



**DRAFT**

**Ku-ring-gai Council**

**PLANNING PROPOSAL**

**To heritage list 207 Eastern Road, Wahroonga**

**January 2021**

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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 'Lavery House,' also identified as 207 Eastern Road, Wahroonga (Lot B, DP414327) 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, Industry and Environment's 'A Guide to Preparing Planning Proposals' (December 2018).

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 property at 207 Eastern Road, Wahroonga ('the Site') was the subject of a Council commissioned Heritage Assessment by Robertson and Hindmarsh Pty Ltd in October 2020. The assessment concluded that the Site meets the threshold for local heritage listing on the grounds of historic, associative, aesthetic, social, research, rarity and representative values. The assessment concludes that the property demonstrates significance through its connection with the Lavery family and their strong links to the NSW Art movement, as well as its association with renowned Australian architect Sydney Ancher, as an intact example of the his work.

In September 2020, a group of architects first brought the subject property was first brought to Council's attention. The group communicated their concern for the property's vulnerability as an intact example of renowned Australian architect Sydney Ancher's work, which is located on a large allotment that was being advertised for sale. The property is not located within a Heritage Conservation Area ('HCA') nor is it within the immediate vicinity of any local or state heritage items.

On Tuesday, 8 September 2020, the potential vulnerability of the property was discussed with the Heritage Reference Committee ('HRC'), who agreed that an Interim Heritage Order ('IHO') should be invoked in this instance. A preliminary heritage assessment was then completed by Council officers on 9 September 2020 (See **Appendix A**).

Council has delegated authority under s.25 of the *NSW Heritage Act 1977* ('Heritage Act') to make an IHO on the property. The purpose of an IHO being to provide Council with time to undertake an independent heritage assessment of the property to establish if it warrants formal heritage listing.

On 22 September 2020, the matter was raised at the OMC. At this meeting, Council resolved:

*"Council resolve to place an Interim Heritage Order under section 25 of the NSW Heritage Act 1977 on Lavery House, 207 Eastern Road Wahroonga, Lot B, DP414327, to enable a full and proper evaluation of the heritage significance and prevent any harm to the site in the interim. Once the Interim Heritage Order is in place, that a site inspection for Councillors be arranged as soon as practicable."* (See **Appendix D**)

On 25 September 2020 the IHO came into effect. The wording of the IHO is as follows:

*"This Interim Heritage Order will lapse six months from the date that it is made unless the local Council has passed a resolution before that date; and*

- (i) *in the case of an item which, in the council's opinion, is of local significance, the resolution seeks to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; or*
- (ii) *In the case of an item which, in the Council's opinion, is of State heritage significance, the resolution requests the Heritage Council to make a recommendation to the Minister for Heritage under section 32(2) of the Heritage Act to include the item on the State Heritage Register.” (See **Appendix B**)*

Under the above conditions of the IHO, the order will lapse on 25 March 2021 unless Council passes a resolution to list the item on the Schedule 5 of the KLEP 2015 to protect and manage the item, or it nominates the item for inclusion on the State Heritage Register.

On Tuesday, 13 October 2020, a Councillor site inspection was undertaken with Council staff and Council's commissioned heritage consultant, Dr Scott Robertson of Robertson and Hindmarsh Pty. Ltd. On Thursday 22 October 2020, a draft heritage assessment was provided to Council staff for initial review and a final heritage assessment was provided on Thursday 29 November 2020 (See **Appendix C**).

A draft Heritage Inventory ('SHI') form for 207 Eastern Road, Wahroonga is included as **Appendix F** in support of the Planning Proposal.

On 17 November 2020, Council resolved to refer to this matter to the KLPP for advice.

On 14 December 2020, the draft Planning Proposal was referred to the Ku-ring-gai Local Planning Panel ('KLPP') for advice. The KLPP resolved unanimously to make a recommendation to Council that the Planning Proposal be submitted to the Department of Planning, Industry and Environment for a Gateway Determination, subject to Council giving consideration to whether the draft Schedule 5 description of the item should include the whole or any part of the dwelling house curtilage. The KLPP advice is included as **Appendix G**.

## Existing site and context

*Laverty House* is located at No. 207 Eastern Road, Wahroonga. The Site is identified as Lot B, DP414327.

*Laverty House* is full-brick construction with the exterior and the interior of the house finished in white-painted dry-pressed bricks and a roof sheeted with corrugated fibre cement roof sheets. The house is situated in the centre of the front two-thirds of the site which has a gradual slope from the front to the rear. The house originally comprised two short parallel wings separated by a paved courtyard. The subsequent additions have created a U-shaped plan form that is still centred on the original courtyard. The Main Bedroom at the front of the house protrudes from the base of the “U” and opens onto its own private, north-facing courtyard. One of the important aspects of the site and the setting of the house are the large trees that define the site and give it its bushland setting.

The original house was designed as a small, affordable nucleus for a later eastwards rear extension that would preserve the appearance of the house from the street. The original house provided the essential living and working accommodation for a young couple whose life centred around the production of art. The modest size of the house and rooms also reflected the period of post-war austerity where house sizes and use of materials were strictly controlled and restricted.<sup>9</sup> In addition, such restrictions also modified people’s expectations with regard to house and room sizes.

The first two stages of the house were designed by Sydney Ancher but the third stage was commissioned and designed after Ancher retired from the firm. The third stage was designed by architect, Judith Ambler, within the firm of Ancher, Mortlock, Murray & Woolley.





Figure 1. 207 Eastern Road, Wahroonga site shaded blue (Source: Robertson & Hindmarsh Pty Ltd – see **Appendix C**)

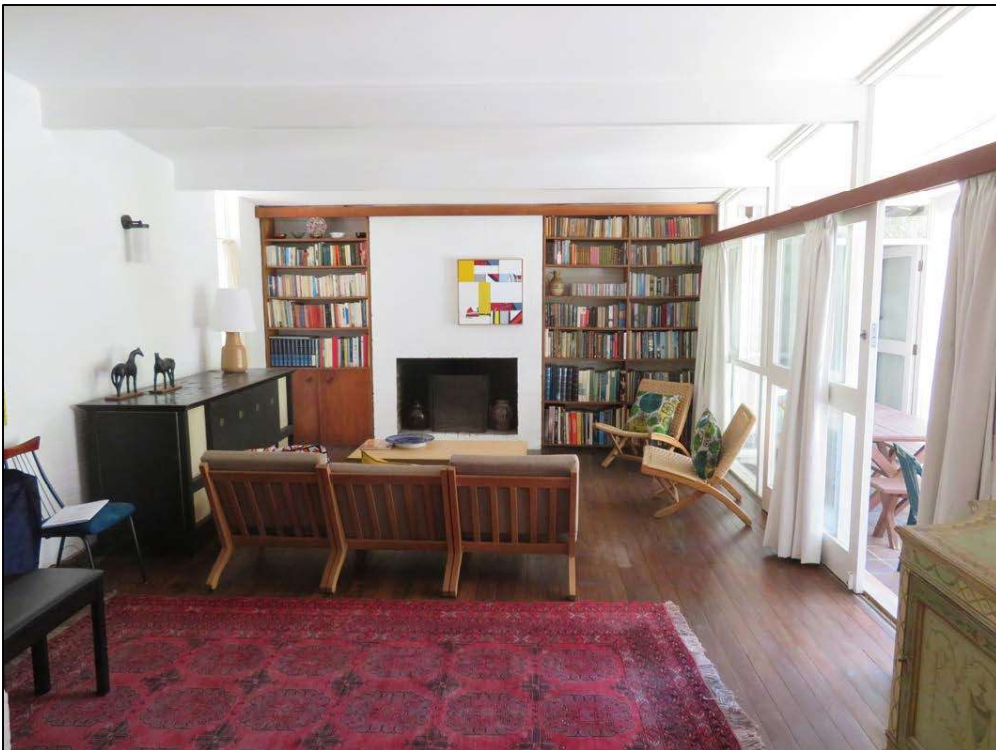


Figure 2. 207 Eastern Road, Wahroonga October 2020 viewed from the driveway entrance showing the forms of the building (Source: Robertson & Hindmarsh Pty Ltd – see **Appendix C**)





*Figure 3. 207 Eastern Road, Wahroonga October 2020 looking west into the Courtyard with the House wing on the left and the Studio wing on the right and the 1968 Living Room in the centre. The Courtyard has always been paved with bricks (Source: Robertson & Hindmarsh Pty Ltd see **Appendix C**)*



*Figure 4. 207 Eastern Road, Wahroonga October 2020 looking north from the current Entry into the current (1968 Stage 3) Living Room (Source: Robertson & Hindmarsh Pty Ltd see **Appendix C**)*





Figure 5. 207 Eastern Road, Wahroonga October 2020 looking south from the current 1968 Living Room into the Entry (Source: Robertson & Hindmarsh Pty Ltd see **Appendix C**)



Figure 6. 207 Eastern Road, Wahroonga October 2020 1952 window wall and 1955 wardrobe in the 1955 Bedroom 2 (left photo and middle photo) and 1955 Bedroom 3 (right photo) (Source: Robertson & Hindmarsh Pty Ltd see **Appendix C**)



Figure 7. 207 Eastern Road, Wahroonga October 2020 interior of the 1952 Studio (Source: Robertson & Hindmarsh Pty Ltd see **Appendix C**)



Figure 8. 207 Eastern Road, Wahroonga October 2020 first section of the rear yard viewed from the Courtyard (left photo) and third section of the rear yard looking west back to the house (right photo) (Source: Robertson & Hindmarsh Pty Ltd see **Appendix C**)

## 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
<b>207 Eastern Road, Wahroonga</b>	R2 Low Density Residential	9.5m	0.3

The Objectives for R2 Low Density Residential in the KLEP 2015 are:

- *To provide for the housing needs of the community within a low 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 housing that is compatible with the existing environmental and built character of Ku-ring-gai.*

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.

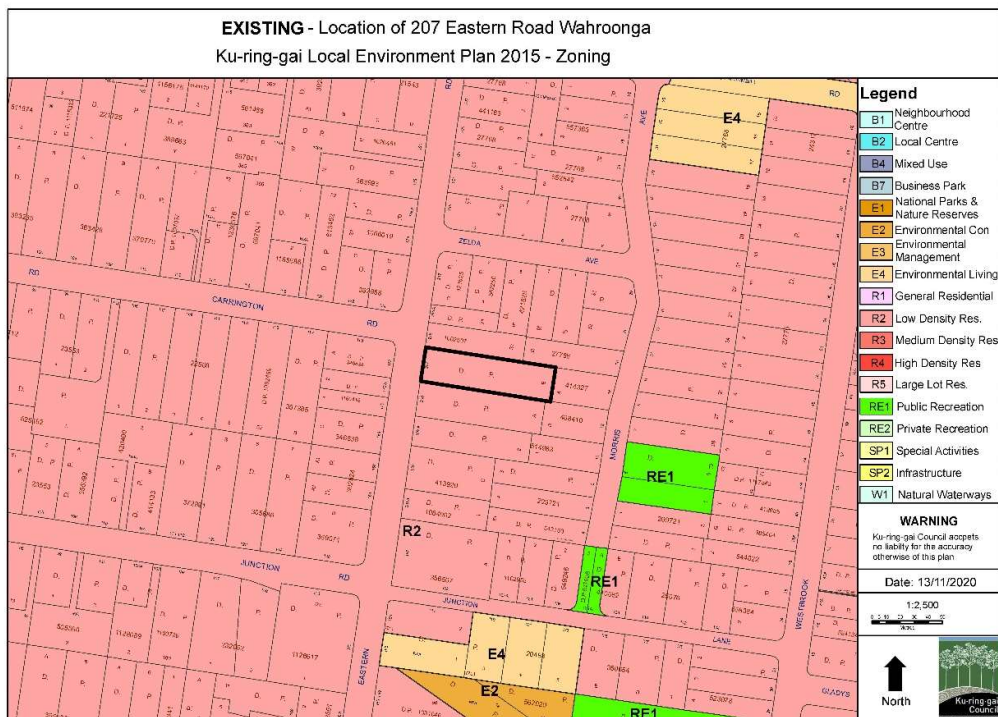


Figure 9. Map showing zoning 207 Eastern Road, Wahroonga



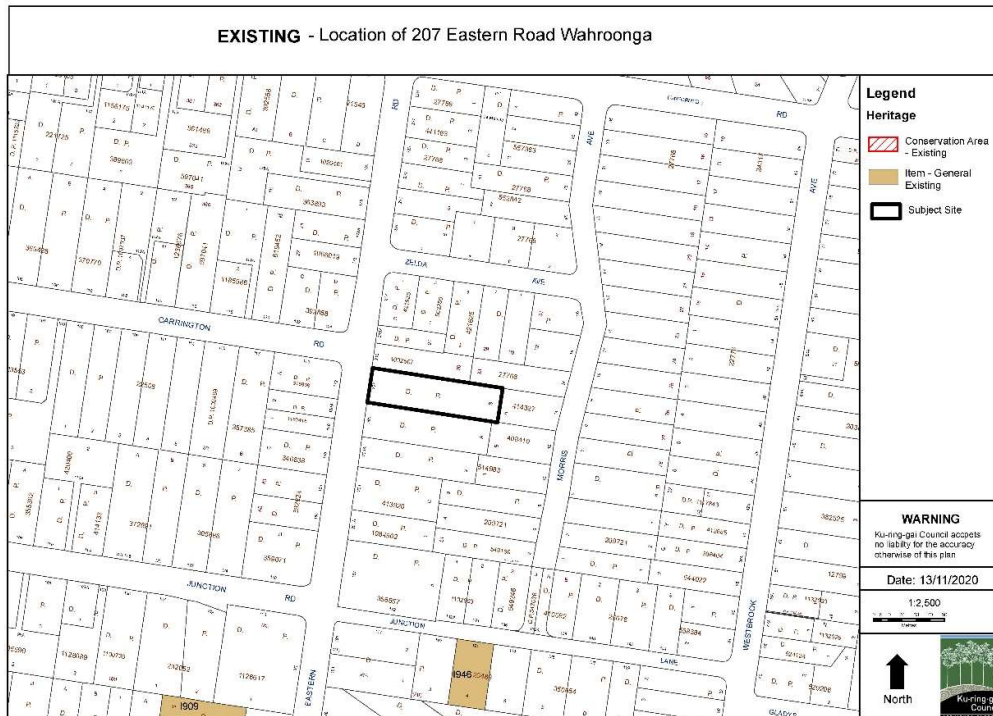


Figure 10. Map showing existing non-heritage listed status of 207 Eastern Road, Wahroonga and existing Heritage Items nearby



## 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 *Laverty House*, also identified as 207 Eastern Road, Wahroonga, 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.

The existing R2 Low Density Residential zoning and existing development standards applying to the site are not proposed to change as a result of this Planning Proposal.

## 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.
Wahroonga	<i>Laverty House and interiors, 207 Eastern Road, Wahroonga.</i>	207 Eastern Road	Lot B, DP414327	Local	<i>To be confirmed</i>

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

**Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER\_006** by colouring the Site so as to indicate a Heritage Item – General.

## PART 3 - JUSTIFICATION

The justification for those objectives, outcomes and the process for their implementation

### A. Need for the planning proposal

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

Yes. Following the making of the IHO, an independent heritage assessment was prepared by Robertson & Hindmarsh Pty Ltd (see **Appendix C**). The assessment maintains that 207 Eastern Road, Wahroonga warrants local listing on Schedule 5 of the KLEP 2015, satisfying the NSW Heritage Council's criteria for listing. The assessment considers that the property meets the threshold for local heritage listing on the grounds of historic, associative, aesthetic, social, research, rarity and representative values. The assessment concludes that the property demonstrates significance through its connection with the Lavery family and their strong links to the NSW Art movement, as well as its association with renowned Australian architect Sydney Ancher, as an intact example of the his work.

A heritage item is a place, which may include built structures, landscapes, moveable objects and relics, that have recognised cultural significance. In NSW, heritage items of local significance are assessed against 7 criteria:

- Historical significance – an item is important in the course, or pattern, of the cultural or natural history of the local area;
- Historical association significance – an item has strong or special association with the life or works of a person, or group of persons, of importance to the local area's cultural or natural history;
- Aesthetic significance – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area;
- Social significance – an item has a strong or special association with a particular community or cultural group in the local area, for social, cultural or spiritual reasons;
- Technical/research significance – an item has potential to yield information that will contribute to an understanding of the local area's scientific, cultural or natural history;

- Rarity – an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history; and
- Representativeness - an item is important in demonstrating the principal characteristics of a class of the local area's cultural or natural places; or cultural or natural environments.

The comprehensive Statement of Significance prepared by Robertson and Hindmarsh Pty. Ltd. for 207 Eastern Road, Wahroonga, expounds this importance. It reads:

*"The substantially intact Laverty House is a rare example of an artist's residence still with its functioning and identifiable artist studio. The way of life of the Laverty Family is still clearly evident in the extant planning and fabric of the house and studio. The design of the house and studio is of exceptional interest when planned expansion of the house is understood in order to cater for young couples of modest financial means in the post-war years, of post-war frugality, and of their increasing wealth and family size through later additions and enlargement of the small house nucleus.*

*The Laverty House is of local historical significance in demonstrating the post-World War 2 process of suburban infill development in earlier subdivisions. The Laverty House is of local aesthetic significance as its design exhibits the hallmarks of the Modernism with its clean lines, simple form, and walls of glass. The Laverty House is one of a series of houses within the Ku-ring-gai municipality that demonstrate the emergence of modern architecture in New South Wales, of which the architect Sydney Ancher was a leading proponent.*

*The Laverty House is of local associative significance because of its strong association with renowned architect, Sydney Ancher and his firm, Ancher, Mortlock & Murray and also because of its association with two prominent Australian artists, Ursula and Peter Laverty, who was Head of the National Art School and later Director of the Art Gallery of NSW. In this regard the house is of historical significance as the site of a meeting that inaugurated the concept of the international art biennale for Sydney. The Laverty House has the potential to yield information about cultural history in NSW, through its association with the artistic world, which is strongly reflected through the extant building fabric, arrangement and composition of elements on the site, including a purpose-built artist studio.*

*The surviving architectural drawings and the completed Laverty House demonstrate the palette of materials and construction methods employed by the architectural firm*



*of Ancher, Mortlock and Murray that are recognised as forming a regional expression of modern architecture. The Lavery House demonstrates the key characteristics of the domestic work of the firm of Ancher, Mortlock and Murray in the 1940s, 1950s & early 1960s and demonstrates the firm's use of similar details in houses for young couples of modest means in the economically constrained period after World War II."*

In conjunction with the proposed listing of Lavery House, the assessment identifies a suggested heritage curtilage, refers to the advantages of Clause 5.10.10 Heritage Incentive of the KLEP 2015 and identifies the development potential for the rest of the site from a heritage perspective, including the possible subdivision arrangement, all of which would be subject to a full planning approval.

A copy of the Heritage Assessment prepared by Robertson & Hindmarsh Pty Ltd in October 2020 is included at **Appendix C**. A draft Heritage Inventory ('SHI') form for 207 Eastern Road, Wahroonga is included at **Appendix F**.

**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 '*Lavery House*,' also identified as 207 Eastern Road, Wahroonga (Lot B, DP414327), as a local heritage item. The best and only means of achieving the objective to recognise the heritage significant and provide the Site with statutory protection is through the Planning Proposal process. The Site has been assessed as satisfying the NSW Heritage Council's Criteria for local heritage significance and 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’.*

Heritage listing of *Laverty House* at 207 Eastern Road, Wahroonga 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. *Will the planning proposal give effect to a council's endorsed local strategic planning statement, 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 '*Ku-ring-gai's heritage is protected, promoted and responsibly managed*'.

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 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
SEPP 55 Remediation of Land	Consistent. There is no evidence to suggest that the subject site could be affected by contamination from past land uses or activities being carried out on the land. The Planning Proposal does not seek to rezone or change the use of the Site.
SEPP Exempt and Complying Development Codes 2008	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP (Housing for Seniors or People with a Disability) – 2004	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.
SEPP Infrastructure 2007	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Affordable Rental Housing 2009	Consistent. The Planning Proposal is consistent with the aims of the policy.

SREPP	Comment on Consistency
SYDNEY REP 20 Hawkesbury-Nepean River	Consistent. The Planning Proposal is consistent with the aims of the policy and will have no adverse impacts on the Hawkesbury-Nepean River.



**Q6. 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.

Directions under s.9.1	Objectives	Consistency
<b>2. ENVIRONMENT AND HERITAGE</b>		
<b>2.3</b> Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental Heritage significance and indigenous heritage significance.	Consistent. The 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.
<b>3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT</b>		
<b>3.1</b> Residential Zones	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.	Consistent. The Planning Proposal relates to an established dwelling, and in this regard will have no effect on the housing choice, infrastructure or environment.
<b>3.3</b> Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Consistent. The Planning Proposal does not preclude the carrying out of a home occupation.
<b>6. LOCAL PLAN MAKING</b>		
Approval and Referral Requirements	The objective of this direction is to ensure that	Consistent. The planning proposal does not contain a

Directions under s.9.1	Objectives	Consistency
	LEP provisions encourage the efficient and appropriate assessment of development.	provision which is contrary to the operation of this direction.
Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	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.
<b>7. METROPOLITAN PLANNING</b>		
7.1 Implementation of <i>A Metropolis of Three Cities</i> (2018)	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	Applicable. The planning proposal is consistent with the objectives of <i>A Metropolis of Three Cities</i> , particularly Objective 13: Environmental heritage is identified, conserved and enhanced. Heritage listing of 207 Eastern Road, Wahroonga will provide ongoing protection and recognition of the heritage significance of the item.

**C. Environmental, social and economic impact****Q7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The Planning Proposal is for the purposes of retaining an existing building. 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.

**Q8. *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 proposed item 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.

**Q9. *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 local architectural and cultural heritage that has significance for 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.

The Planning Proposal is not expected to result in adverse economic effects. A review of the numerous studies investigating the effect of designation (heritage listing and/or inclusion within a heritage precinct) on the value of houses has found the impact to be negligible. Other features including locational factors such as proximity to schools and access to public transport, and household attributes, such as number of bedrooms and parking spaces, have been shown to have greater influence on price than designation.

**D. State and Commonwealth interests****Q10. *Is there adequate public infrastructure for the planning proposal?***

The planning proposal relates to the heritage listing of an established building and does not involve amendments to the planning controls that will facilitate intensified development. No additional demand for public infrastructure is anticipated as a result of this listing. The existing services that are available to the site are suitable for the proposal of a local heritage listing in a residential zone.

**Q11. *What are the views of state and Commonwealth public authorities consulted in accordance with 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 Premier and Cabinet during the public exhibition of the Planning Proposal. Any other authorities nominated by the Department of Planning, Industry and Environment as part of the requirements of the Gateway Determination will be consulted.





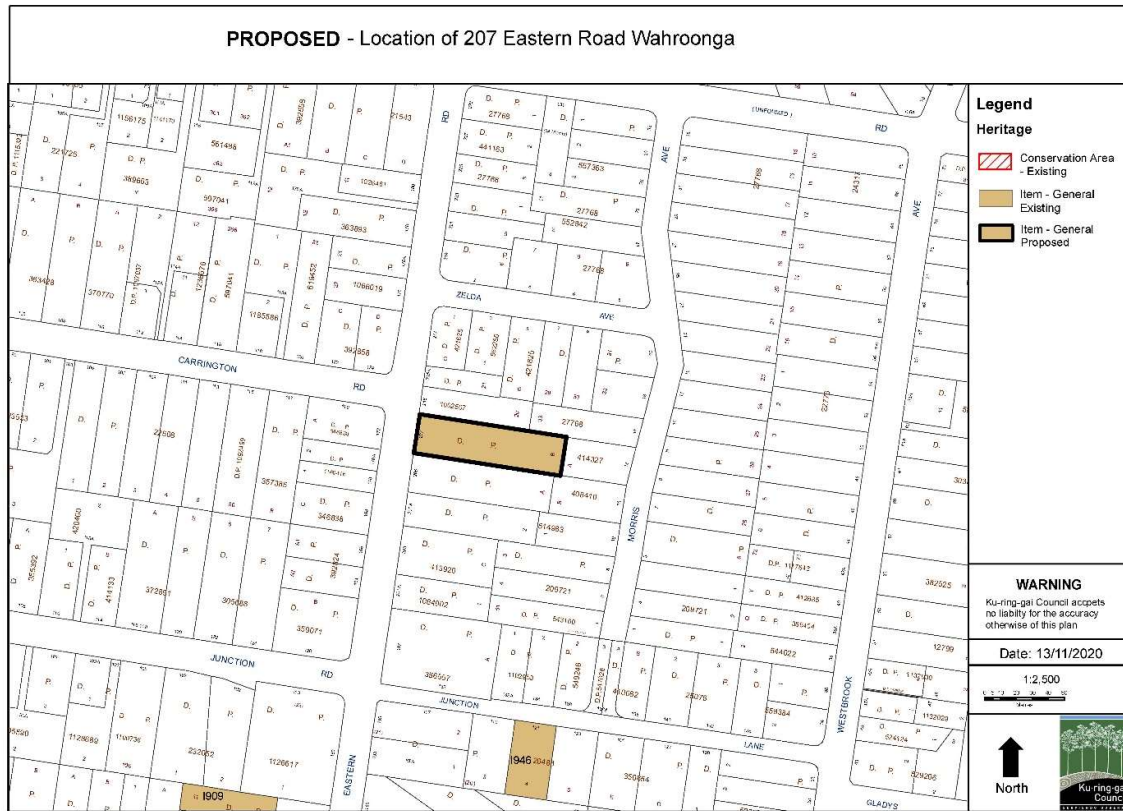


Figure 12. Draft map showing proposed amendment to heritage map showing 207 Eastern Road, Wahroonga shaded as Heritage Item – General

## 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* and the consultation guidelines contained within the NSW Department of Planning, Industry and Environment's '*A Guide to Preparing Local Environmental Plans*' (December 2018).

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

- Notification in a newspaper that circulates the area affected by the Planning Proposal
- Notification on Council's website on the 'Have my say' exhibition page
- 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
- Information and technical reports relied upon by the Planning Proposal

The Planning Proposal is considered a low impact proposal. Therefore, the Proposal will be exhibited for a minimum of 14 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)	TBC
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Run concurrently with exhibition period.
Commencement and completion dates for public exhibition period	TBC
Post exhibition review and reporting	TBC
Council meeting / consideration	TBC
Legal drafting of LEP	TBC
Anticipated date RPA will make the plan (if delegated)	TBC
Notification of Plan on Legislation website	TBC

**APPENDIX A – Preliminary Heritage Assessment of 207 Eastern Road,  
Wahroonga – September 2020**

**APPENDIX B – NSW Gazette - Interim Heritage Order IHO – 207 Eastern Road, Wahroonga (Lavery House) 25 September 2020**



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