

PLANNING PROPOSAL

**To amend the Ku-ring-gai Local
Environmental Plan 2015 to Allow
Residential Development on 556 Pacific
Highway, Killara**

16 May 2017

CONSULTANT TEAM

Planning	Ian Glendinning Planning
Architecture	PMDL Architecture + Design
Transport & Traffic	Varga Traffic Planning
Heritage	GBA Heritage
Biodiversity	Footprint Green Consultants
Arborist	Urban Forestry Australia
Survey	YSCO Geomatics
Contamination	SESL
Communication	Elton Consulting

Contents

INTRODUCTION.....	1
PART 1 – OBJECTIVE AND INTENDED OUTCOMES	5
PART 2 – EXPLANATION OF PROVISIONS	7
PART 3 - JUSTIFICATION	12
A. Need for the planning proposal.....	12
B. Relationship to strategic planning framework.....	12
C. Environmental, social and economic impact	21
D. State and Commonwealth interests	22
PART 4 - MAPPING	24
PART 5 – COMMUNITY CONSULTATION	34
PART 6 – PROJECT TIMELINE	35
APPENDIX A – Checklist of Consistency with Section 117 Directions and SEPPs	
APPENDIX B – Detailed Site Survey prepared by YSCO Geomatics.	
APPENDIX C – Urban Design Study prepared by PMDL	
APPENDIX D – Traffic Assessment Report prepared by Varga Traffic Planning	
APPENDIX E – Heritage Conservation Management and Heritage Assessment Report prepared by Graham Brooks and Associates	
APPENDIX F – Flora and Fauna Report prepared by Footprint Green Pty Ltd	
APPENDIX G – Arborist Report prepared by Urban Forestry Australia.	
APPENDIX H – Contamination Report prepared by SESL Australia.	
APPENDIX I – Communication Outcomes Report by Elton Consulting.	
APPENDIX J – Information checklist.	
APPENDIX K – Political donations disclosure statement.	

INTRODUCTION

This Planning Proposal has been prepared in respect of land owned by Killara Golf Club and that is situated on land known as 556 Pacific Highway, Killara and which is identified as Lot 2 in DP535219 ('the Site').

The Site is an irregular shaped allotment owned and occupied by Killara Golf Club. The site has a total area of 17.56ha and is located on the southwest side of the Pacific Highway with a main street frontage of 25.91m with a secondary access of 6.095m to Pacific Highway. The Site also has two frontages to Fiddens Wharf Road with a portion of the northern boundary having frontage to Buckingham Road and the southwest boundary fronting Golf Links Road. The main entry to the Killara Golf Club is from the Pacific Highway.



Location Map - Killara Golf Club



Aerial Photograph - Killara Golf Club

Currently the Site comprises the main Clubhouse and at grade parking located towards the northern portion of the site. Vehicular access is from The Pacific Highway over Lot 9 in DP 3725 with parking located over Lot 4 in DP 404775 and Lot B in DP 412102. There are two bowling greens and two tennis court located towards the northeast corner of the Site. The maintenance sheds are located towards the southwest corner of the Site and a separate vehicular access from Fiddens Wharf Road with at grade parking is provided to these maintenance sheds and for members hitting off the 9th tee. The proposal will not reduce the provision of golfing in this locality as all holes and playing facilities will be retained. Future planning for the Site will identify options for either the adaptive reuse and upgrade of the existing Clubhouse building and/or its adaptive reuse if a new Clubhouse is constructed elsewhere on the property.

BACKGROUND

Killara Golf Club was established in 1899 and is one of four private golf clubs in the Ku-ring-gai Municipality. This Planning Proposal is seen by Killara Golf Club as the first step towards a long term plan for the Club, aimed at positioning the Club to cater for the needs of a changing demographic in the Ku-ring-gai Municipality.

The sport of golf is slowly losing popularity, especially amongst younger people. This trend is being experienced worldwide. In Australia, many golf clubs are experiencing financial difficulty. Killara Golf Club is currently in a strong financial position but regards good forward planning as vital to maintaining this. The Planning Proposal is reinstating a Residential Zoning on land that has had an R2 Zoning for at least 60 years. The land identified in the Proposal, with the increased zoning, will ensure future Boards and Members have options to secure Killara Golf Club's future.

Based on both overseas and local experience, Killara Golf Club sees as crucial to its future, the maintenance and continual improvement of its excellent golf course together with the provision of a wider offering of activities and facilities for current and future Members. Importantly, this includes a major upgrade to the Clubhouse facilities enabling the Club to offer much greater functionality in a more cost effective manner.

This Planning Proposal will preserve the Club's options in the future as to how it wishes to use its land. These options will be severely diminished if steps are not taken now to preserve them.

Re-zoning of part of the Club's land, whilst having no impact on the existing golf course and other facilities, will position the Club financially to consider these important objectives.

The Club does not currently propose at this time to develop any of the rezoned land. However, if in the future some of or all the land is developed the Club wishes to make it clear that is committed to:

- Maintaining a championship golf course with associated sporting facilities supported by a strong locally based membership; and
- Maintaining a strong and positive relationship with its neighbours and the local community

Member support for change

An Extraordinary General Meeting was held at the Club on 22nd February 2017 to consider whether the Planning Proposal should be lodged immediately or deferred for further consideration. In the months leading up to the meeting the Club fully engaged and informed its 1,900 Members on the details of the proposal.

Of the 403 Members present, the vast majority of whom are Ku-ring-gai residents, only seven voted against immediate lodgement. This confirms the overwhelming support of Members for the Club to move towards positioning itself for the future.

This planning proposal:

- has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning Guidelines including '*A Guide to Preparing Local Environmental Plans*' and '*A Guide to Preparing Planning Proposals*' dated 2016.
- relates only to the northeast portion of the Site which comprises the Clubhouse, bowling greens, tennis courts, parking and vehicular access from the Pacific Highway as identified on the Maps.
- relates to the northeast portion of the Site which is currently identified as a 'Deferred Area 15' in that the site has been deferred from inclusion in the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) and therefore the provisions of the KPSO currently apply. It is this portion of the site identified as Lot 2 in DP535219 to which this Planning Proposal applies. It is proposed that future access to the subject site will be over Lot 9 in DP 3725 as is currently the case.
- seeks approval for the amendment of the KLEP 2015 to provide the northeast portion of the Site to be zoned R4 High Density Residential (Identified as 'Area B' on the 'Planning Proposal' map in the Planning Study) and the remainder of the Deferred Area as R2 Low Density Residential Zone (identified on 'Area C' on the 'Planning Proposal' map). The site is located adjacent to R4 zoning to the northeast and R2 zoning to the north and south and has previously been zoned part residential 2(b).



Extract of Planning Proposal Map from Planning Study

The Killara Golf Course Clubhouse is identified as a local heritage item under Schedule 7 of the Ku-ring-gai Planning Scheme Ordinance. This will require modification of Schedule 5 of the KLEP 2015 to include the Killara Golf Course Clubhouse as a heritage item with local significance.

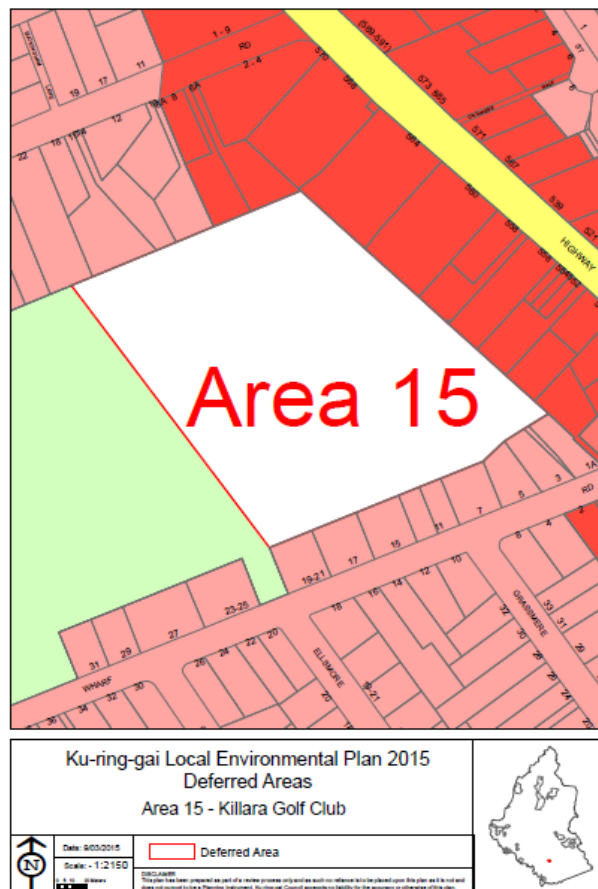
PART 1 – OBJECTIVE AND INTENDED OUTCOMES

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

This Planning Proposal (and requisite supporting documents) seeks approval for the modification of the KLEP 2015 to allow residential development on land identified as No. 556 Pacific Highway, Killara and which is identified as Lot 2 in DP535219 ('the Site').

The KLEP 2015 applies to the majority of land within Ku-ring-gai. The LEP came into effect on 2 April 2015. There are fifteen (15) areas that have been deferred (known as Deferred Area) from inclusion in the KLEP 2015 to allow for reassessment of bushfire risk and proposed zoning changes. The Ku-ring-gai Planning Scheme Ordinance applies to all development within a Deferred Area, with Draft Ku-ring-gai Local Environmental Plan 2013 still a matter for consideration in the assessment of any Development Applications with respect to the subject land. The land the subject of this Planning Proposal and identified as the northeast portion of the Killara Golf Club is 'Deferred Area 15'.

The area was deferred to allow reassessment of the RE2 Private Recreation zoning on this parcel of land, which was previously zoned part Residential 2(b) under the Ku-ring-gai Planning Scheme Ordinance.



Deferred Areas (Area 15) Map Identifying the Subject Site

The Planning Proposal seeks approval for the amendment of the Ku-ring-gai Local Environmental Plan 2015 to zone the northeast portion of the subject site a mixture of R4 - High Density Residential and R2 Low Density Residential (refer to 'Proposed Zoning Map').



Proposed Zoning Map -KLEP 2015

Area referred to in Planning Proposal

This amendment would make residential uses permissible on the R2 and R4 zoned land.

Enabling this zoning will result in the orderly and economic use of the land including the option of adaptive reuse of heritage building currently utilised as the Clubhouse. This will allow the Golf Club to plan for its future by having the ability to further develop the land zoned Residential in partnership with a housing provider.

The Site adjoins land zoned R4 High Density Residential (as depicted in the 'Deferred Area Map' above) to the northeast and any rezoning of the Site would complement the existing high density residential development and provide for an appropriate transition to the surrounding low density residential land and private recreation.

The outcomes proposed by this planning proposal will provide for the provision of additional housing generally in accordance with the State Government Urban Consolidation and Housing Policies as well as being compatible with the existing surrounding land.

The masterplan identifies an area in proximity to the existing machinery/maintenance shed for a possible future Clubhouse with access via Fiddens Wharf Road.

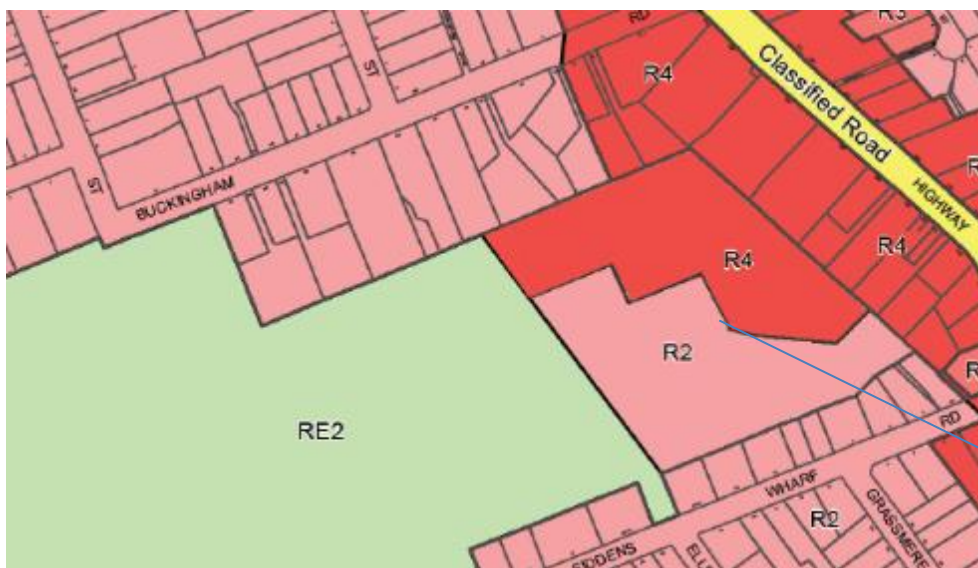
PART 2 – EXPLANATION OF PROVISIONS

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

The Planning Proposal seeks amendments to KLEP 2015 to zone the currently 'Deferred Area' land legally described as Lot 2 in DP535219 to R4 High Density Residential and R2 Low Density Residential.

The Planning Proposal seeks amendments to the following KLEP2015 maps:

Land Zoning Map: Remove the 'Deferred Area' status of the subject land and instead zone the land partly R4 High Density Residential and partly R2 Low Density Residential as per the proposed Land Zoning Map.



Proposed Zoning Map - KLEP 2015

Area referred to in
Planning Proposal

Lot Size Map: Provide a minimum subdivision size of 1200m² for that portion of the land identified as R4 and 840m² for the area to be zoned R2 as per the proposed Lot Size Map. This will reflect lot sizes of existing and surrounding residential development to the east and is appropriate for the social, economic and environmental characteristics of the subject land.



Mininum Lot Size (sq m)

Q	790
S	840
T	930
U1	1200
U2	1500
Y	10000

Proposed Lot Size Map - KLEP 2015

Height of Buildings Map: Provide a maximum building height of 17.5m on the land to be zoned R4 and a maximum height of 9.5m for the portion of the site to be zoned R2 as per the proposed Height of Building Map. This provides a height that is compatible with the surrounding properties and has consideration of the slope of the site and existing building footprint level.



Maximum Building Height (m)

J1	9
J2	9.5
L	11.5
N	14.5
O	16
P	17.5
Q1	20
Q2	20.5
T	26.5
U	32.5
V	39.5

Proposed Building Height Map - KLEP 2015

Floor Space Ratio Map: Provide a maximum floor space ratio of 1.3:1 on the subject land to be zoned R4 and a floor space of 0.3:1 or in accordance with Clause 4.4 for that portion of the site zoned R2 as per the proposed Floor Space Ratio Map. This provides a floor space that is compatible with the adjoining north-eastern properties.



Maximum Floor Space Ratio (n:1)

A1	0.2
A2	0.24
A3	0.3
A4	0.37
B	0.4
D	0.5
G	0.65
I	0.75
J	0.8
K	0.85
N	1.0
Q	1.3
U	2.5
W	3.5

Proposed Floor Space Ratio Map - KLEP 2015

Heritage Map: Identify the site as a Local Heritage Item as follows:



Proposed Heritage Map - KLEP 2015

This will include an amendment to Schedule 5 of the KLEP 2015 as follows:

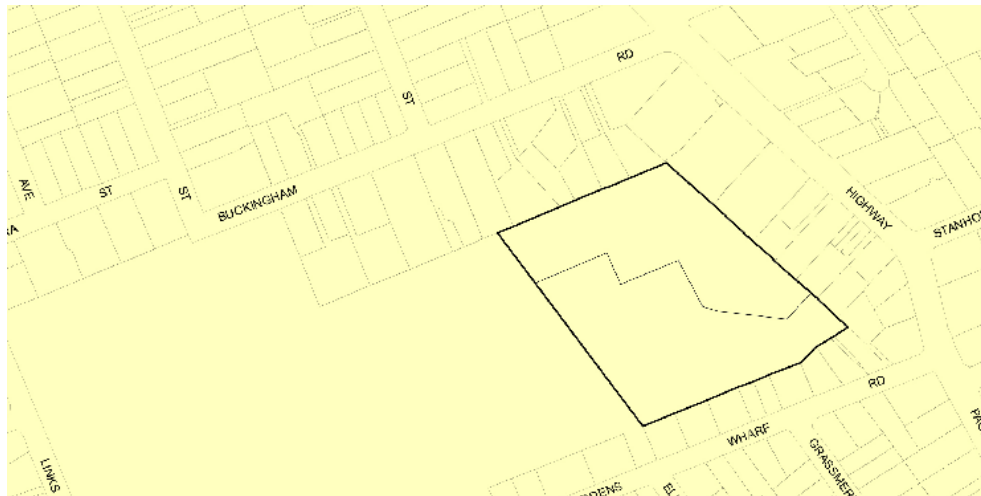
Suburb	Item Name	Address	Property Description	Significance	Item No
Killara	Killara Golf Course Clubhouse	556 Pacific Highway	Part Lot 2, DP535219	Local	1341

Riparian Lands and Watercourse Map: Identify the riparian lands and watercourse within the site.



Proposed of Riparian Lands Map - KLEP 2015

Acid Sulfate Soils Map: Provide a Classification of 5 for the subject site.



Acid Sulfate Soils

- Class 1
- Class 2
- Class 3
- Class 5

Proposed Acid Sulfate Soil Map - KLEP 2015 (identify as Class 5)

Terrestrial Biodiversity Map: Identify the biodiversity lands within the site as per the following the map.



Biodiversity

Proposed Biodiversity Map - KLEP 2015

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 any strategic study or report?*

This Planning Proposal is not the result of a specific strategic study or report, however the proposed zoning of the existing Residential 2(b) zoned land to RE2 was deferred as the proposed zoning would have a significant economic impact on the future of the Killara Golf Club. The deferment has allowed the Club to assess the future opportunities for redevelopment of the land in the manner which retains the basic tenant of the site for the use as outdoor recreation, golf, bowls and tennis whilst enabling those parts of the property identified to be developed as proposed thus providing the revenue needed to plan and develop the required new facilities.

This application is supported by a number of technical reports and a concept Master Plan to indicate how the existing management sees the site being developed into the future. The studies include:

- Statement of Heritage Impact and Conservation Management Plan
- Traffic Study
- Arborist Report
- Flora and Fauna Study
- Urban Design Study
- Contamination Study
- Consultation Outcomes Report

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

Yes. This Planning Proposal amending the KLEP 2015 is the most efficient means of achieving the objectives and outcomes. The proposed amendment is limited to a portion of the site that is immediately adjacent to the boundary of R4 High Density Residential zoned lands.

The Planning Proposal is the only way of formalising the zoning of the Site, which is currently a 'Deferred Area' under KLEP 2015, as a necessary step towards establishing one LEP for Ku-ring-gai.

B. Relationship to strategic planning framework

Q3. *Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

The proposal is consistent with the *Sydney Metropolitan Strategy 2036* and the *A Plan for Growing Sydney* by promoting the orderly and economic delivery of a new development area in Killara.

The Planning Proposal seeks to expand and enhance the Killara locality by the provision of addition of R4 High Residential Density Area generally over the area of the existing carpark, bowling greens and tennis courts with the remainder of the previously 2(B) zoned land being zoned R2 Low Density Area which provides an appropriate transition to the R2 Low Density Residential Area to the Northwest and southwest. The amendments will provide for additional housing opportunities.

In this regard the key directives relevant to subject as identified in *A Plan for a Growing Sydney - North Subregion* are:

- *Accelerate Housing Supply, Choice and Affordability and Build Great Places to Live*
- *Protect the Natural Environment and Promote its Sustainability and Resilience*

The Planning Proposal will allow for rezoning of certain land within the Site to accommodate additional housing that is within close proximity to major public transport infrastructure and facilities and services. The Site has access to the Pacific Highway, is within walking distance to local services and in close proximity to public bus stops and Killara Station. The proposed zoning will allow for more diverse housing options including apartment and townhouse living. This will improve affordability and provide more housing and housing choice.

The north-eastern portion of the Site has been identified for partly R4 and partly R2 zones. This portion of the site to be zoned R4 has been previously developed by the Killara Golf Course Clubhouse, carpark and associated facilities. The area site to be zoned R2 is immediately to the south of the Clubhouse and is the remainder of currently zoned 2b area. This portion of the site is predominantly cleared of any significant vegetation. There are no plans for this portion of the site to be developed, it is merely maintaining the existing compatible zoning over the land previously zoned Residential 2(b) under the KPSO.

It is also noted that the refurbishment & adaptive re-use of the existing Clubhouse or its renovation will ensure the retention and maintenance of this heritage listed building.

The Planning Proposal will ultimately facilitate increased dwellings within the Killara Locality which will assist Council in meeting the required increased dwelling target of *A Plan for a Growing Sydney*.

Q4. Is the planning proposal consistent *with a council's local strategy or other local strategic plan*?

The Planning Proposal is also considered to be consistent with the outcomes stated under the six themes of Council's *Community Strategic Plan 2030*. This Planning Proposal specifically support the following themes:

Community People and Culture theme which states:

Natural Environment

Places, Spaces and Infrastructure theme which states:

Access, Traffic and Transport

Local Economy and Employment

Leadership and Governance

This Planning Proposal seeks to facilitate revitalisation of an under-utilised part of Killara having regard to its close proximity to public transport and local facilities. The rezoning to allow for medium density housing will increase housing diversity and affordability in this locality. The new housing will also improve adaptability to cater for a wide range of people and to meet the changing needs of the population and allow for residents to remain and age within the area.

The rezoning of this site will complement existing and proposed development to the east and north.

This Planning Proposal will allow for possible adaptive reuse or its renovation of the existing local heritage item (currently the Clubhouse). This will ensure retention and maintenance of this building.

Q5. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

The following table identifies the key applicable SEPPs and outlines this Planning Proposal's consistency with those SEPPs. A checklist of compliance with all SEPPs is contained at **Attachment A**.

SEPP	Comment on Consistency
SEPP 19 Bushland in Urban Areas When preparing draft local environmental plans for any land to which SEPP 19 applies, other than rural land, the council shall have regard to the general and specific aims of the Policy, and give priority to retaining bushland, unless it is satisfied that significant environmental, economic or social benefits will arise which outweigh the value of the bushland.	Compliance with SEPP 19 has been addressed through the biodiversity mapping and the Biodiversity and Riparian Lands, Draft Background Study (Ku-ring-gai Council 2011). The amendments in this Planning Proposal relevant to SEPP 19 is the zoning change from private recreation (Deferred Area) to R4 and R2. While these changes will allow for additional future development on site it does not alter the Biodiversity or Riparian mapping within these locations.

SEPP	Comment on Consistency
	<p>Since ecological constraints are required to be considered as part of any development application, or applications to remove trees or vegetation under cl5.9 (Preservation of Trees and Vegetation) of the draft KLEP, the integrity of the vegetated areas will have a continuing means of protection.</p>
<p>SEPP 55 Remediation of Land</p>	<p>The site is occupied by Killara Golf Club with the portion of the site involved in this Planning Proposal currently being utilised as a carpark, Clubhouse and greens. Refer to the report prepared by SESL which concludes that the subject land is not captured by clause 6(4) of the SEPP.</p>
<p>SEPP 65 Design Quality of Residential Flat Development</p>	<p>All future development of residential flat buildings to which this SEPP applies will need to comply with the requirements of this SEPP.</p>
<p>SEPP 70 Affordable Housing (Revised Schemes)</p>	<p>Any future development of the site will need to comply with this SEPP.</p>
<p>SEPP (Housing for Seniors or People with a Disability) – 2004</p>	<p>Any future development of the site will need to comply with this SEPP.</p>
<p>SEPP Building Sustainability Index : Basix 2004</p>	<p>All future development of the site will need to comply with this SEPP.</p>
<p>SEPP Infrastructure 2007</p>	<p>Future development of the site will have regard to this SEPP.</p>
<p>SEPP Affordable Rental Housing 2009</p>	<p>Any future development of the site will need to comply with this SEPP.</p>
<p>SEPP Exempt and Complying Development Codes 2008</p> <p>The Codes SEPP aims to provide streamlined assessment processes for development certain types of development that are of minimal environmental impact and identifying types of complying development that may be carried out in accordance with complying development codes.</p>	<p>This clause will apply to the future land.</p>

SREPP	Comment on Consistency
<p>SYDNEY REP (Sydney Harbour Catchment) 2005</p> <p>The SREP aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole.</p>	<p>This Planning Proposal is consistent with the SEPP as it aims to protect and enhance identified environmentally sensitive lands and waterways and implement appropriate planning provisions.</p>

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following table identifies applicable Section 117 Directions and outlines this Planning Proposal's consistency with those Directions. A checklist of compliance with all Section 117 Directions is contained at **Appendix A**.

Directions under S117	Objectives	Consistency
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	<p>The objectives of this direction are to:</p> <p>(a) Encourage employment growth in suitable locations,</p> <p>(b) protect employment land in business and industrial zones, and support the viability of identified strategic centres.</p>	<p>Justifiably inconsistent. The proposal seeks to rezone that part of the site that was previously zoned residential 2(b) and proposed to be zoned private recreation RE (under DLEP 2013) to part R4 High Density Residential and part R2 Low Density Residential. The site has not been used for business or industrial land. However, the Golf Course and facilities (eg the Clubhouse) will continue to provide employment for 50 people on an equivalent full time basis.</p>
2. ENVIRONMENT AND HERITAGE		
2.1 Environment Protection Zones	<p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p>	<p>Consistent This planning proposal identifies areas of the site being subject to biodiversity</p>

Directions under S117	Objectives	Consistency
		<p>controls including the protection of threatened ecological communities which will continue to apply to the site. The Draft LEP2013 identifies an area of the site as being subject to Biodiversity which would continue to apply to the site.</p> <p>Any future development of the site would be required to comply with the relevant biodiversity provisions of the LEP in protecting any area of biodiversity.</p> <p>This compliance would be dealt with as part of the assessment of any DA for the site and would not be overridden by this Planning Proposal.</p> <p>A Flora and Fauna Study has been undertaken by Footprint Green P/L and this study supports the proposal.</p>
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental Heritage significance and indigenous heritage significance.	<p>Consistent</p> <p>The Planning Proposal will ensure the retention of the existing local heritage item being the Clubhouse. The rezoning will allow for the adaptive reuse of this item to ensure its retention and maintenance and significance in the locality.</p> <p>A detailed Conservation Management Plan and</p>

Directions under S117	Objectives	Consistency
		Statement of Heritage Impact have been prepared by GBA Heritage in relation to the Clubhouse and its curtilage.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> (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. 	<p>Consistent</p> <p>The planning proposal will promote a wider variety of housing choice and type to assist in meeting the future needs of the area.</p> <p>The planning proposal will make efficient use of the existing infrastructure. The site is located in close proximity to public transport and local services.</p> <p>The Planning Proposal relates to the north-eastern portion of the site only for residential purposes.</p> <p>An Urban Design Study has been prepared by PMDL Architects and forms part of this submission.</p> <p>The study includes identification of areas that can be utilised for multi-unit housing.</p>
3.4 Integrating Land Use and Transport	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p>	<p>Consistent</p> <p>The site is highly accessible to public transport, major roads and local services. There is an existing choice of transport including bus and train.</p> <p>The application by a Traffic and Parking Analysis Study</p>

Directions under S117	Objectives	Consistency
	<ul style="list-style-type: none"> (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight. 	<p>prepared by Varga Traffic Planning. This report notes that the development can sustain the additional vehicular traffic generated and that the existing left hand in and left hand out access via the Pacific Highway is acceptable.</p>
<p>4. HAZARD AND RISK</p>		
<p>4.1 Acid Sulfate Soils</p>	<p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	<p>Consistent The site is mapped as Class 5 and no concerns arise.</p>
<p>4.4 Planning for Bushfire Protection</p>	<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> (a) to protect life, property and the environment from 	<p>Consistent The site does not contain bushfire prone land.</p>

Directions under S117	Objectives	Consistency
	(b) bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas.	
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	<p>Consistent</p> <p>The Planning Proposal does not seek to introduce provisions which require the concurrence consultation or referral of development applications to a Minister or public authority. Council is the relevant public authority.</p>
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	<p>Consistent</p> <p>This Planning Proposal seeks to rezone the site to R4 and R2 which is an existing zone within KLEP2015.</p>
7. METROPOLITAN PLANNING		
7.1 Implementation of the Metropolitan Strategy	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.	<p>Consistent</p> <p>The potential development of the site for residential development will contribute to meeting the residential housing targets for the LGA.</p>

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 Draft LEP identifies and maps parts of the site that require biodiversity protection. The protection requirements will be inherent in any further development of land. The site is not identified as Riparian Land however it contains remnants of threatened ecological communities which are identified on the Biodiversity Map. This planning proposal to rezone the land will not affect the environmental values of the site. Most of the site that is proposed for R4 is already developed and contains buildings, accessways, carparking, tennis courts and bowling greens. The outdoor recreational facilities will be retained or relocated elsewhere on Club land.

Q8. Are there any other likely *environmental effects as a result of the planning proposal and how are they proposed to be managed?*

The planning proposal to rezone the site will not result in any additional environmental effects. In addition, a Stage 1 preliminary site investigation has been undertaken by SESL Australia to satisfy any requirements of State Environmental Planning Policy No. 55 - Remediation of Land. This investigation has confirmed that none of the land the subject of the proposal is land captured by clause 6(4) of SEPP 55.

The report was limited to an investigation of the area to be rezoned. The report notes that intrusive sampling indicated the presence of deep filling of variable depths across the site. Fill material was encountered at all sampling locations beneath bitumen to 1.2m and maximum of 7.7m. Underneath the fill natural light brown silty shale was observed.

SESL noted that the results from some bore holes indicated possible contamination of some of the filled areas. Based on the findings the site investigation SESL conclude that the site can be made suitable for residential development subject to *'a remedial action plan being development for the minor hotspot in the south-eastern corner of the visitor's carpark including appropriate validation processes to ensure that at completion of the remediation program that the site is suitable for rezoning.'*

SESL conclude that any remediation required can be undertaken at the stage of any future development application for the proposed use. We note that notwithstanding this conclusion that the subject land is not captured by clause 6(4) of SEPP 55.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will result in positive social and economic effects by providing for the more orderly and economic development of the sites. The proposal seeks to revitalise the eastern portion of the Killara Golf Course site to enable residential development. This will create additional housing stock

and create greater diversity in housing choice which will benefit the community.

In addition the proposed rezoning will provide the opportunity to redevelop part of the site for the purpose of high status housing in a sought after location. This is considered to satisfy the objectives of 'A Plan for Growing Sydney'.

The site is well located in terms of public transport and therefore the future residential development will be appropriately located to maximise use of public transport. The diversity in housing, including medium/high density development will assist in meeting the housing needs of the locality.

The Urban Design Study indicates how the site can be developed in a manner that will be consistent with development along the highway corridor whilst providing a quality residential environment.

The proposal will also ensure that the Clubhouse building which is heritage listed is able to be retained and adapted for use probably for residential purposes. The funds derived from the future development will enable the Golf Club to maintain its prominent position in the social structure of the locality and ensures the viability of the continued operation of the Golf Course and associated facilities.

D. State and Commonwealth interests

Q10. *Is there adequate public infrastructure for the planning proposal?*

The proposal could result in minor increase in demand to facilities in an existing urban area where all utility services are available.

Consultation with key agencies about the capacity to service the site has not been undertaken prior to submitting this planning proposal to the Department of Planning and Infrastructure. Consultation will need to be undertaken with public authorities.

Consultation with state and commonwealth agencies will be undertaken in accordance with Section 5 of this planning proposal.

The site is well located in terms of public infrastructure. The site is located approximately 850m to the southwest of Killara Station and approximately 1.0km to the northwest of Lindfield Station. The site is also within easy walking distance to bus stops on Pacific Highway that provide regular services to the City, Chatswood and Hornsby.

The site is well located in relation to educational facilities, being within close proximity of both Lindfield and Killara Public School as well as other independent schools such as Ravenswood School for Girls, Holy Family Catholic School and Newington College Preparatory School. The site is also located in the vicinity of the University of Technology Sydney (UTS) Ku-ring-gai Campus.

Local shops are located to the north at Killara and to the south at Lindfield with more facilities and services located at Gordon and Hornsby to the north and Chatswood and the City to the South.

The site has good access to a large number of community facilities, including libraries, public open space and health related services.

All these existing facilities will service the proposed use.

Q11. *What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?*

At this stage the appropriate State and Commonwealth public authorities and the Gateway Determination has yet to be issued by the Minister for Planning and Infrastructure. Consultation with the following government authorities, agencies and other stakeholders in regard to this planning proposal are to include:

- Roads and Maritime Services
- Energy Australia
- Sydney Water
- Transport for NSW
- Railcorp

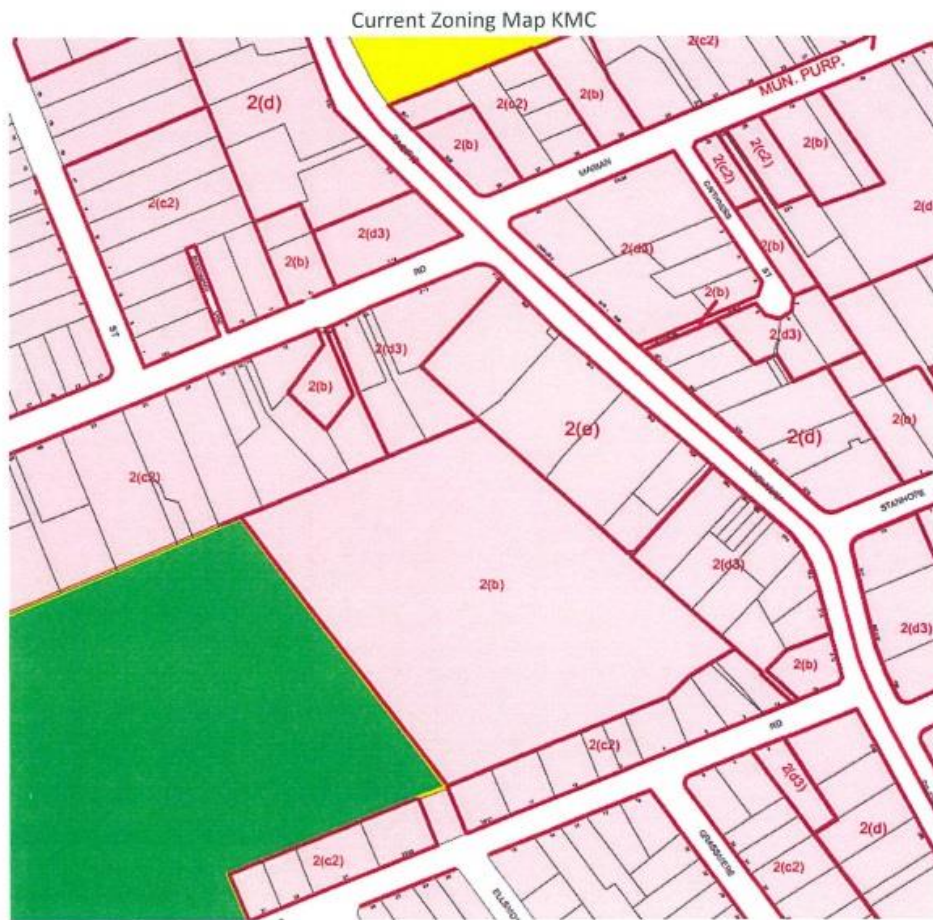
The applicant seeks confirmation of the above list through the Minister's Gateway Determination.

PART 4 - MAPPING

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

The Planning Proposal seeks amendments to the following KLEP2015 maps (Full Set of Maps included in Appendix C):

Land Zoning Map: Remove the 'Deferred Area' status of the subject land and instead zone the land R4 High Density Residential and R2 Low Density Residential.



Existing Map - KPSO (Residential 2(b) Zone)

ZONES

2. RESIDENTIAL

(a) RESIDENTIAL A	
(b) RESIDENTIAL B	2(b)
(c) RESIDENTIAL C	2(c)
(c1) RESIDENTIAL C1	2(c1)
(c2) RESIDENTIAL C2	2(c2)
(d) RESIDENTIAL D	2(d)
(d3) RESIDENTIAL D3	2(d3)
(e) RESIDENTIAL E	2(e)
(f) RESIDENTIAL F (Redevelopment)	2(f)
(g) RESIDENTIAL G (2.5 acre minimum)	2(g)
(h) RESIDENTIAL H	2(h)

3. BUSINESS

(a) RETAIL SERVICES	3(a)
(b) COMMERCIAL SERVICES	3(b)

FLOOR SPACE RATIOS

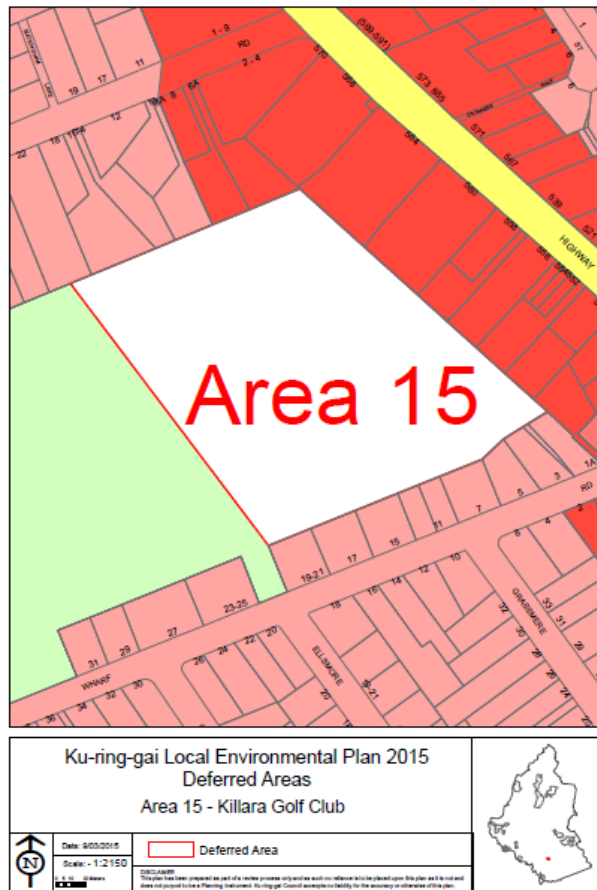
A1 2.0:1	3(a)-(A1)
A2 1.0:1	3(a)-(A2)
A3 0.75:1	3(a)-(A3)
B1 1.0:1	3(b)-(B1)
B2 1.0:1	3(b)-(B2)

5. SPECIAL USES

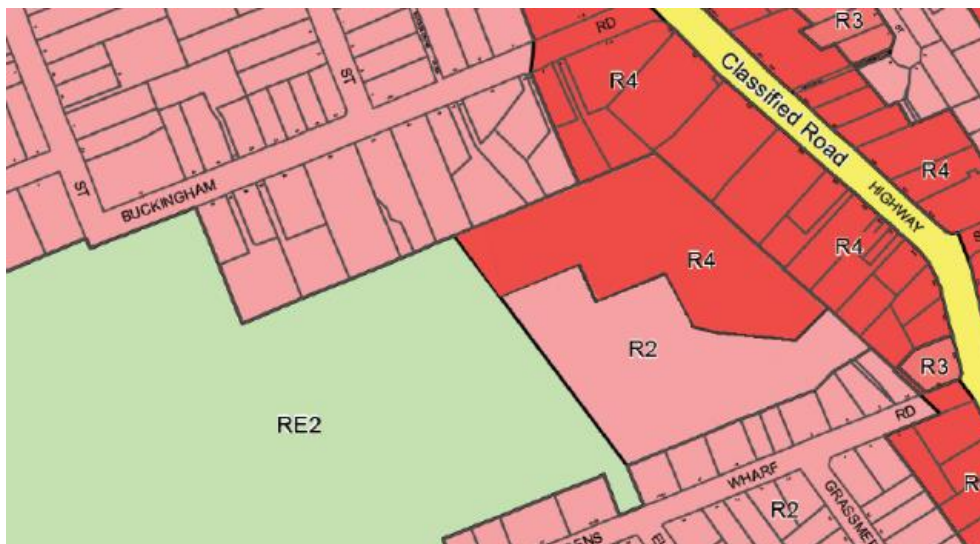
(a) SPECIAL USES A (Schools etc)	SCHOOL
(a1) SPECIAL USES A1	5(a)
(b) SPECIAL USES (Railway)	

6. OPEN SPACE

(a) RECREATION EXISTING	
(b) RECREATION PRIVATE	
(c) RECREATION PROPOSED	



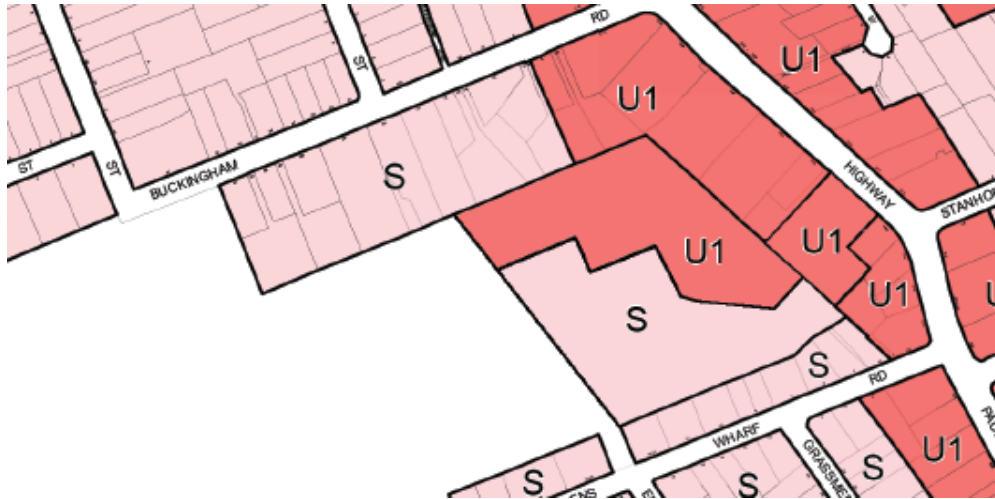
Deferred Areas (Area 15) Map



- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE2 Private Recreation

Proposed Zoning Map - KLEP 2015

Lot Size Map: Provide a minimum subdivision size of 1200m² for that portion of the land identified as R4 and 840m² for the area to be zoned R2. This will reflect lot sizes of existing and surrounding residential development to the east and is appropriate for the social, economic and environmental characteristics of the subject land.



Minumum Lot Size (sq m)

Q	790
S	840
T	930
U1	1200
U2	1500
Y	10000

Proposed Lot Size Map - KLEP 2015

Height of Buildings Map: Provide a maximum building height of 17.5m on the land to be zoned R4 and a maximum height of 9.5m for the portion of the site to be zoned R2. This provides a height that is compatible with the surrounding properties and has consideration of the slope of the site and existing building footprint level.



Maximum Building Height (m)

J1	9
J2	9.5
L	11.5
N	14.5
O	16
P	17.5
Q1	20
Q2	20.5
T	26.5
U	32.5
V	39.5

Proposed Height Map - KLEP 2015

Floor Space Ratio Map: Provide a maximum floor space ratio of 1.3:1 on the subject land to be zoned R4 and a floor space of 0.3:1 for that portion of the site zoned R2. This provides a floor space that is compatible with the adjoining north-eastern properties.



Maximum Floor Space Ratio (n:1)



A1	0.2
A2	0.24
A3	0.3
A4	0.37
B	0.4
D	0.5
G	0.65
I	0.75
J	0.8
K	0.85
N	1.0
Q	1.3
U	2.5
W	3.5

Proposed Floor Space Ratio Map - KLEP 2015

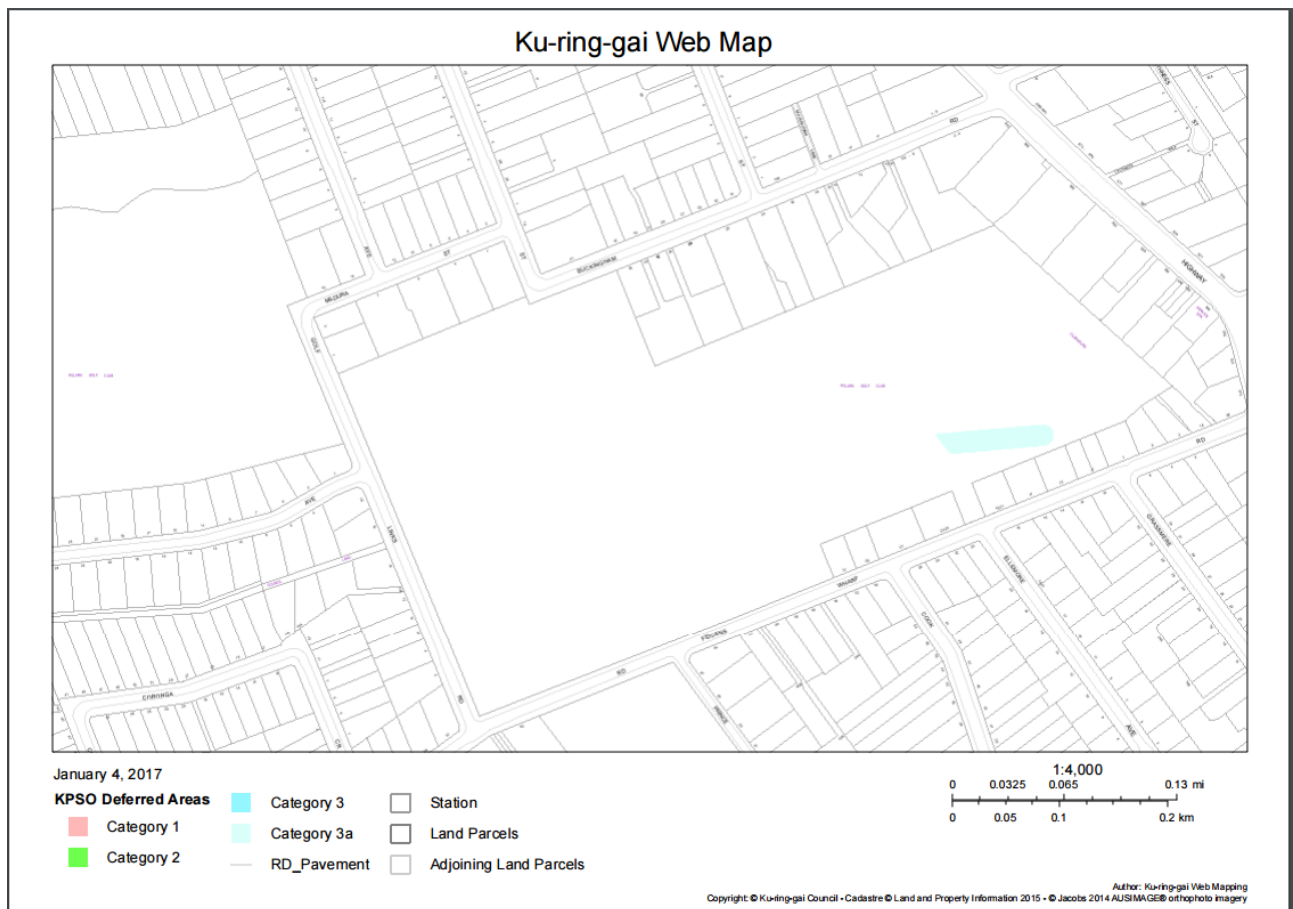
Heritage Map: Identify the site as a Local Heritage Item as follows:



Heritage

-  Conservation Area - General
-  Item - General

Proposed Heritage Map - KLEP 2015



Existing Riparian Lands Map - KPSO

Riparian Lands and Watercourse Map: Identify the riparian lands and watercourse within the site.

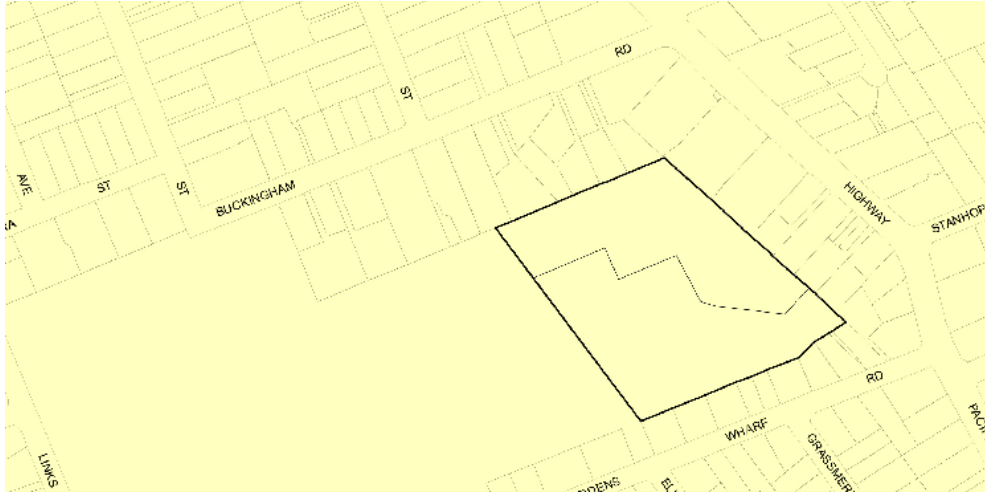


Riparian Land

- Category 1
- Category 2
- Category 3
- Category 3a

Proposed Riparian Lands Map - KLEP 2015

Acid Sulfate Soils Map: Provide a Classification of 5 for the subject site.



Acid Sulfate Soils

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 5 Class 5

Proposed Acid Sulfate Soils Map - KLEP 2015

Ku-ring-gai Web Map



Existing KPSO Biodiversity map

Terrestrial Biodiversity Map: Identify the biodiversity lands within the site as per the following the map.



■ Biodiversity

Proposed Biodiversity Map – KLEP 2015

PART 5 – COMMUNITY CONSULTATION

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

This Planning Proposal will require exhibition in accordance with the requirements of Section 57 of the Environmental Planning & Assessment Act and/or any other requirements as determined by the Gateway Process under Section 56 of the EP & A Act.

Community Consultation on the Planning Proposal will be undertaken by Council (subject to receiving a determination to proceed at the Gateway) in accordance with the publication 'A Guide to Preparing Local Environmental Plans'. The notification and consultation process will be initiated after the s55 submission has been sent to the Department of Planning and Infrastructure.

Elton Consulting have been engaged to lead the consultation process with members of the Golf Club and local residents. A Report on the Consultation Process undertaken by the Killara Golf Club is attached at Appendix I.

Amendments to the Planning Proposal have been made in response to the consultation outcomes, particularly with respect to the loss of visual amenity from the 18th fairway and surrounding area.

Communication

In addition to the community and Member consultation and the display of the draft proposal, the President and General Manager arranged meetings with the following relevant community stakeholders: The Member for Ku-ring-gai, Mr Alister Henskens SC MP; NSW State Planning, Mr John Dorran; Ku-ring-gai Council Mr Antony Fabbro and staff; Gordon Killara Action Group, Mr Keith Dalby; the Body Corporates of three unit block neighbours along Pacific Highway; residents of Buckingham Road; and various Fiddens Wharf Road residents.

At all the meetings, the President and General Manager outlined the Planning Proposal and were open to questions and made themselves available for further discussions.

PART 6 – PROJECT TIMELINE

It is anticipated that the Planning Proposal will take effect towards the end of 2016. The timeline for the progression of this Planning Proposal is indicated in the following table:

Stage	Timing
Anticipated commencement date (date of Gateway determination)	
Anticipated timeframe for the completion of required technical information	
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	
Commencement and completion dates for public exhibition period	
Dates for public hearing (if required)	
Timeframe for consideration of submissions	
Timeframe for the consideration of a proposal post exhibition	
Date of submission to the department to finalise the LEP	
Anticipated date RPA will make the plan (if delegated)	
Anticipated date RPA will forward to the department for notification.	

APPENDIX A - Checklist of Consistency with Section 117 Directions and SEPPs

PART A: STATE ENVIRONMENTAL PLANNING POLICIES		Not relevant	Consistent
SEPP 1	Development Standards	✓	
SEPP 4	Development Without Consent	✓	
SEPP 6	Number of Storeys in a Building	✓	
SEPP 19	Bushland in Urban Areas		✓
SEPP 21	Caravan Parks	✓	
SEPP 22	Shops and Commercial Premises	✓	
SEPP 30	Intensive Agriculture	✓	
SEPP 32	Urban Consolidation (Redevelopment of Urban Land)		✓
SEPP 33	Hazardous and Offensive Development	✓	
SEPP 44	Koala Habitat Protection	✓	
SEPP 55	Remediation of Land	✓	
SEPP 60	Exempt and Complying Development	✓	
SEPP 62	Sustainable Aquaculture	✓	
SEPP 64	Advertising and Signage	✓	
SEPP 65	Design Quality of Residential Flat Development	✓	
SEPP 70	Affordable Housing (Revised Schemes)	✓	
SEPP	(Housing for Seniors or People with a Disability) – 2004	✓	
SEPP	Building Sustainability Index : Basix 2004	✓	
SEPP	Major Development	✓	
SEPP	Mining, Petroleum Production and Extractive Industries	✓	
SEPP	Temporary Structures 2007	✓	
SEPP	Infrastructure 2007		✓
SEPP	Affordable Rental Housing 2009	✓	
SEPP	Exempt and Complying Development Codes 2008		✓

PART B: REGIONAL ENVIRONMENTAL PLANS		Not relevant	Consistent
SYDNEY REP 20	Hawkesbury-Nepean River		✓
SYDNEY REP	(Sydney Harbour Catchment) 2005	✓	

PART C: DIRECTIONS UNDER S117(2)		Not relevant	Consistent	Justifiably inconsistent
PART 1 – GENERAL DIRECTIONS				
1. Employment and Resources				
1.1	Business and Industrial Zones			✓
1.2	Rural Zones	✓		
1.3	Mining, Petroleum production and Extractive Industries	✓		
1.4	Oyster Aquaculture	✓		
1.5	Rural Lands	✓		
2. Environment and Heritage				
2.1	Environment Protection Zones	✓		
2.2	Coastal Protection	✓		
2.3	Heritage Conservation		✓	
2.4	Recreation Vehicle Areas	✓		
3. Housing, Infrastructure and Urban Development				
3.1	Residential Zones		✓	
3.2	Caravan Parks and Manufactured Home Estates	✓		
3.3	Home Occupations	✓		
3.4	Integrating Land Use and Transport	✓		
3.5	Development Near Licensed Aerodromes	✓		
4. Hazard and Risk				
4.1	Acid Sulfate Soils		✓	
4.2	Mine Subsidence and Unstable Land	✓		
4.3	Flood Prone Land	✓		
4.4	Planning for Bushfire Protection	✓		
5. Regional Planning				
5.1	Implementation of Regional Strategies		✓	
5.2	Sydney Drinking Water Catchments		✓	
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	✓		
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	✓		
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	✓		
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	✓		
5.7	Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	✓		
5.8	Second Sydney Airport: Badgerys Creek	✓		
6. Local Plan Making				
6.1	Approval and Referral Requirements		✓	
6.2	Reserving Land for Public Purposes	✓		
6.3	Site Specific Provisions	✓		
7. Metropolitan Planning				
7.1	Implementation of the Metropolitan Strategy	✓		

APPENDIX B – Detailed Site Survey prepared by YSCO Geomatics.

APPENDIX C – Urban Design Study prepared by PMDL

APPENDIX D – Traffic Assessment Report prepared by Varga Traffic Planning

APPENDIX E – Heritage Conservation Management and Heritage Assessment Report prepared by Graham Brooks and Associates

**APPENDIX F – Flora and Fauna Report prepared by Footprint Green Pty
Ltd**

APPENDIX G – Arborist Report prepared by Urban Forestry Australia.

APPENDIX H – Contamination Report prepared by SESL Australia.

APPENDIX I – Communication Outcomes Report by Elton Consulting.

APPENDIX J – Information Checklist.

APPENDIX K – Political donations disclosure statement.