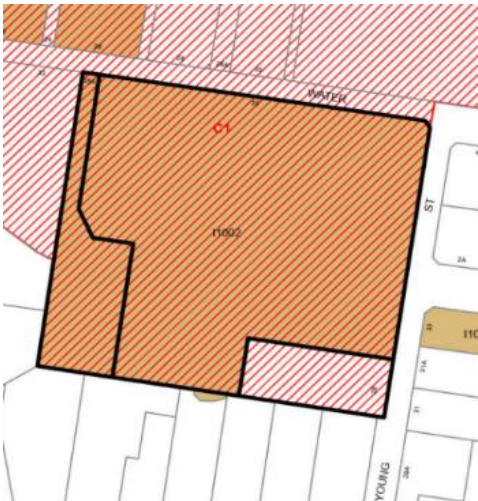


Table of Proposed Amendments to Schedule 5 (KLEP 2015) & Maps

#	Address	Suburb	Lot	Item Name	Item
1	35 Water Street	Wahroonga	Lots 1 and 2/ DP 375262	Rippon Grange	I1002
Proposed Amendment: Amend the property description and mapped extent of the heritage item. Reason for Amendment: No. 35 Water Street Wahroonga includes “Rippon Grange” local item (I1002) situated in the Wahroonga Heritage Conservation Area (C1). No. 28 Young Street, Wahroonga has been subdivided from No. 35 Water Street and a modern home developed with approval. However, the heritage mapping for “Rippon Grange” and the property description has not been altered to reflect these works. A planning consultant representing the owners of No. 28 Young Street has written to council requesting the removal of the heritage listing applying to the site, no change is proposed to the boundaries of the Wahroonga heritage conservation area.					
					
No. 35 Water Street, 35A Water Street and 28 Young Street, Wahroonga			No. 28 Young Street, Wahroonga		
History: In 2020, DA0417/20 was lodged to subdivide No. 35 Water Street and excise land from the south-eastern corner of the lot. (refer aerial photo below). The application also included provision for the erection of a dwelling house, pool and tennis court on the subdivided lot, now known as No. 28 Young Street, Wahroonga. The application was supported by a Heritage Impact Statement prepared by Weir Phillips which concluded that the impact of the proposed works on the heritage significance of “Rippon Grange” and the Wahroonga Conservation Area were acceptable. Approval was granted on 20 May 2021 and “Rippon Grange” was subdivided into Lot 100 DP 127 8904 (No. 35 Water Street, Wahroonga) and Lot 101 DP 1278904 (No. 28 Young Street, Wahroonga). Construction of a dwelling house, pool and tennis court at No. 28					

	Young Street, was completed in 2022 (refer below photo). It is Council's practice with subdivided heritage sites to only amend the original listing when development on the new lot is complete. As development at No. 28 Young Street has been finalised, an update to the heritage listing is now appropriate. 35A Water Street, Wahroonga (battleaxe lot): In 2016 the Land and Environment Court granted approval for the subdivision of 35 Water Street Wahroonga into Lot 1 and Lot 2 DP 1235875, known as 35 and 35A Water Street respectively. No. 35 Water Street included "Rippon Grange". In 2022, DA0143/22 was lodged to develop a dwelling and pool at No. 35A Water Street, Wahroonga. The application was approved on 7 October 2022. However, at this point no construction certificate has been issued for the site and therefore no change is suggested to the heritage listing currently applying to the subject land. Accordingly, the heritage listing will continue to apply to No. 35 Water Street (Lot 100 DP 1278904) and No. 35A Water Street, (Lot 2 DP 123 5875).
	Supporting Background Heritage Information: A Heritage Impact Statement prepared by Weir Phillips.
	Proposed Amendments to KLEP 2015 • In Schedule 5 Heritage Part 1 amend the property description of 35 Water Street, Wahroonga to - Lot 100, DP 1278904; Lot 2, DP 1235875. • Reduce the extent of heritage mapping for "Rippon Grange" I1002 shown on HER_006 to exclude No. 28 Young Street Wahroonga (Lot 101/DP 127 8904) Existing Map HER_006  Proposed Amendment HER_006 

#	Address	Suburb	Lot	Item Name	Item
2	31 Cleveland Street	Wahroonga	Lot 153/ DP 1060782	Dwelling House	1883
3	33 Cleveland Street	Wahroonga	Lot 152/ DP 1060782	Dwelling House	1884

Proposed Amendment: Remove the subject heritage listings from KLEP 2015 Schedule 5 Environmental Heritage and the associated heritage maps.

Reason for Amendment: No. 37 Burns Road, Wahroonga is listed in KLEP 2015 as 1865 "Craignairn" dwelling house. Nos 31 and 33 Cleveland Street were subdivided from this property and assigned heritage listings. However, these listings are no longer appropriate as modern houses have been approved and developed on the subject land. The properties are within the Wahroonga Heritage Conservation Area (C1), no change is proposed to the boundaries of this HCA.

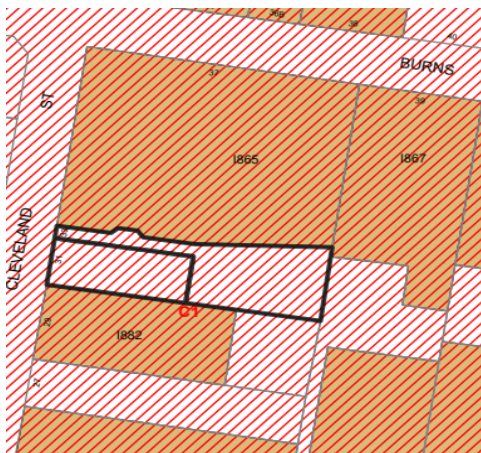


Nos 31 & 33 Cleveland Street, Wahroonga (No. 33 is the battleaxe block).

History: In 2002 Council received an application (DA1372/02) to subdivide the heritage listed property No. 37 Burns Bay Road Wahroonga (1865 "Craignairn") into three lots. The subdivision application was supported by a Statement of Heritage Impact prepared by NBRSP Heritage which concluded that - *the present application will have a low level of impact on the heritage value of the heritage property and is acceptable from this point of view.*

Council approved the application, and the two lots excised off the main "Craignairn" property are known as No. 31 & No. 33 Cleveland Street Wahroonga (Lot 153/DP 1060782 and Lot 152/DP 1060782 respectively). No. 33 Cleveland Street is a battleaxe block. The garage for Craignairn was located at No. 31 Cleveland Street. In 2004 Council

	approved a development application (DA 1207/04) for the removal of the garage and erection of a two-storey dwelling at No. 31 Cleveland Street. Also, in 2004 the Council received an application for the erection of a two-storey dwelling, pool and cabana at No. 33 Cleveland Street Wahroonga. Approval was granted and construction commenced in the same year. Below are photos of the completed dwellings at Nos 31 and 33 Cleveland Street, Wahroonga. <table border="1" data-bbox="304 546 1449 1176"> <tr> <td data-bbox="304 546 874 1099">  </td><td data-bbox="874 546 1449 1099">  </td></tr> <tr> <td data-bbox="304 1099 874 1176"> No. 31 Cleveland Street, Wahroonga </td><td data-bbox="874 1099 1449 1176"> No. 33 Cleveland Street, Wahroonga </td></tr> </table> In 2006 the State Government issued the Standard Instrument (Local Environmental Plans) Order, which required Councils for the first time to map their heritage items and provide descriptions and lot details. During this process the subdivided properties were mapped as impacted by a heritage listing (1865 "Craignairn") and in error assigned individual listings and the descriptor 'dwelling house' in Schedule 5 of the KLEP 2015. Considering this history and that modern dwellings exist on the site it is recommended the listings be removed.			No. 31 Cleveland Street, Wahroonga	No. 33 Cleveland Street, Wahroonga
					
No. 31 Cleveland Street, Wahroonga	No. 33 Cleveland Street, Wahroonga				
	Supporting Heritage Information: A Statement of Heritage Impact prepared by NBRSP Heritage.				
	Proposed Amendments to KLEP 2015 • Delete 1883 (No. 31 Cleveland Street, Wahroonga) from Schedule 5, Part 1 of KLEP 2015. • Remove the mapping for 1883 from map HER_006 • Delete 1884 (No. 33 Cleveland Street, Wahroonga) from Schedule 5, Part 1 of KLEP 2015. • Remove the mapping for 1884 from map HER_006				

	Existing Map: HER_006		Proposed Amendment: HER_006		
					
#	Address	Suburb	Lot	Item Name	Item
4	32 Ku-ring-gai Avenue	Turramurra	Lot B/DP 445910	Dwelling House	I149
Proposed Amendment: Amend the item name, property description and extent of heritage mapping to apply only to the front boundary wall. Reason for Amendment: No. 34 Ku-ring-gai Avenue Turramurra (Lot A/DP 445910] includes the dwelling house Ypriana a local listed item (I150). No. 32 Ku-ring-gai (Lot B/DP 445910] was subdivided from No. 34 and a modern home developed with approval in 2000 (DA 5142/96). The application was supported by a heritage assessment prepared by Robert Moore Architect. The stamped approved plans for DA 5142/96 show the retention of the front boundary wall which extends the full length of the subject site and extends along the front boundary of No. 34 Ku-ring-gai Avenue.  No. 32 Ku-ring-gai Avenue, Turramurra					

History: In 1960 the land including the dwelling Ypriania was subdivided into three lots (A, B & C). Lot C had frontage onto Nulla Nulla Street while Lot A and B faced Ku-ring-gai Avenue and became known as Nos 34 and 32 Ku-ring-gai Avenue respectively. No. 34 Ku-ring-gai Avenue included the historic home Ypriania, while No. 32 included the gardens of the house.

In 1983 Council approved the development of a tennis court, pool and cabana at No. 32 Ku-ring-gai Avenue. On 10 December 1996, Council approved DA5142/96 for the erection of new dwelling and pool at No. 32 Ku-ring-gai Avenue. This application showed the front boundary wall to be retained. The application was supported by a heritage impact statement prepared by Robert A Moore (Architect and Conservation Consultant).

Considering the development of a modern house at No. 32 Ku-ring-gai Avenue, the heritage listing applying to the site was discussed with Council's Heritage Specialist who undertook a heritage assessment and concluded that it was *'reasonable to reduce the listing of 32 Ku-ring-gai Avenue to the front boundary wall on heritage grounds.'*



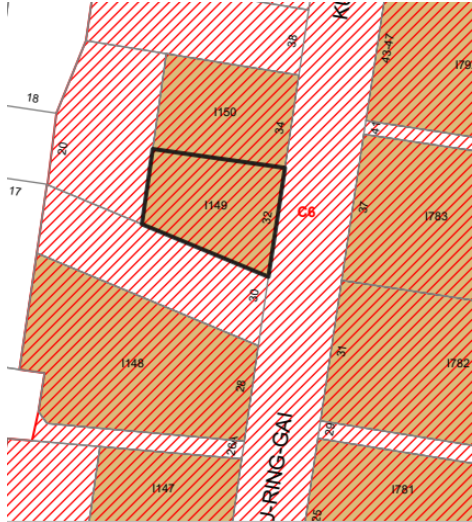
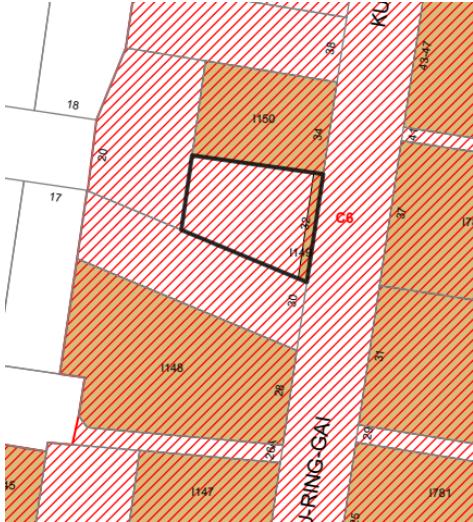
No. 32 Ku-ring-gai Ave. Turramurra



Boundary wall: 32 Ku-ring-gai Ave. Turramurra

Proposed Amendments

- Amend listing I149 in Schedule 5, Part 1 of KLEP 2015 so under item name it refers to 'front boundary wall' and the property description refers to 'part of Lot B, DP 445910'.
- Reduce the extent of the heritage mapping for No. 32 Ku-ring-gai Avenue, I149 (map HER_007) so that it only applies to the front boundary wall.

	Existing Map HER_007  Proposed Amendment HER_007 				
#	Address	Suburb	Lot	Item Name	Item
5	58 Holmes Street	Turramurra	Lot 1/DP 229779	Dwelling House	1772
Proposed amendment. Remove the subject heritage listing from the KLEP 2015 Schedule 5 and the associated heritage maps. Reason for amendment: The dwelling at No. 58 Holmes Street is a modern dwelling erected with approval in the early 1990s. It was listed due to an administrative error and as the dwelling has no heritage significance it is proposed to delete the subject listing.					
					
No. 58 Holmes Street, Turramurra			No. 58 Holmes Street, Turramurra		

History: The timber cottage which previously existed at No. 58 Holmes Street, Turramurra was recommended for heritage listing in a 1987 Heritage Study prepared by Robert Moore, Penelope Pike, Helen Proudfoot and Lester. However, Council on 14 November 1989 considered the potential listing and resolved the property **not be** included in the Ku-ring-gai (Heritage Conservation) Local Environmental Plan No. 1. Shortly after this resolution in the early 1990s the cottage was demolished with approval and replaced with a modern home.

Despite the Council resolution and the newly developed home, the property was retained on the list of potential heritage items identified in the 1987 Heritage Study. This resulted in the property being listed in error when Council commenced preparation of its Principal LEP in 2008.

Proposed Amendments

- Remove listed I772 from KLEP 2015 Schedule 5, Part 1.
- Remove listed I772 off map HER_007.

Existing Map HER_007



Proposed Amendment HER_007

