included as **Appendix C**.

Site and context

The property at 10 Park Crescent, Pymble contains a brick residence constructed 1935-1936 which exhibits key features of the Inter-War Old-English style. The dwelling presents asymmetric massing to the street with a large gabled roof to the southern end, finished with decorative timber battens and timber vent. External brickwork is comprised of mottled red and brown texture bricks, with leadlight glazing to all original windows. Herringbone brickwork and timber nogging distinguish the porch as the entry to the building - such features are considered typical of the style.



Figure 1. Location Plan of 10 Park Crescent, Pymble (Source: Heritage Assessment – see Appendix A)



Figure 2. Exterior views of 10 Park Crescent, Pymble (Source: Heritage Assessment – see Appendix A)



Figure 3. Exterior views of 10 Park Crescent, Pymble (Source: Heritage Assessment – see Appendix A)



*Figure 4. Interior views of the house showing electro-plated copper sidelight, extensive timber panelling and decorative grilles to radiators and built-in timber panelled cupboards in hall (Source: Heritage Assessment – see **Appendix A**)*



*Figure 5. Interior views of the house showing built-in timber panelled seat in dining room, leadlight glass windows and original ceiling and cornice details (Source: Heritage Assessment – see **Appendix A**)*

Existing planning controls

The site is subject to existing planning controls within the KLEP 2015, relating to land zoning, height of building and minimum lot size. These are as follows:

	Land Use Zone	Height of Building	FSR
10 Park Crescent, Pymble	R4 High Density Residential	11.5m	0.85

The objectives for R4 High Density Residential in the KLEP 2015 are:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high 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 high density residential housing close to public transport, services and employment opportunities.*

The Site is not located within a Heritage Conservation Area under the KLEP 2015. The Site is not currently listed as a State or local heritage item.

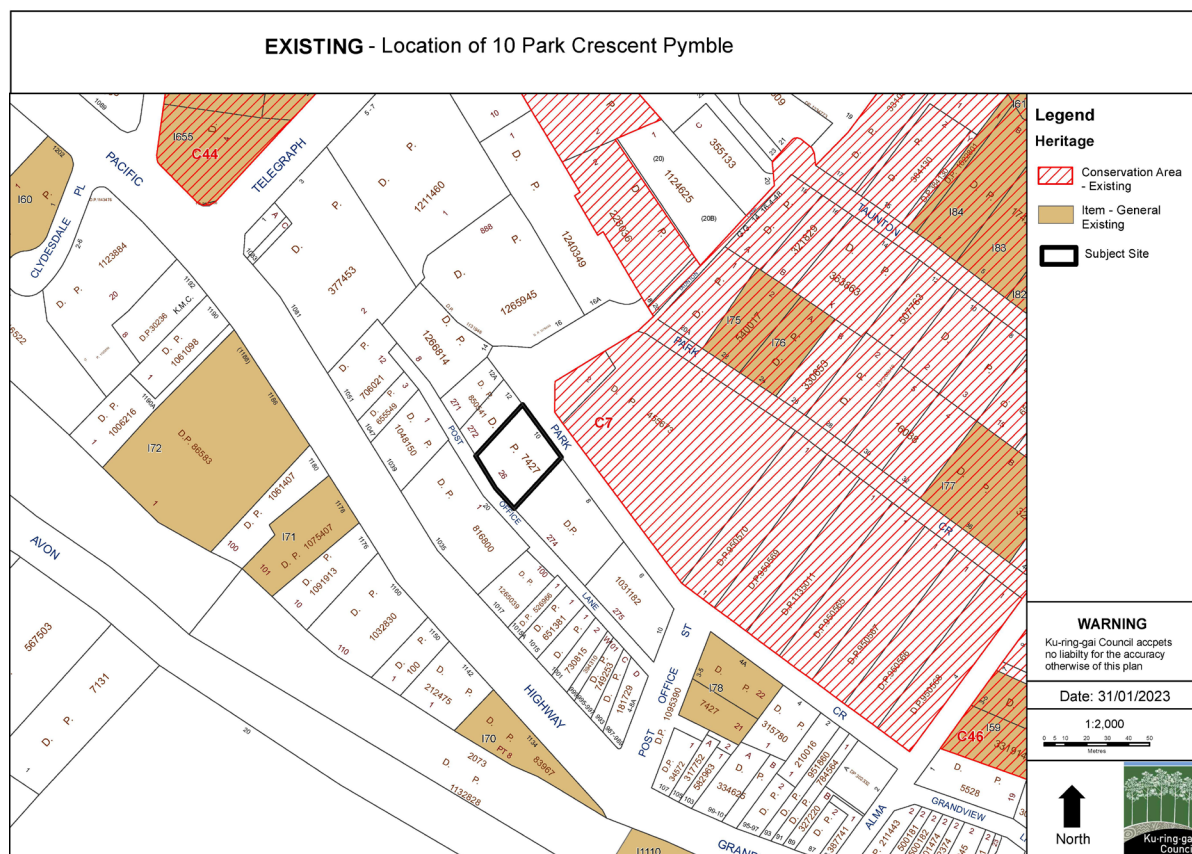


Figure 6. Map showing existing non-heritage listed status of 10 Park Crescent, Pymble

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

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

The objective of the planning proposal is to amend Part 1 (Heritage items) under Schedule 5 (Environmental Heritage) of the KLEP 2015, to list 10 Park Crescent, Pymble and interiors as a local heritage item. Heritage listing of this property will ensure recognition of its significance, as well as protection through ensuring any future modification proposals are assessed against heritage provisions in the KLEP 2015.

PART 2 – EXPLANATION OF PROVISIONS

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

The Planning Proposal seeks to amend Schedule 5 Environmental Heritage of the KLEP 2015 to insert the following:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Pymble	'Covington', dwelling house and interiors	10 Park Crescent, Pymble	Lot 26, DP7427	Local	I638

The Planning Proposal seeks to make amendments to the following map:

Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_007 by colouring the Site so as to indicate a Heritage Item – General.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE SPECIFIC MERIT

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 an endorsed local strategic planning statement, strategic study or report?*

Yes. A Heritage assessment was prepared in October 2022 (see **Appendix A**). The Report considered the significance of 10 Park Crescent, Pymble against the NSW Heritage criteria. The assessment maintains that the property warrants local listing on Schedule 5 of the KLEP 2015, satisfying the NSW Heritage Council's criteria for listing, as outlined below.

Criterion A: An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

10 Park Crescent, Pymble is illustrative of the suburban consolidation of Pymble over the early to mid-twentieth century. Development in the area began with grand residences in the late nineteenth century following the coming of the railway, but the suburb did not take on its suburban character with a variety of housing on smaller lots until this period. The house demonstrates the more modest scale of suburban development in the suburb, being designed for a young newly-married couple by friend and prominent architect Percy James Gordon.

10 Park Crescent, Pymble meets Criterion A at a local level.

Criterion B: An item has strong or special association with the life or works of a person, or group of persons, of importance to NSW's cultural or natural history (or the cultural or natural history of the local area).

10 Park Crescent, Pymble has associations with architect Percy James Gordon and the firm of Morrow and Gordon as a residential commission during a period of growth for the firm, when a number of their most notable designs were produced. The design and planning of the residence represent Gordon's independent work in the first few years of his leadership of the practice after the departure of Morrow, but reflects the continuation of the firm's emphasis on practicality in design and plan with modern fittings.

10 Park Crescent, Pymble meets Criterion B at a local level.

Criterion C: An item is important in demonstrating aesthetic characteristics and/or and high degree of creative or technical achievement in NSW (or the local area).

10 Park Crescent, Pymble is a representative and largely intact example of a residence designed in the Interwar Old English style, exhibiting many of its key features. Changes to its external form are sympathetic and do not detract from the aesthetic values of the place, with the house retaining a substantial degree of its integrity externally. The high-quality and intact interior finishes and fixtures retained in key spaces internally are of particular aesthetic value. The retention of these interiors in key rooms (including the hall, living room, dining room and master bedroom) include silver silkwood wall panelling, fine joinery including sliding doors, tapestry and leadlight glass windows, fibrous plaster ceilings and cornices, in-built radiators with decorative metal grills, and a Tudor style synthetic stone fireplace. The in-built radiators with decorative metal grilles (detailed to match the electro-copper designs on the door glazing) are of technical significance as evidence of 1930s central heating systems and their incorporation into house design in decorative ways. The survival of such evidence is rare, usually being removed with technical advancements. The intact interiors provide evidence of middle class lifestyle and aspirations during the 1930s.

The building retains much of its original setting, including its relationship with the adjoining park, with the house planned to capture views to the park from the two verandahs and porch, and to make the most of the sunlight from this aspect. The split-level nature of its original garden, set into the hill, is retained though the original rockery has been removed and the space relandscaped. The original brick fence and stone bank and steps from the drive up to the house remain in-situ.

10 Park Crescent, Pymble meets Criterion C at a local level.

Criterion D: An item has strong or special associations with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

10 Park Crescent, Pymble is unlikely to have strong or special associations with particular communities or groups in NSW. However, the social significance of the place has not been assessed or tested.

10 Park Crescent, Pymble is unlikely to meet the threshold for Criterion D.

Criterion E: An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

10 Park Crescent, Pymble may retain some evidence of 1930s central heating systems of some technical significance, however, it is unlikely that the systems have research potential or would yield evidence of such systems which is not already well documented in archival and other sources.

10 Park Crescent, Pymble is unlikely to meet Criterion E at a local level.

Criterion F: An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

10 Park Crescent, Pymble is likely to have rarity value for the in-situ evidence of 1930s central heating systems it provides. The evidence of these systems, particularly the decorative metal grilles to the radiators, appears to be rare at a local level in houses of a similar age. Such evidence was not identified in any of the other 23 houses of the same style in Ku-ring-gai compiled in the comparative analysis. The level of integrity of its interiors in its key spaces generally also appear to be rare at a local level. It is also unusual because it is a single storey in height – other listed examples are mostly two storeys.

10 Park Crescent, Pymble meets Criterion F at a local level.

Criterion G: An item is important in demonstrating the principal characteristics of a class of NSW's (or the local areas) cultural or natural places; or cultural or natural environments.

10 Park Crescent, Pymble is a largely intact example of an Interwar Old English style dwelling, retaining its key external features and typical form, as well as high-quality interior features and finishes. The condition and integrity of the largely intact suite of rooms at the front of the house, and their bespoke decorative elements, make it an important example of its type.

10 Park Crescent, Pymble meets Criterion G at a local level

Statement of Significance

10 Park Crescent, Pymble is of heritage significance at a local level for its historic, associational, aesthetic, representative and rarity values. The place derives historical significance from its ability to demonstrate the suburban consolidation of Pymble from the early to mid-twentieth century, and from its associations and connections with DT Morrow and Gordon architects in an important period of the firm's history. The exterior form and fabric of the house, as well as its high-quality interior features and finishes, are of aesthetic significance and illustrative of the Inter-war Old English style. One-storey examples of the style are uncommon in the local government area.

Demonstrating many of its key features, it is a characteristic example of this style. The property derives rarity value from the integrity of its key interior spaces, and the retention of its 1930s central heating system with decorative metal grilles to radiators.

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 seeks to amend Part 1 (Heritage items) under Schedule 5 (Environmental Heritage) of the KLEP 2015, to list the Site as a local heritage item. The best and only means of achieving the objective to recognise the heritage significance and provide the Site with statutory protection is through the Planning Proposal process. The building is not located within a conservation area, and current planning instruments do not provide sufficient protection for the building. The Site has been determined to have sufficient heritage significance to warrant retention and listing through satisfying the NSW Heritage Council's Criteria for local heritage significance. A heritage listing will provide ongoing protection and recognition of the heritage significance of the Site.

Other options such as adding site-specific objectives and controls to the *Ku-ring-gai Development Control Plan 2016* will not provide the same level of heritage protection and recognition.

B. Relationship to strategic planning framework

Q3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?*

Yes. The Planning Proposal is consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the relevant actions of the *North District Plan* (2018), as discussed below.

Greater Sydney Region Plan: A Metropolis of Three Cities

The Planning Proposal is consistent with the directions and objectives of the Plan, particularly Objective 13:

‘Environmental heritage is identified, conserved and enhanced’.

Including the property at 10 Park Crescent, Pymble in Schedule 5 of the KLEP 2015 will provide ongoing protection and recognition of the heritage significance of the item.

North District Plan

Yes. The Planning Proposal is generally consistent with the directions, priorities and objectives of the *North District Plan*, and more specifically with:

Planning Priority N6. Creating and renewing great places and local centres and respecting the District’s heritage

Action 21. Identify, conserve and enhance environmental heritage by:

- a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place
- b. applying adaptive re-use and interpreting of heritage to foster distinctive local places
- c. managing and monitoring the cumulative impact of development on the heritage values and character of places.

Action 55. Consider the following issues when preparing plans for tourism and visitation:

- e. protecting heritage and biodiversity to enhance cultural and eco-tourism

Action 67. Identify and protect scenic and cultural landscapes

Q4. *Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?*

Yes. The Planning Proposal is consistent with Ku-ring-gai’s Community Strategic Plan 2038 (2018) (‘CSP’). In particular, the Planning Proposal gives effect to the identified priority of *‘protecting heritage buildings and historic places’*. In addition, the Planning Proposal will give effect to Theme 3 of the CSP, ‘Places, spaces and infrastructure’ which identifies the long-term objective P5.1 *‘Ku-ring-gai’s heritage is protected, promoted and responsibly managed’*.

The Planning Proposal is consistent with Ku-ring-gai’s Heritage Strategy (2021) giving effect to the priority to identify new heritage items.

The Planning Proposal is consistent with Ku-ring-gai's Local Strategic Planning Statement (2020) ('LSPS') giving effect to a number of Ku-ring-gai Local Planning Priorities identified within the LSPS, including:

Local Character and Heritage

K12. Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character

K13. Identifying and conserving Ku-ring-gai's environmental heritage

Q5. *Is the planning proposal consistent with any other applicable State and regional studies or strategies?*

N/A

Q6. *Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?*

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

SEPP	Comment on Consistency
Codes SEPP	Consistent. The Planning Proposal is consistent with the aims of the policy.
Housing SEPP	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Building Sustainability Index : Basix 2004	Consistent. The Planning Proposal is consistent with the aims of the policy.
Transport and Infrastructure SEPP	Consistent. The Planning Proposal is consistent with the aims of the policy.
Biodiversity and Conservation SEPP	Consistent. The Planning Proposal is consistent with the aims of the policy.
Resilience and Hazards SEPP	Consistent. The Planning Proposal is consistent with the aims of the policy.

Q7. *Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?*

The following table identifies applicable section 9.1 Directions and outlines this Planning Proposal's consistency with those Directions.

Focus Area	Directions	Consistency
1. PLANNING SYSTEMS		
1.3 Approval and Referral Requirements This direction applies to all relevant planning authorities when preparing a planning proposal.	(1) A planning proposal to which this direction applies must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: i. the appropriate Minister or public authority, and ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and (c) not identify development as designated development unless the relevant planning authority: i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.

Focus Area	Directions	Consistency
	undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.	
<p>1.4 Site Specific Provisions</p> <p>This direction applies to all relevant planning authorities when preparing a planning proposal that will allow a particular development to be carried out.</p>	<p>(1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:</p> <p>(a) allow that land use to be carried out in the zone the land is situated on, or</p> <p>(b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</p> <p>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>(2) A planning proposal must not contain or refer to drawings that show details of the proposed development.</p>	<p>Consistent. This Planning Proposal is not for the purpose of facilitating a particular development proposal. It relates solely to the heritage listing of a new item of environmental heritage.</p>
3. BIODIVERSITY AND CONSERVATION		
<p>3.2 Heritage Conservation</p> <p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p>	<p>(1) A planning proposal must contain provisions that facilitate the conservation of:</p> <p>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place,</p>	<p>Consistent.</p> <p>The Planning Proposal is consistent with this direction and it will result in the conservation of a property that has satisfied the NSW Heritage Council's criteria for local heritage significance.</p>

Focus Area	Directions	Consistency
	<p>identified in a study of the environmental heritage of the area,</p> <p>(b) Aboriginal objects or Aboriginal places that are protected under the <i>National Parks and Wildlife Act 1974</i>, and</p> <p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</p>	
6. HOUSING		
<p>6.1 Residential Zones</p> <p>This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.</p>	<p>6.1 Residential Zones</p> <p>(1) A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> <p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>(2) A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential</p>	<p>Justifiably inconsistent.</p> <p>Whilst the Planning Proposal does not seek to rezone the site, it would result in a potential reduction of permissible residential density as the property proposed to be listed as a heritage item is zoned R4 High Density Residential. A current Development Application for the site indicates a potential yield of five dwellings.</p> <p>Given the heritage protection that the Planning Proposal seeks to provide and the minor reduction of potential residential density that may result, it is considered that the</p>

Focus Area	Directions	Consistency
	development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.	inconsistencies with the Direction can be justified.

C. Environmental, social and economic impact

Q8. *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 for the purposes of retaining an existing site. As such, the Planning Proposal will not adversely impact any critical habitat, threatened species, populations or ecological communities, or their habitats as a result of the heritage listing.

Q9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

There are no environmental effects envisaged as a result of the heritage listing proposed by the Planning Proposal. Protection of the Site will be required if development is proposed for the Site or in the vicinity of the Site. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process. The environmental sustainability benefits afforded by the retention and conservation of heritage places includes the substantial reduction in building demolition and new construction waste, and the conservation of embodied energy in the existing buildings.

Q10. *Has the planning proposal adequately addressed any social and economic effects?*

The Planning Proposal will result in positive social effects by facilitating the conservation of an item of cultural heritage that has significance to the local community. The identification 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. The Planning Proposal will not adversely impact on existing social infrastructure, such as schools and hospitals.

An assessment of economic effects as a result of the Planning Proposal has not been formally undertaken. However, it is unlikely that the heritage listing will place undue economic strain on any individual or group of individuals. Such impacts are not easily measured and must be considered in balance with benefits to the community.

D. Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

The Planning Proposal relates to the heritage listing of an established site and does not involve amendments to the planning controls that will facilitate intensified development. It is not envisaged that the use of the site will change following the heritage listing of the site.

E. State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Should the Planning Proposal proceed to public exhibition, consultation with the relevant public authorities will be conducted. Council intends to notify Heritage NSW, Department of Planning and Environment, during the public exhibition of the Planning Proposal. Any other authorities nominated by the Department of Planning and Environment as part of the requirements of the Gateway determination will be consulted.

PART 4 - MAPPING

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

The land subject to the Planning Proposal is 10 Park Crescent, Pymble (Lot 26, DP7427). The Planning Proposal will require amendment to the following KLEP 2015 map sheet:

- **Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_007**

The subject Site will be coloured to indicate a Heritage Item – General.

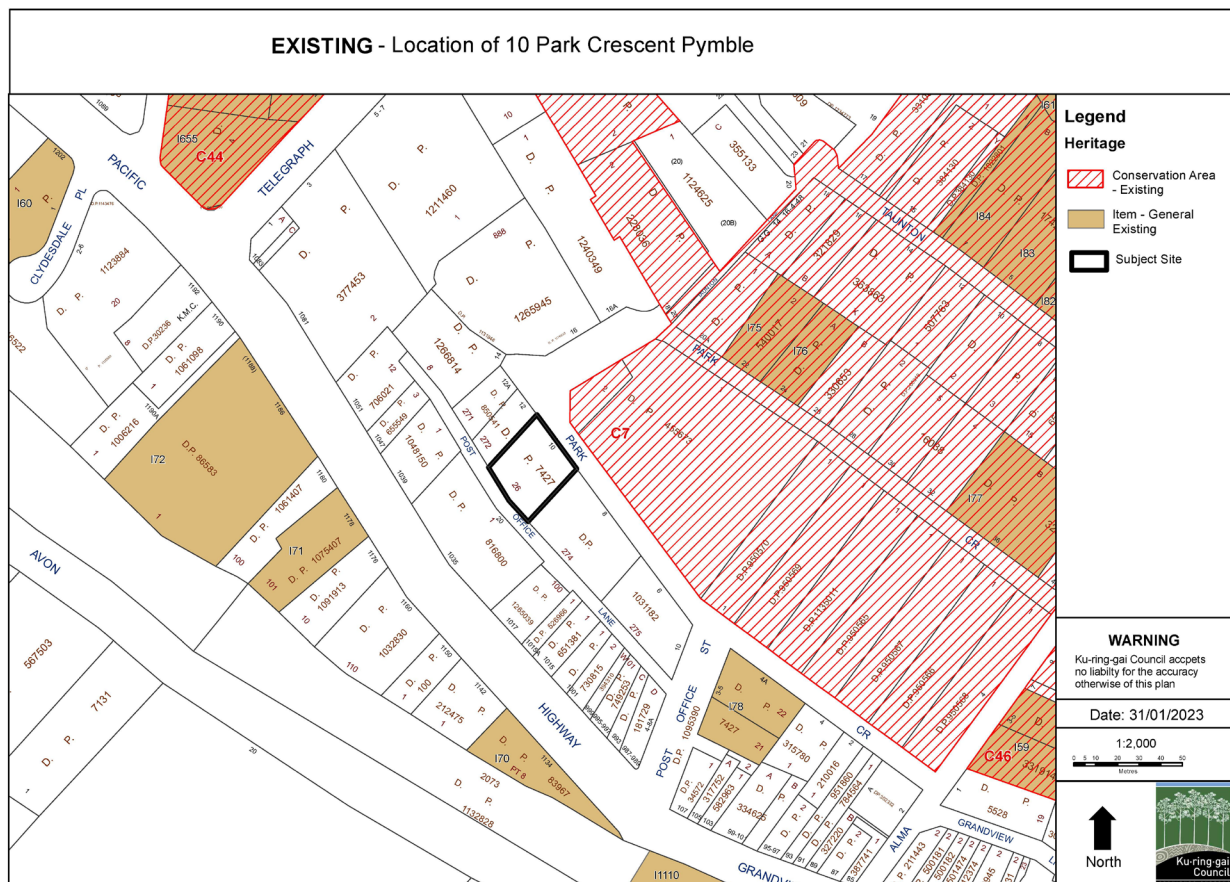


Figure 7. Map showing existing non-heritage listed status of 10 Park Crescent, Pymble

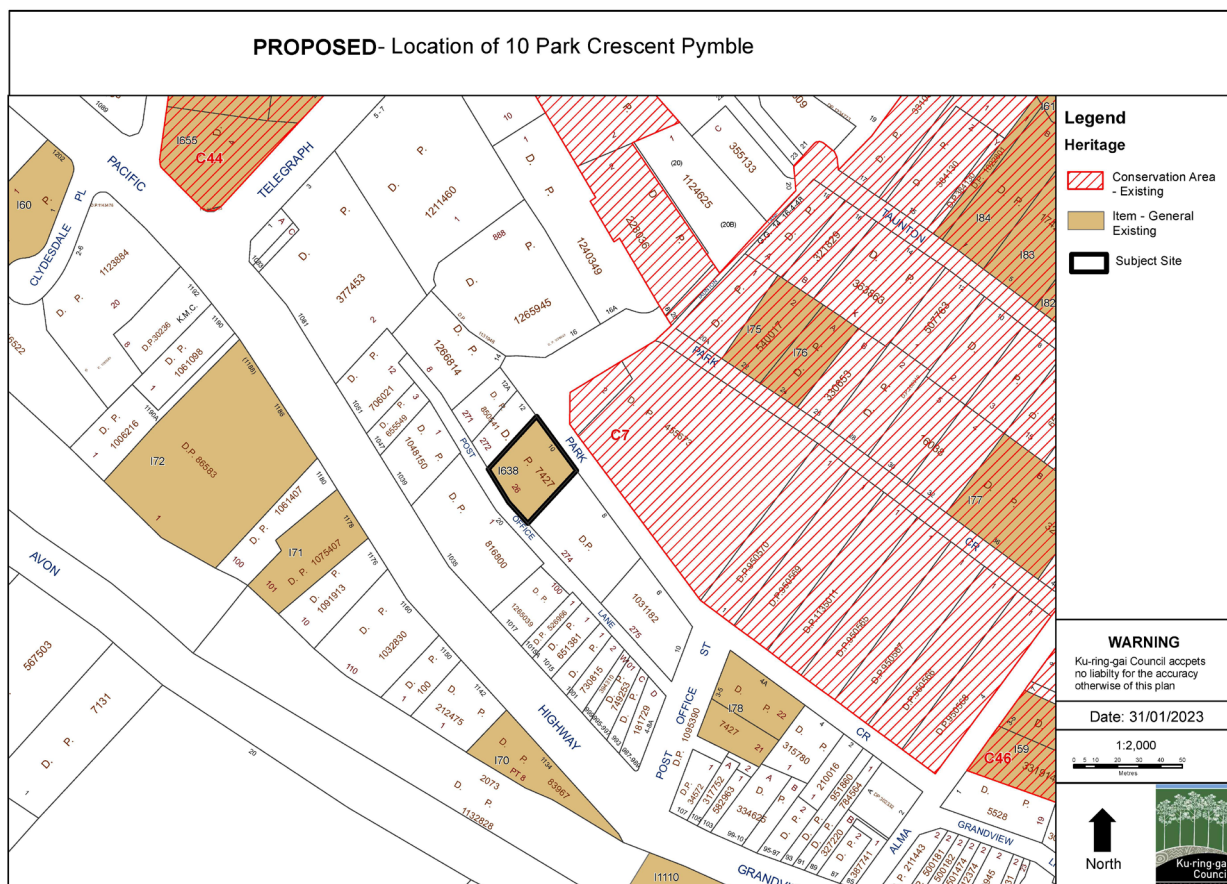


Figure 8. Draft map showing proposed amendment to heritage map showing 10 Park Crescent, Pymble shaded as Heritage Item – General

PART 5 – COMMUNITY CONSULTATION

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

Community consultation for this Planning Proposal will be consistent with the requirements of the Gateway determination, the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000*, the consultation guidelines contained within the NSW Department of Planning, and Environment's '*LEP Making Guideline*' (September 2022) and Ku-ring-gai's Community Participation Plan.

In accordance with the documents above, the public exhibition of a Planning Proposal is generally undertaken in the following manner:

- Notification on Council's website on the 'Have my say' exhibition page
- Notification in writing to the affected and adjoining landowners that:
 - gives a brief description of the objectives or intended outcomes of the planning proposal
 - indicates the land affected by the planning proposal
 - states where and when the planning proposal can be inspected
 - gives the name and address of the PPA for the receipt of submissions
 - indicates the last date for submissions
 - confirms whether delegation for making the LEP has been issued to Council.

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

- The Planning Proposal
- The Gateway determination
- Information and technical reports relied upon by the Planning Proposal

The Planning Proposal is categorised as a 'basic' planning proposal in the LEP Making Guideline (September 2022). Consequently, the Proposal will be exhibited for a minimum of 10 working days.

At the conclusion of the public exhibition period, a report will be prepared and presented to Council to allow for the consideration of submissions received from the community during the exhibition period.

PART 6 – PROJECT TIMELINE

Stage	Timing
Anticipated commencement date (date of Gateway determination)	March
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	April
Commencement and completion dates for public exhibition period	April
Post exhibition review and reporting	May
Council meeting / consideration	June
Legal drafting of LEP	June
Anticipated date RPA will make the plan (if delegated)	July
Notification of Plan on Legislation website	July

**APPENDIX A – Heritage Assessment – 10 Park Crescent, Pymble –
October 2022**

APPENDIX B – NSW Gazette – Interim Heritage Order IHO – 29 July 2022

APPENDIX C – OMC Report and resolution – 13 December 2022