



**HERITAGE REFERENCE COMMITTEE
TO BE HELD ON THURSDAY, 2 OCTOBER 2025 AT 12:30 PM
TEAMS / LEVEL 3 ANTE ROOM**

A G E N D A

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WELCOME BY CHAIRPERSON

APOLOGIES

DECLARATIONS OF INTEREST

NOTING OF MINUTES

Minutes of Heritage Reference Committee

File: CY00413/13
Meeting held 5 June 2025
GB.1 to GB.3

GENERAL BUSINESS

GB.1 **Heritage Housekeeping Planning Proposal**

3

File: S14986

To inform the Heritage Reference Committee of a Heritage Housekeeping Planning Proposal which corrects five (5) local heritage listings in the suburbs of Turramurra and Wahroonga. The corrections are wholly administrative in nature.

Recommendation:

That the Committee receive and note this report.

GB.2 **Her-story Project Update** **29**

File: S13598

To update the Heritage Reference Committee on Ku-ring-gai's latest online inventories uploaded to the State Heritage Inventory.

Recommendation:

That the Heritage Reference Committee receive and note the heritage items with the uploaded inventories since the last report.

GB.3 **Presentation - Heritage Home Grants before and after outcomes** **34**

File: FY00674/3

To present a photographic overview of some outcomes from Council's heritage home grants in recent years.

Recommendation:

That the Committee receive and note this report and provide comments.

GB.4 **Presentation - Heritage items and density photo survey** **37**

File: S07987

To present a recent photographic survey of heritage items and density in Ku-ring-gai and beyond.

Recommendation:

That the Committee receive and note this report and provide comments.

OTHER BUSINESS

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HERITAGE HOUSEKEEPING PLANNING PROPOSAL

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To inform the Heritage Reference Committee of a Heritage Housekeeping Planning Proposal which corrects five (5) local heritage listings in the suburbs of Turrumurra and Wahroonga. The corrections are wholly administrative in nature.
BACKGROUND:	Council has an ongoing role in maintaining an accurate list of the heritage items within its local government area (LGA). Information provided by residents, the Development and Regulatory Team and record reviews, alert council staff to listing inaccuracies. The Planning Proposal does not alter the applicable zoning or development standards. The proposed amendments are limited to improving the accuracy of KLEP 2015 Schedule 5 Environmental Heritage, and associated maps. The Planning Proposal has been reported to Council and a Gateway Determination has been requested from DPHI.
COMMENTS:	Maintaining accurate heritage information supports the legislative framework designed to identify and protect heritage items and conservation areas.
RECOMMENDATION:	That the Committee receive and note this report.

PURPOSE OF REPORT

To inform the Heritage Reference Committee of a Heritage Housekeeping Planning Proposal which corrects five (5) local heritage listings in the suburbs of Turrumurra and Wahroonga. The corrections are wholly administrative in nature.

BACKGROUND

Council has an ongoing role in maintaining an accurate list of the heritage items within its local government area (LGA). Information provided by residents, the Development and Regulatory Team and record reviews, alert council staff to listing inaccuracies. This report addresses proposed amendments to five listings in the suburbs of Turrumurra and Wahroonga.

Of the five (5) amendments, four (4) relate to heritage listed sites that have been subdivided and modern homes developed with approval. The fifth amendment is required to correct a clerical error.

All items under consideration are outside of the TOD and Council's TOD Alternate Housing Precincts.

COMMENTS

The updates addressed by the planning proposal relate to the following properties:

#	Address	Suburb	Lot	Item Name	Item
1	35 Water Street	Wahroonga	Lots 1 and 2, DP 375262	Rippon Grange	I1002
2	31 Cleveland Street	Wahroonga	Lot 153, DP 1060782	Dwelling House	I883
3	33 Cleveland Street	Wahroonga	Lot 152, DP 1060782	Dwelling House	I884
4	32 Ku-ring-gai Avenue	Turrumurra	Lot B, DP 445910	Dwelling House	I149
5	58 Holmes Street	Turrumurra	Lot 1, DP 229779	Dwelling House	I772

The changes proposed include:

- Amend the property description and mapped extent of the heritage item, which has altered due to an approved subdivision (No. 1).
- Remove two (2) heritage listings from Schedule 5 Environmental Heritage Part 1, and the accompanying maps due to approved subdivisions and subsequent re-development of the land (Nos 2 & 3).
- Amend the item name, property description and mapped extent of the heritage item, which has altered due to an approved subdivision and re-development of the subject land (No. 4).
- Remove a heritage listing from Schedule 5 Environmental Heritage Part 1, and the accompanying maps due to a historic administrative error. (No. 5).

The planning proposal which provides further details of the proposed amendments is provided as Attachment A1.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Ku-ring-gai's heritage is protected, promoted and responsibly managed.	Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets.	Implement, monitor and review Ku-ring-gai's heritage planning controls and Heritage Strategy. Promote local heritage in consultation with key stakeholders.

GOVERNANCE MATTERS

The Heritage Reference Committee includes Councillors, heritage practitioners and community members. The Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

RISK IMPLICATION STATEMENT

Consisting of seven members, the Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee nevertheless plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

FINANCIAL CONSIDERATIONS

The costs of running the Heritage Reference Committee are covered by the Strategy and Environment Department's budget.

SOCIAL CONSIDERATIONS

The aims of the Heritage Reference Committee are to provide advice to Council on heritage matters and to provide assistance to Council in promoting an understanding and appreciation of heritage, including matters of social heritage significance.

ENVIRONMENTAL CONSIDERATIONS

A role of the Heritage Reference Committee is to support Council in identifying and managing Ku-ring-gai's Cultural Heritage.

COMMUNITY CONSULTATION

The Heritage Reference Committee meets on a monthly basis or as required, and notification of meetings is provided on Council's website.

INTERNAL CONSULTATION

The Heritage Reference Committee includes Councillors and heritage practitioners and is facilitated by Council staff. Where relevant, consultation with other Departments may occur in particular with Council's heritage advisors in Development & Regulation.

SUMMARY

This Planning Proposal has been prepared to correct five local heritage listings in Schedule 5 Environmental Heritage, of the KLEP 2015 and the associated heritage mapping. The proposed amendments to the KLEP are wholly administrative in nature.

Maintaining an accurate schedule of environmental heritage in the KLEP 2015 supports the legislative framework designed to identify and protect heritage items and conservation areas.

The Planning Proposal aligns with the directions of the *Greater Sydney Region Plan* and the *North District Plan* as well as Ku-ring-gai Council's strategic planning documents, such as the CSP, the LSPS and the Ku-ring-gai Heritage Strategy.

The Planning Proposal has been reported to Council and a Gateway Determination has been requested from DPHI.

RECOMMENDATION:

That the Heritage Reference Committee receive and note this report.

Philippa Hayes
Strategic Planner Heritage

Antony Fabbro
Manager Urban & Heritage Planning

Attachments: A1 Planning Proposal Heritage Housekeeping 2025/243451



Ku-ring-gai Council

PLANNING PROPOSAL

Heritage Housekeeping

To remove anomalies from Schedule 5 Environmental Heritage, Part 1 of the Ku-ring-gai Local Environmental Plan 2015 and associated heritage mapping.

August 2025

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ATTACHMENT 1: Table of Proposed Amendments to Schedule 5 Environmental Heritage (KLEP 2015) & Maps

EXECUTIVE SUMMARY

Ku-ring-gai Council's last heritage house-keeping Planning Proposal was undertaken in 2022. To ensure the accuracy of the KLEP 2015 Schedule 5 Environmental heritage, Council maintains records of required updates and has identified five heritage listings where changes are needed to:

- Amend the property description and mapped extent of a heritage item, which has altered due to an approved subdivision (Table 1: No. 1).
- Remove two (2) heritage listings from Schedule 5 Environmental Heritage Part 1, and the accompanying maps due to approved subdivisions and subsequent re-development of the land (Table 1: Nos 2 & 3).
- Amend the item name, property description and mapped extent of a heritage item, which has altered due to an approved subdivision and re-development of the subject land (Table 1: No. 4).
- Remove a heritage listing from Schedule 5 Environmental Heritage Part 1, and the accompanying maps due to a historic administrative error. (Table 1: No. 5).

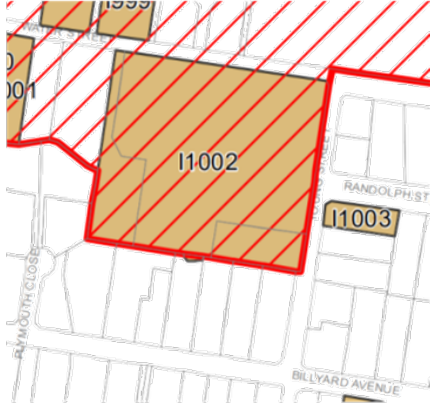
The planning proposal does not alter the zoning or development standards applying to the subject sites. A detailed explanation of each of the proposed amendments is included as Attachment No. 1.

Table 1. – Existing Heritage Listings to which this Planning Proposal Applies

No.	Address	Suburb	Lot & DP	Amendment
1.	35 Water Street	Wahroonga	Lots 1 and 2, DP 375262	Amend the property description and extent of heritage mapping to exclude subdivided and developed land.



No. 35 Water Street Wahroonga



Existing Map: HER_006

No.	Address	Suburb	Lot & DP	Amendment
2.	31 Cleveland Street	Wahroonga	Lot 153, DP 1060782	De-list
3.	33 Cleveland Street	Wahroonga	Lot 152, DP 1060782	De-list

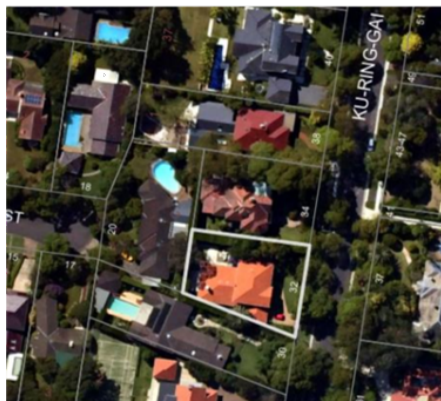


Nos. 31 & 33 Cleveland St Wahroonga

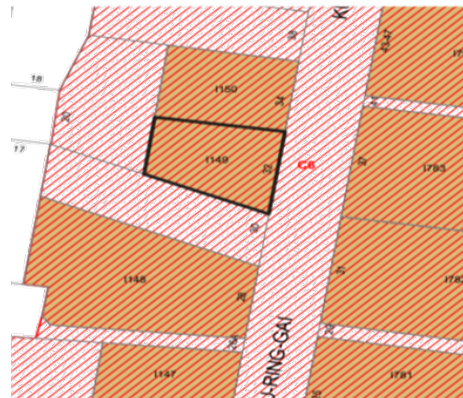


Existing Map: HER_006

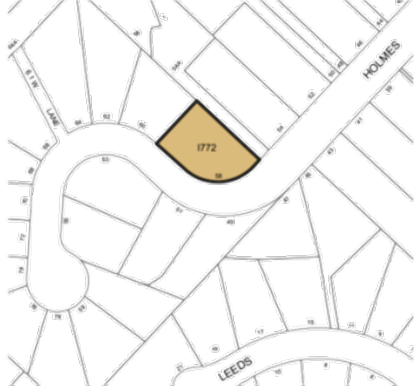
No.	Address	Suburb	Lot & DP	Amendment
4.	32 Ku-ring-gai Avenue	Turramurra	Lot B, DP445910	Amend the item name, property description & extent of heritage mapping to apply only to the front boundary wall.



No. 32 Ku-ring-gai Avenue, Turramurra



Existing Map: HER_007

No.	Address	Suburb	Lot & DP	Amendment
5.	58 Holmes Street	Turrumurra	Lot 1, DP 229779	Remove I772 due to administrative error.
  No. 58 Holmes Street, Turrumurra Existing Map: HER_007				

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

Objective

The objective of the Planning Proposal is to correct anomalies found in Schedule 5 Environmental Heritage, Part 1 and the associated heritage maps.

The Planning Proposal proposes the following amendments:

1. Schedule 5 – Environmental Heritage, Part 1 Heritage Items

- Amend the property description and mapped extent of a heritage item, which has altered due to part of the mapped land being excised and developed with an approved dwelling. (Table 1: No. 1).
- Remove two (2) heritage listings from Schedule 5 Environmental Heritage Part 1, and the accompanying maps due to an approved subdivision and subsequent redevelopment of the land with two approved dwellings. Post subdivision and re-development the land and new dwellings were incorrectly listed as heritage items. (Table 1: Nos 2 & 3).
- Amend the item name, property description (Lot & DP) and extent of heritage mapping to apply to the front boundary wall only. No. 32 Ku-ring-gai Avenue, Turrumurra was listed as a heritage item when it was subdivided from the neighbouring property which is a local listed item (I150 'Ypriana' – No. 34 Ku-ring-gai Avenue). However, the property has subsequently been re-developed with and modern dwelling. (Table 1: No. 4).

- Remove a heritage listing from Schedule 5 Environmental Heritage Part 1, and the accompanying maps due to a historic administrative error. (Table 1: No. 5).

2. Ku-ring-gai LEP 2015 Associated Heritage Maps

- The Ku-ring-gai heritage maps HER_006 & HER_007 need to be amended. For all five proposed amendments mapping changes are required.

Intended outcomes

The proposed amendments will increase the accuracy and integrity of Schedule 5 Environmental Heritage in Ku-ring- gai LEP 2015 (KLEP 2015). Maintaining a robust and accurate schedule will contribute to the ongoing conservation of Ku-ring-gai's valued historic garden suburbs.

PART 2 – EXPLANATION OF PROVISIONS

The Planning Proposal has been prepared to enable the following amendments to the Ku-ring-gai LEP 2015 instrument and maps.

KLEP 2015 Changes Proposed to Instrument and Mapping

An overview of the amendments is outlined in the table below including the map number requiring amendment. Further details of the mapping amendments are included in Part 4 of this Planning Proposal.

Table 2. – Changes proposed to KLEP 2015 Instrument and Maps

#	Address	Suburb	Existing Lot & DP	Reason for Amendment	Item	Instrument Amendment	Mapping Amendment
1	35 Water Street	Wahroonga	Lots 1 & 2, DP 375262	Two properties were excised from No. 35 Water Street. The property No. 28 Young Street (Lot 101 DP 1278904) and No. 35A Water Street Lot 2 DP 1235875. Development at No. 28 Young Street has subsequently been completed.	I1002	Update property description to Lot 100, DP 1278904; Lot 2, DP 1235875	On map HER_006 update extent of heritage mapping for I1002 to exclude No. 28 Young Street. Lot 101, DP 1278904.
2	31 Cleveland Street	Wahroonga	Lot 153, DP 1060782	The subject site was excised from a listed property. In the early 2000s a dwelling was erected on the site. The dwelling and site were listed in error when Council undertook the mapping of their heritage items (Standard Instrument Order 2006).	I883	Remove the listing from Schedule 5, Part 1.	Remove I883 from map HER_006
3	33 Cleveland Street	Wahroonga	Lot 152, DP 1060782	The subject site was excised from a listed property. In the early 2000s a dwelling was erected on the site. The dwelling and site were listed in error when Council undertook the mapping of their heritage items (Standard Instrument Order 2006).	I884	Remove the listing from Schedule 5, Part 1.	Remove I884 from map HER_006
4	32 Ku-ring-gai Avenue	Turramurra	Lot B, DP 445910	The land was excised from a listed property I150. A dwelling was erected on the land in 2000. The subject site was listed in error when Council undertook the mapping of their heritage items	I149	Amend - item description to 'front boundary wall' and property description to part of Lot B, DP445910	Reduce mapping for I149 on HER_007 to the front boundary wall.

				(Standard Instrument Order 2006). Council's Heritage Specialist has advised the listing may be reduced to apply to front boundary wall.			
5	58 Holmes Street	Turramurra	Lot 1, DP 229779	Corrects a historic administrative error.	I772	Remove the listing from Schedule 5, Part 1.	Remove I772 from map HER_007

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT**A. Need for the Planning Proposal**

- Q1.** *Is the planning proposal a result of an endorsed local strategic planning statement (LSPS), strategic study or report?*

The amendments are not the result of a strategic study or report. These amendments primarily address changes to the built environment identified through the development application process. During this process Heritage Impact Statements were provided, where relevant, to accompany applications for the subdivision and development of land.

Although the amendments are not a result of a strategic study or report, they are consistent with Council's policy position and will ensure Schedule 5 and the associated mapping within KLEP 2015 are accurate so that Ku-ring-gai's heritage items and conservation areas are protected appropriately.

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

A Planning Proposal is the best and only means of achieving the intended outcomes. An amendment to the KLEP 2015 is required to provide corrections to the listings in Schedule 5 of the written instrument and associated mapping.

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)?*

CONSISTENCY WITH GREATER SYDNEY REGION PLAN 2056		
Directions	Objectives	Consistent
Liveability		
5. A city of great places	Objective 12. Great places that bring people together.	The planning proposal is consistent with the Greater Sydney Region Plan 2056, particularly Direction 5, objectives 12 & 13. The planning proposal will maintain the integrity of KLEP 2015 Schedule 5 Environmental Heritage. Conservation of heritage items and heritage areas adds to the interest, vitality and identity of a city.
	Objective 13. Environmental heritage is conserved and enhanced.	

CONSISTENCY WITH THE NORTH DISTRICT PLAN 2056	
Planning Priority	Consistent
Liveability	
N6. Creating and renewing great places and local centres and respecting the district's heritage.	The planning proposal is consistent with Planning Priority N6 of the North District Plan 2056, as it will assist with the conservation of heritage in Ku-ring-gai.

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?*

CONSISTENCY WITH THE KU-RING-GAI LOCAL STRATEGIC PLANNING STATEMENT 2036	
Planning Priority	Consistent
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.	The Planning Proposal is consistent with Ku-ring-gai's Local Strategic Planning Statement 2036 ('LSPS'). Improving the overall accuracy of KLEP 2015, Schedule 5 Environmental Heritage assists with conserving Ku-ring-gai's heritage.
K13. Identifying and conserving Ku-ring-gai's environmental heritage.	

CONSISTENCY WITH KU-RING-GAI HOUSING STRATEGY 2036 (KHS)		
Housing Priority	Objectives	Consistent
H3. Increasing liveability, sustainability, and area character through high-quality design.	1. To encourage housing that contributes to healthy and active neighbourhoods. 2. To facilitate high quality housing that is responsive to Ku-ring-gai's local character. 3. To promote housing that meets high sustainability performance targets.	Improving the overall accuracy of KLEP 2015, Schedule 5 Environmental Heritage assists with conserving Ku-ring-gai's existing stock of heritage housing. This facilitates sustainability and an identifiable local character.

CONSISTENCY WITH DEPARTMENT OF PLANNING INDUSTRY & ENVIRONMENT - APPROVAL LETTER FOR KLHS	
Approval Letter	Consistent
On 16 July 2021 the Department of Planning Industry and Environment approved the KHS, subject to a number of conditions. Link to NSW Govt Tracker - Letter of Approval	The Planning Proposal is generally administrative in nature and does not alter any zoning or development standards applying to land. The Planning Proposal seeks to maintain the integrity of the Schedule 5 Environmental Heritage in the

	KLEP 2015. The Planning Proposal is not inconsistent with the directions provided in DPIE'S approval letter.
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CONSISTENCY WITH KU-RING-GAI COMMUNITY STRATEGIC PLAN 2038	
Outcomes	Consistent
Outcome 2: Sustainable Urban Growth and Change. U4 - Protect Ku-ring-gai's heritage and character through appropriate planning controls	The Planning Proposal gives effect to outcome 2 of the KCSP 2035. Maintaining an accurate Schedule 5 – Environmental Heritage in the KLEP 2015, ensures the history of Ku-ring-gai is respected and conserved.

CONSISTENCY WITH KU-RING-GAI HERITAGE STRATEGY	
Outcome	Consistent/ Inconsistent
<i>Review existing and identify new heritage items and HCAs; Conservation of significant 20th century development; and continue to identify and correct heritage anomalies.</i>	The Ku-ring-gai Heritage Strategy was adopted in 2021. The Planning Proposal is consistent with this strategy, as it seeks to correct anomalies identified in Schedule 5, Environmental Heritage of the KLEP 2015.

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

None are applicable given the minor nature of this planning proposal.

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

SEPP	Comment on Consistency
SEPP (Planning Systems) 2021 Chapter 4: Concurrences and consents	Consistent. The minor amendments proposed to KLEP 2015 Schedule 5 Environmental Heritage, do not involve concurrence authorities.
SEPP (Biodiversity and Conservation) 2021 Chapter 2: Vegetation in non-rural areas Chapter 4: Koala habitat protection 2021	Consistent. The planning proposal will not result in any physical changes in the environment and therefore does not threaten biodiversity, habitat or landscape qualities of existing

SEPP	Comment on Consistency
Chapter 6: Bushland in urban areas Chapter 7: Canal estate development Chapter 9: Hawkesbury-Nepean River Chapter 10: Sydney Harbour Catchment	land. The planning proposal is consistent with the provisions of the relevant SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent. The Codes SEPP outlines assessment pathways for building works. The Planning Proposal which is administrative in nature does not contravene the provisions of the SEPP in any way.
SEPP (Housing) 2021	Consistent. The properties addressed in this Planning Proposal include single free-standing dwellings. The Planning Proposal which is administrative in nature does not contravene the provisions of the SEPP in any way.
SEPP (Industry & Employment) 2021 Chapter 3: Advertising and signage	Consistent. The Planning Proposal does not contain any provisions which contravene this policy as the amendments proposed are administrative in nature and relate wholly to Schedule 5 Environmental Heritage of the KLEP 2015.
SEPP (Resilience and Hazards) 2021 Chapter 2: Coastal management Chapter 3: Hazardous and offensive development Chapter 4: Remediation of land	Consistent. The properties covered by this planning proposal are not mapped as coastal management land. The planning proposal will not result in changes to the existing built or natural environment. Accordingly, the planning proposal does not contravene any aspects of this policy.
SEPP (Sustainable Buildings) 2022	Consistent. The planning proposal will not result in changes to the existing built environment. The planning proposal does not contravene any provisions of this policy.

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

Directions under S9.1	Objectives	Consistency
1. PLANNING SYSTEMS		
1.1 Implementation of Regional Plans	The objective of this direction is to give legal effect to the relevant Regional Plan.	Consistent. The Planning Proposal is consistent with the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities 2056</i> .
1.3 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient assessment of development.	Consistent. The Planning Proposal does not contain provisions which require the concurrence, referral or consultation of other public authorities.
1.4 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.	Consistent. This Planning Proposal is administrative in nature and does not facilitate a particular development proposal.
1.4A Exclusion of Development Standards from Variation.		Consistent. This Planning Proposal does not impact any development standards and is not contrary to the operation of this direction.
3. BIODIVERSITY AND CONSERVATION		
3.1 Conservation zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Consistent. This Planning Proposal does not propose any amendments to conservation standards for environmentally sensitive land.
3.2 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent. This objective will be achieved through ensuring Council's heritage listings and associated mapping are accurate.

Directions under S9.1	Objectives	Consistency
4. RESILIENCE AND HAZARDS		
4.1 Flooding	The objectives of this direction are to: (a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>, and (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.	Consistent. The Planning Proposal does not seek to rezone flood liable land or impact the application of controls applying to flood liable land.
4.3 Planning for Bushfire Protection	The objectives of this direction are to: (a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) encourage sound management of bush fire prone areas.	Consistent. The properties addressed by this Planning Proposal are not mapped as Bushfire Prone land. Additionally, no changes to zoning or permissible uses are being sought.
4.4 Remediation of Contaminated Land	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	Consistent. The Planning Proposal does not rezone or permit a change of use of the land. The Planning Proposal does not contain any provisions contrary to the objective of this direction.

Directions under S9.1	Objectives	Consistency
4.5 Acid Sulphate Soils This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulphate soils when preparing a planning proposal that will apply to land having a probability of containing acid sulphate soils as shown on the Acid Sulphate Soils Planning Maps held by the Department of Planning and Environment.	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	Consistent. The planning proposal will not alter or contravene existing acid sulphate soils provisions.
5. TRANSPORT AND INFRASTRUCTURE		
5.1 Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the efficient movement of people, vehicles and freight.	Consistent. The Planning Proposal does not alter the land zoning, and as such, would not affect travel demand or the availability of transport options.
6. HOUSING		
6.1 Residential Zones	The objectives of this direction are to: (a) encourage a variety and choice of housing types to provide for existing and future housing needs, (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) minimise the impact of residential	Consistent. The Planning Proposal does not seek to amend zoning or the range of uses permissible on the subject properties.

Directions under S9.1	Objectives	Consistency
	development on the environment and resource lands.	

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 because of the proposal?*

The Planning Proposal is administrative in nature. There will be no adverse impact upon any critical habitat, threatened species, populations or ecological communities, or their habitats due to the Planning Proposal.

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

There are no environmental impacts envisaged due to the Planning Proposal. The impacts of any development proposed on the subject sites or in their vicinity of the sites will be managed through the development assessment process. Correct and accurate identification of heritage items will facilitate clarity of appropriate development choices.

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

The correct identification and protection of Ku-ring-gai's heritage places contributes to the ongoing conservation of Ku-ring-gai's community-valued heritage listed buildings and garden suburbs. As the Planning Proposal is administrative in nature it will not adversely impact on existing social infrastructure, such as schools and hospitals.

D. Infrastructure (local, state and commonwealth)

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

The planning proposal does not involve amendments to the zoning, permissible uses or development standards which may facilitate intensified development. No additional demand for public infrastructure or services is anticipated because of this planning proposal.

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?*

Council has not undertaken any consultation with other government agencies to date, given the minor and administrative nature of the Planning Proposal. Should the Planning Proposal proceed to public exhibition, Council will carry out consultation as required by the Gateway Determination.

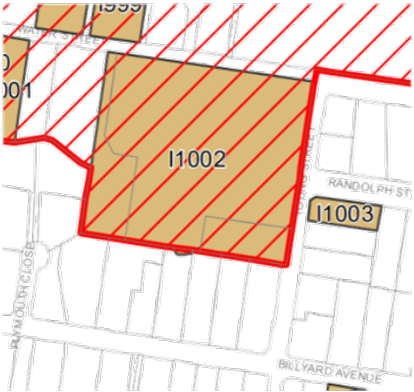
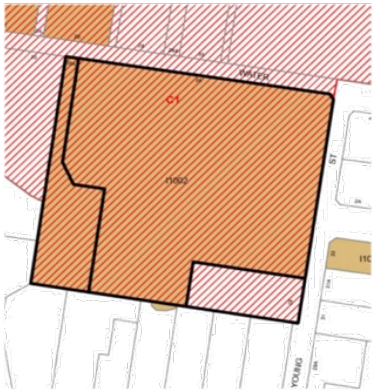
PART 4 - MAPS

The planning proposal seeks to amend the KLEP 2015 Heritage Maps. The map sheets to be amended are:

- HER_006
- HER_007

Further details of the proposed amendments to the KLEP 2015 Heritage Maps are provided below.

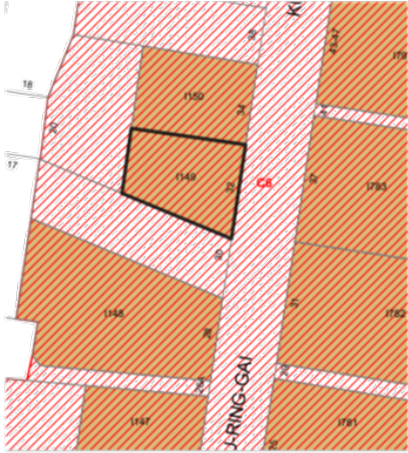
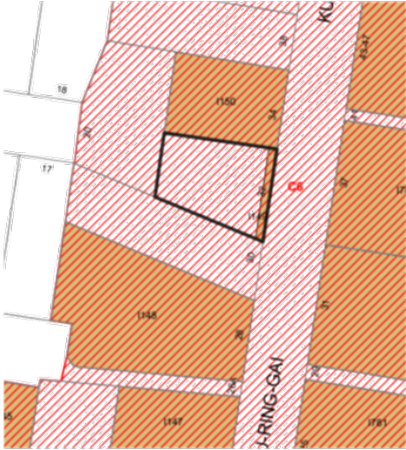
1. No. 35 Water Street, Wahroonga (Rippon Grange) I1002

Existing Map HER_006	Proposed Amendment HER_006
	

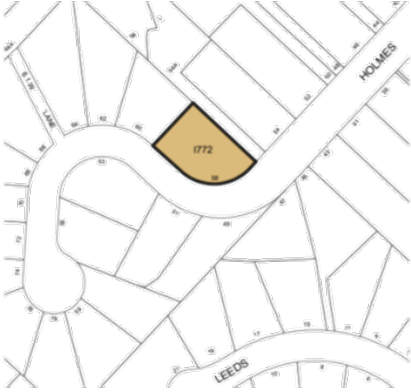
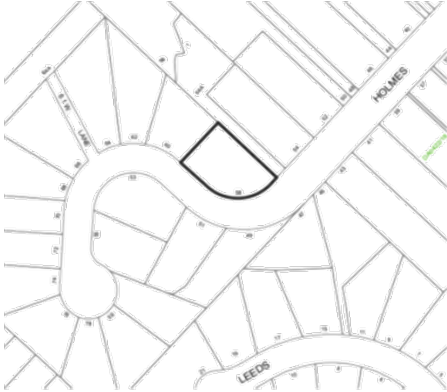
- 2. No. 31 Cleveland Street, Wahroonga l883, and
- 3. No. 33 Cleveland Street, Wahroonga l884 (battleaxe property)

Existing Map HER_006	Proposed Amendment HER_006
	

- 4. No. 32 & 33 Ku-ring-gai Avenue, Turramurra l149

Existing Map HER_007	Proposed Amendment HER_007
	

5. No. 58 Holmes Street, Turramurra 1772

Existing Map HER_007	Proposed Amendment HER_007
	

PART 5 – COMMUNITY CONSULTATION

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* and the consultation guidelines contained within the NSW Department of Planning and Environment's '*LEP Making Guideline*' (August 2023). In accordance with the Guidelines, the public exhibition of a Planning Proposal is generally undertaken in the following manner:

- Notification on the 'Have my say' exhibition page of Council's website.
- Notification in writing to the affected and adjoining landowners.

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

- The Planning Proposal
- The Gateway Determination
- Any information and reports relied upon by the Planning Proposal.

As determined by the '*LEP Making Guideline*' (August 2023), the Planning Proposal falls within the 'basic' category, and therefore will be exhibited for a maximum period 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 any submissions received from the community.

PART 6 – PROJECT TIMELINE

Stage	Timeframe and/or date
Date submitted to Department for a Gateway	
Anticipated commencement date - date of Gateway determination (4 weeks)	
Gateway determination	
Commencement and completion of public exhibition period	
Post exhibition review and reporting	
Council meeting / consideration	
Legal drafting of LEP	
Anticipated date RPA will make the plan (if delegated)	
Notification of Plan on Legislation website	

HER-STORY PROJECT UPDATE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To update the Heritage Reference Committee on Ku-ring-gai's latest online inventories uploaded to the State Heritage Inventory.

BACKGROUND:

Ku-ring-gai Council's project named 'her-story' is progressively improving the online heritage inventories on the State Heritage Inventory for Ku-ring-gai's existing heritage items and conservation areas.

Council's adopted Heritage Strategy set two priority actions for updating inventories. This project commenced in 2021. The April 2022 report to HRC detailed the project process and priorities. Updates and sample inventories have been provided to HRC at subsequent meetings.

COMMENTS:

To improve public access to information about Ku-ring-gai's 46 conservation areas and nearly 1,000 heritage items, Council is continuing to update its online heritage inventories.

This report updates the committee on inventories completed since the last report: 4 further inventories. The inventories are available by searching the State Heritage Inventory at [HMS - Start your search \(nsw.gov.au\)](https://hms.nsw.gov.au). A further 17 items have imminent inventory updates, awaiting online publication.

A total of 233 inventories for all 46 conservation areas and some heritage items have now been completed online (250 after pending approvals), with 803 remaining (786 after pending approvals).

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

That the Heritage Reference Committee receive and note the heritage items with the uploaded inventories since the last report.

PURPOSE OF REPORT

To update the Heritage Reference Committee on Ku-ring-gai's latest online inventories uploaded to the State Heritage Inventory.

BACKGROUND

Ku-ring-gai Council's project named 'her-story' is progressively improving the online inventories on the State Heritage Inventory for Ku-ring-gai's existing heritage items and conservation areas.

The [State Heritage Inventory](#) (SHI) is a NSW government online database established and managed by Heritage NSW, with information and updates inputted by NSW councils for locally listed places.

An online inventory is not a mandatory requirement for listed places because it does not form part of the statutory listing or mandated planning process. Nevertheless, these online inventories become the first source of information about Ku-ring-gai's heritage places, used by multiple stakeholders. These inventories collectively tell the story of Ku-ring-gai's heritage or 'her-story'.

As many of Ku-ring-gai's listings predate the creation of the internet and SHI, most online inventories were originally near empty, generally just with an address, photo and general statements. Many of these listings originate from a 1980s study where resources were prioritised towards item identification rather than completing full inventories.

Before commencing this project, Ku-ring-gai's inventories and further research was only accessible to the public by request to Council and this information was not searchable on the online State Heritage Inventory. Completing these online inventories has now become standard best practice in NSW under the guidance of Heritage NSW.

Council's adopted Heritage Strategy set two priority actions for updating inventories. This project commenced in 2021. The April 2022 report to HRC detailed the project process and priorities. Updates and sample inventories have been provided to HRC at subsequent meetings.

COMMENTS

To improve public access to information about Ku-ring-gai's 46 conservation areas and nearly 1,000 heritage items, Council is continuing to update its online heritage inventories. Heritage items with updated online inventories since the last HRC report include:

- 556 Pacific Highway Killara, [HMS - ViewItem](#)
- 56 Treatts Road Lindfield, [HMS - ViewItem](#)
- 3 Valley Road Lindfield, [HMS - ViewItem](#)
- 89 Pacific Highway Roseville, [HMS - ViewItem](#)

The inventories are available by searching the State Heritage Inventory at [HMS - Start your search \[nsw.gov.au\]](#). Full inventories are not attached due to size and online availability.

A total of 233 inventories have now been completed online for all 46 conservation areas and some heritage items, with 803 remaining item inventories to complete online.

Item GB.2

S13598

A further 17 heritage items have imminent inventory updates, awaiting Heritage NSW approval for online publication on the State Heritage Inventory (noting the given link will be to the former incomplete inventory ahead of approval):

- 42 Moree Street Gordon, [HMS - ViewItem](#)
- 49 Moree Street Gordon, [HMS - ViewItem](#)
- 55 Moree Street Gordon, [HMS - ViewItem](#)
- 3 Powell Street Killara, [HMS - ViewItem](#)
- 4 Powell Street Killara, [HMS - ViewItem](#)
- 5 Powell Street Killara, [HMS - ViewItem](#)
- 7 Powell Street Killara, [HMS - ViewItem](#)
- 10 Powell Street Killara, [HMS - ViewItem](#)
- 11 Buckingham Road Killara, [HMS - ViewItem](#)
- 2 Spencer Road Killara, [HMS - ViewItem](#)
- 20 Greengate Road Killara, [HMS - ViewItem](#)
- 23 Greengate Road Killara, [HMS - ViewItem](#)
- 31 Greengate Road Killara, [HMS - ViewItem](#)
- 3 Killara Avenue Killara, [HMS - ViewItem](#)
- 31 Beaconsfield Parade Lindfield, [HMS - ViewItem](#)
- 4 Averil Place Lindfield, [HMS - ViewItem](#)
- 33 Shirley Road Roseville, [HMS - ViewItem](#)

This project seeks to deliver the widest intended benefit through fewer near-empty inventories, in order to assist more stakeholders conserve listed places with better information and reduced research costs. The updated inventories provide information about the place including a researched history, summary description and significance statement, general management recommendations and illustrations. They also include standard content addressing common misconceptions about inventories.

It should be noted that these non-statutory inventories are not a comprehensive assessment and do not alter the legal listing, as set out in 'further comments' added to updated inventories, and Council's webpage at [Listing heritage Ku-ring-gai \(nsw.gov.au\)](https://www.nsw.gov.au/listing-heritage-ku-ring-gai). Changes to the statutory listing or further assessment requires a separate planning process and/or report. Owners or their consultants can provide more detail or assessment to Council when proposing development or a planning proposal.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Ku-ring-gai's heritage is protected, promoted and responsibly managed.	Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets.	Implement, monitor and review Ku-ring-gai's heritage planning controls and Heritage Strategy. Promote local heritage in consultation with key stakeholders.

GOVERNANCE MATTERS

The Heritage Reference Committee includes Councillors, heritage practitioners and community members. The Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

RISK MANAGEMENT

Consisting of seven members, the Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee nevertheless plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

FINANCIAL CONSIDERATIONS

The costs of running the Heritage Reference Committee are covered by the Strategy and Environment Department's budget.

SOCIAL CONSIDERATIONS

The aims of the Heritage Reference Committee are to provide advice to Council on heritage matters and to provide assistance to Council in promoting an understanding and appreciation of heritage, including matters of social heritage significance.

ENVIRONMENTAL CONSIDERATIONS

A role of the Heritage Reference Committee is to support Council in identifying and managing Ku-ring-gai's Cultural Heritage.

COMMUNITY CONSULTATION

The Heritage Reference Committee meets on a monthly basis or as required and notification of meetings is provided on Council's website.

INTERNAL CONSULTATION

The Heritage Reference Committee includes Councillors and heritage practitioners and is facilitated by Council staff. Where relevant, consultation with other Departments may occur in particular with Council's heritage advisors in Development & Regulation.

SUMMARY

A total of 233 inventories have now been completed online for all 46 conservation areas and some heritage items (250 after pending approvals).

RECOMMENDATION:

That the Heritage Reference Committee receive and note the heritage items with updated online inventories since the last report.

Craig Wyse
Team Leader Urban Planning

Claudine Loffi
Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning

PRESENTATION - HERITAGE HOME GRANTS BEFORE AND AFTER OUTCOMES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present a photographic overview of some outcomes from Council's heritage home grants in recent years.

BACKGROUND:

Council's adopted Heritage Strategy establishes the priority heritage strategy projects and focus. The heritage home grants program is a component of this strategy.

COMMENTS:

As a pictorial review, staff will present a selection of the conservation works completed with Council's heritage home grants since 2021.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

That the Committee receive and note this report and provide comments.

PURPOSE OF REPORT

To present a photographic overview of some outcomes from Council's heritage home grants in recent years.

BACKGROUND

Council's adopted Heritage Strategy establishes the priority heritage strategy projects and focus. These include the listing of heritage items and conservation areas, focus on modern heritage, community engagement, heritage education and promotion, the heritage home grants program, inventory updates and more. Council's progress on key ongoing projects in line with this strategy is summarised in this report.

Ku-ring-gai Council's heritage home grants program has been operating since 2016.

COMMENTS

As a pictorial review, staff will present a selection of the conservation works completed with Council's heritage home grants since 2021. These illustrate some of the conservation outcomes from the grants program, with the available 'before' and 'after' photos. Essential structural or small-detail works are not pictured because photos do not capture these works.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Ku-ring-gai's heritage is protected, promoted and responsibly managed.	Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets.	Implement, monitor and review Ku-ring-gai's heritage planning controls and Heritage Strategy. Promote local heritage in consultation with key stakeholders.

GOVERNANCE MATTERS

The Heritage Reference Committee includes Councillors, heritage practitioners and community members. The Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

RISK IMPLICATION STATEMENT

Consisting of seven members, the Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee nevertheless plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

FINANCIAL CONSIDERATIONS

The costs of running the Heritage Reference Committee are covered by the Strategy and Environment Department's budget.

SOCIAL CONSIDERATIONS

The aims of the Heritage Reference Committee are to provide advice to Council on heritage matters and to provide assistance to Council in promoting an understanding and appreciation of heritage, including matters of social heritage significance.

ENVIRONMENTAL CONSIDERATIONS

A role of the Heritage Reference Committee is to support Council in identifying and managing Ku-ring-gai's Cultural Heritage.

COMMUNITY CONSULTATION

The Heritage Reference Committee meets on a monthly basis or as required and notification of meetings is provided on Council's website.

INTERNAL CONSULTATION

The Heritage Reference Committee includes Councillors and heritage practitioners and is facilitated by Council staff. Where relevant, consultation with other Departments may occur, in particular, with Council's heritage advisors in Development & Regulation.

SUMMARY

Council's heritage home grants program has delivered some positive conservation outcomes for the heritage of Ku-ring-gai and the building owners.

RECOMMENDATION:

That the Heritage Reference Committee receive and note this report and provide comments.

Claudine Loffi
Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning

PRESENTATION - HERITAGE ITEMS AND DENSITY PHOTO SURVEY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present a recent photographic survey of heritage items and density in Ku-ring-gai and beyond.

BACKGROUND:

Council's adopted Heritage Strategy establishes the priority heritage strategy projects and focus. Heritage education and promotion is a component of this strategy.

Increasing density around heritage items has been a key community concern expressed in response to the NSW planning changes and Council's preferred alternative for increased housing supply. There are limited NSW guidelines that give examples of this change in relation to low-density heritage house and gardens, as most commonly found in Ku-ring-gai.

COMMENTS:

Staff recently conducted a photographic survey of built examples of heritage item houses with higher density surrounding development. The illustrations from this survey will be presented to the committee for information and comment.

RECOMMENDATION:

[Refer to the full Recommendation at the end of this report]

That the Committee receive and note this report and provide comments.

PURPOSE OF REPORT

To present a recent photographic survey of heritage items and density in Ku-ring-gai and beyond.

BACKGROUND

Council's adopted Heritage Strategy establishes the priority heritage strategy projects and focus. These include the listing of heritage items and conservation areas, focus on modern heritage, community engagement, heritage education and promotion, the heritage home grants program, inventory updates and more. Council's progress on key ongoing projects in line with this strategy is summarised in this report.

With regard to heritage education and promotion, increasing density around heritage items has been a key community concern expressed in response to the NSW planning changes and Council's preferred alternative to the Transport Oriented Development (TOD) and Low and Mid Rise housing policies.

COMMENTS

The NSW Government has indicated that heritage items and increased density for apartments can co-exist, as resolved through the development application and assessment stage. There are limited NSW guidelines that give examples of this change in relation to low-density heritage house and gardens, as most commonly found in Ku-ring-gai. The examples provided in the NSW TOD guideline include converted industrial buildings from the inner city.

Staff recently conducted a photographic survey of built examples of heritage item houses with higher density surrounding development within Ku-ring-gai and beyond. The illustrations from this survey will be presented to the committee for information and comment.

Some of these illustrations may be suitable for education on this issue, such as through a web page photo gallery. These show a variety of examples of heritage item houses with surrounding apartments in different forms, from different times, planning and approval frameworks. All have retained the heritage building and heritage listing.

The pictured examples are not endorsed or proposed for Ku-ring-gai's future controls or development, which are yet to be developed and approved. These development examples instead present a picture of how heritage listed houses have been incorporated into density increases in the past. It should be noted that each development is assessed on merit under the planning controls that apply at the time and is not a predictor of what may be approved elsewhere.

Ku-ring-gai local plans – the LEP and DCP - contain measures to protect heritage items and their setting through the development assessment process and permit sympathetic adaptive reuse. Council is currently preparing additional development guidelines for high density development around heritage houses for inclusion in the DCP to support Council's adopted TOD alternative plans.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Ku-ring-gai's heritage is protected, promoted and responsibly managed.	Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets.	Implement, monitor and review Ku-ring-gai's heritage planning controls and Heritage Strategy. Promote local heritage in consultation with key stakeholders.

GOVERNANCE MATTERS

The Heritage Reference Committee includes Councillors, heritage practitioners and community members. The Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

RISK IMPLICATION STATEMENT

Consisting of seven members, the Committee provides advice on heritage matters and assists with the promotion, understanding and appreciation of heritage. While not a decision-making body, the Committee nevertheless plays an important function in shaping Ku-ring-gai's future. This Committee is also an important link in Council's communication strategy with the community.

FINANCIAL CONSIDERATIONS

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ENVIRONMENTAL CONSIDERATIONS

A role of the Heritage Reference Committee is to support Council in identifying and managing Ku-ring-gai's Cultural Heritage.

COMMUNITY CONSULTATION

The Heritage Reference Committee meets on a monthly basis or as required and notification of meetings is provided on Council's website.

INTERNAL CONSULTATION

The Heritage Reference Committee includes Councillors and heritage practitioners and is facilitated by Council staff. Where relevant, consultation with other Departments may occur in particular with Council's heritage advisors in Development & Regulation.

SUMMARY

Staff surveyed built examples of heritage item houses with higher density surrounding development, for comment and possible future educational material.

RECOMMENDATION:

That the Heritage Reference Committee receive and note this report and provide comments.

Claudine Loffi
Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning