

Alexandra Plumb

From: Dana Alderson <Dana.Alderson@environment.nsw.gov.au>
Sent: Tuesday, 11 April 2017 1:28 PM
To: Alexandra Plumb
Subject: OEH response - Section 56 Consultation - Planning Proposal for 21 Lorne Avenue, Killara

Hi Alexandra,

Thank you for forwarding the above PP to the Office of Environment and Heritage (OEH).

After reviewing the relevant documents, OEH's Greater Sydney Planning Team has no comments on the PP. However, the Heritage Division may wish to comment separately and may be contacted on heritage@heritage.nsw.gov.au.

Kind regards,
Dana

Dana Alderson
Planning Team
Regional Operations Division
Office of Environment and Heritage
T: 02 8837 6304
F: 02 9995 6900
W: www.environment.nsw.gov.au

Please note my work days are Mon-Thurs



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Wednesday 19 April 2017

Roads and Maritime Reference: SYD17/00461
Council Ref: S11313/2107/079255

Ku-ring-gai Council
Locked Bag 1006
Gordon NSW 2072

Attention: Alexandra Plumb

Section 56 Consultation - Planning Proposal to amend the Ku-ring-gai Local Environmental Plan 2015 for rezoning of 21 Lorne Avenue, Killara from R2 Low Density Residential to R4 High Density Residential

Dear Mr Fabbro

I refer to your letter of 28 March 2017 inviting Roads and Maritime Services to provide comment on the abovementioned planning proposal in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.

Roads and Maritime has reviewed the submitted documentation and it is noted that the Planning Proposal is seeking to rezone 21 Lorne Avenue, Killara from R2 Low Density Residential to R4 High Density Residential.

Roads and Maritime raises no objections to the proposal as the associated traffic generation and potential traffic impact to Pacific Highway is relatively minor and does not require further detailed traffic assessment and/or transport infrastructure upgrades to the Pacific Highway/Lorne Avenue intersection.

Thank you for the opportunity to provide advice on the subject proposal. If you require clarification on any issue raised, please contact Tricia Zapanta, Strategic Land Use Planner on 8849 2473 or by email on Tricia.Zapanta@rms.nsw.gov.au.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg Flynn'.

Greg Flynn
Program Manager, Land Use

Roads and Maritime Services



**Transport
for NSW**

Objective Ref: CD17/04470

Antony Fabbro
Manager Urban & Heritage Planning
Ku-ring-gai Council
818 Pacific Highway
Gordon, NSW 2072

Attn: Alexandra Plumb

Dear Mr Fabbro,

**Planning Proposal to amend the Ku-ring-gai Local Environmental Plan 2015
for rezoning of 21 Lorne Avenue, Killara from R2 Low Density Residential to
R4 High Density Residential**

Thank you for your letter dated 28 March 2017 requesting Transport for NSW review and comment on the proposed amendment to the Ku-ring-gai Local Environmental Plan (LEP) 2015.

Transport for NSW has reviewed the submitted information and has no comment on the planning proposal.

Should you have any questions regarding this matter, please contact Ken Ho, Transport Planner, on 8202 2426 or ken.ho@transport.nsw.gov.au.

Yours sincerely,

27/4/17

Mark Ozinga
**Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning Division**



Transport for NSW

18 Lee Street, Chippendale NSW 2008 | PO Box K659, Haymarket NSW 1240
T 02 8202 2200 | F 02 8202 2209 | W transport.nsw.gov.au | ABN 18 804 239 602



File No: SF17/16854
Ref No: DOC17/209651

Mr Antony Fabbro
Manager Urban & Heritage Planning
Ku-ring-gai Council
Locked Bag 1006
GORDON NSW 2072

Dear Mr Fabbro

Planning Proposal to amend Ku-ring-gai Local Environmental Plan 2015 for rezoning of 21 Lorne Avenue, Killara from R2 Low Density Residential to R4 High Density Residential

Thank you for referring the abovementioned planning proposal to the Office of Environment and Heritage for comment. The proposal seeks to amend the controls in *Ku-ring-gai Local Environmental Plan 2015* (KLEP 2015) applying to 21 Lorne Avenue, Killara as follows:

- amend the zoning from R2 Low Density Residential to R4 High Density Residential;
- amend the height limit from 9.5m to 17.5m;
- amend the floor space ratio from 0.3:1 to 1.3:1; and
- amend the minimum lot size from 840sqm to 1200sqm.

The subject site is located on the northern side of Lorne Avenue, currently existing on the site is a two storey residential dwelling house built c.1912. The site is currently zoned R2 Low Density Residential under the KLEP 2015. The sites adjoining 21 Lorne Avenue to the north, west and east are currently zoned R4 High Density Residential which allow for high density residential development of up to 5 storeys.

The subject site was not included within the up-zoning under LEP 194 due to the site being identified as a heritage item. In investigating the implications of the proposed zone, Council engaged consultants Perumal Murphy Alessi (PMA) to review the heritage status of a number of heritage interface sites impacted by adjoining zones. The PMA review found that in the context of the zoning and potential development surrounding 21 Lorne Avenue, the heritage listing should be removed. The heritage listing on the subject site was subsequently removed during the preparation of the KLEP 2015.

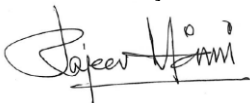
Further, it is noted that a Complying Development Certificate under Part 4A of the *Environmental Planning and Assessment Act 1979* was issued on 1 December 2016 for the demolition of the dwelling.

However, the site is located within the vicinity of locally listed heritage items I306 (20 Lorne Avenue, Reservoir pump station), I305 (14 Lorne Avenue, Dwelling House), I304 (10 Lorne Avenue, Dwelling House), I303 (8 Lorne Avenue, 'Windermere' Dwelling House), I302 (6 Lorne Avenue, Dwelling House). The site is also located opposite Heritage Conservation Area C24 Marian Street.

It is therefore considered that the proposal is consistent with the current zoning and character of the northern sector of Lorne Avenue and is unlikely to have an additional unacceptable impact on the heritage significance of the Marian Street Conservation Area.

If you have any questions regarding the above matter please contact Lily Chu, Heritage Officer at the Heritage Division on 9873 8595 or at lily.chu@environment.nsw.gov.au.

Yours sincerely



Rajeev Maini
Acting Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the NSW Heritage Council
13 April 2017