

Deferred Areas Planning Proposal - Information Sheet

What is a deferred area?

The deferred areas are 13 areas which were deferred from inclusion within the Ku-ring-gai Local Environmental Plan 2015. The Ku-ring-gai Local Environmental Plan 2015 sets out the zoning, land uses and development standards for the majority of the Local Government Area. As the deferred areas were not included in this plan, they are still under the old zoning and development controls contained within the Ku-ring-gai Planning Scheme Ordinance.

Why were they deferred?

These areas were identified as areas of high bushfire evacuation risk, due to the number of dwellings within each area and the limited number of exit roads, impacting on the ability of people to evacuate safely in the event of a bushfire.

These areas were deferred in order to allow Council to undertake further assessment of the proposed zoning within these areas and allow further community consultation prior to making a final decision.

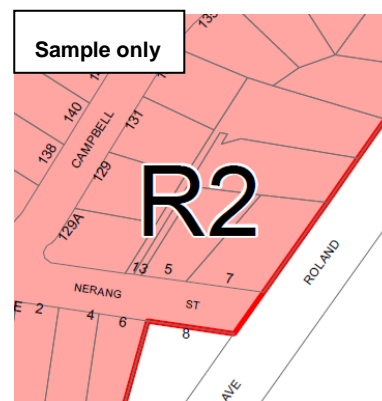
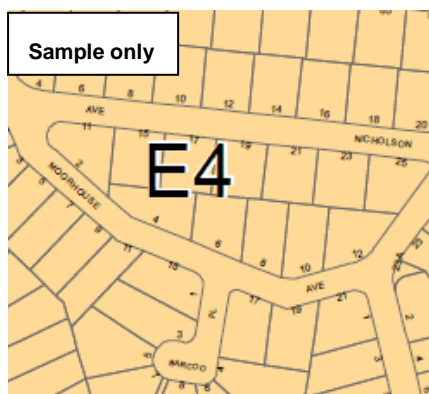
Why has Council prepared this planning proposal?

These areas are under the old Ku-ring-gai Planning Scheme Ordinance planning instrument which was made in 1971 and is now outdated. The aim of the planning proposal is to include these 13 areas into the Ku-ring-gai Local Environmental Plan 2015, and to appropriately zone these areas in light of the bushfire evacuation risks.

The planning proposal sets out the proposed zoning and development standards (height, floor space ratio, minimum lot size) for all properties within these areas.

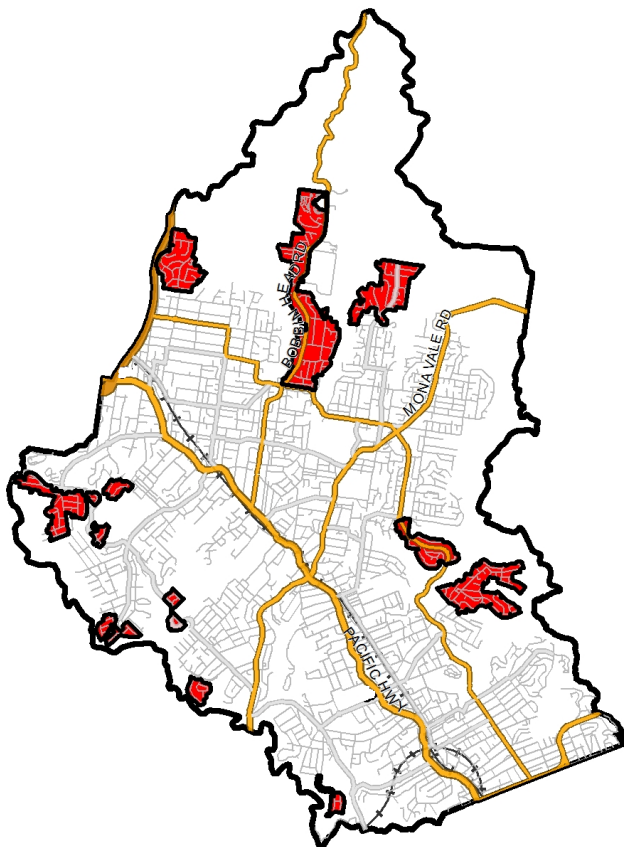
How will the planning proposal affect my property zoning?

The planning proposal proposes to zone residential properties within these areas either 'E4 – Environmental Living' or 'R2 – Low Density Residential'. Refer to the maps to confirm what zoning is proposed for your property.



Areas affected by the Planning Proposal

The planning proposal applies to the following 13 areas:



- North Turramurra
- North Wahroonga
- Warrimoo Avenue, St Ives Chase
- Campbell Drive, Wahroonga
- Browns Road – Fox Valley Road – Jordan Avenue, Wahroonga
- Howson Avenue, Turramurra
- Eastern Arterial Road, St Ives
- Parker Avenue – Evans Street, West Pymble
- Bowen Avenue, South Turramurra
- Ashburton Avenue, South Turramurra
- East Killara
- Bradfield Road, Lindfield
- Borong Avenue - Gloucester Avenue (West Pymble)

More detailed maps can be viewed on Council's website www.kmc.nsw.gov.au/exhibitions

Submissions – until 16 December 2016

Submissions should include reference number 'S11313' and can be made via:



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