

'Queen Victoria Memorial Hospital' Site

Proposal Title : 'Queen Victoria Memorial Hospital' Site

Proposal Summary : To rectify an anomaly in the zoning of the Queen Victoria Memorial Hospital site by:

- enabling seniors housing, and
- protecting heritage significance and natural assets.

PP Number : PP_2013_WOLLY_003_00

Dop File No :

13/05204

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :

- 1.3 Mining, Petroleum Production and Extractive Industries
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 4.2 Mine Subsidence and Unstable Land
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the proposal proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979 for a period of 28 days;

2. The timeframe for completing the local environmental plan is to be 12 months from the week following the date of the Gateway determination; and

3. Delegation is to be given for Council to exercise the Minister's plan making powers.

The matters below are to be addressed prior to community consultation, in consultation with the regional office.

4. Council is to amend the proposal to ensure that the maps show the location of the proposed Zone E3 Environmental Management;

5. Council is to undertake the following studies:

- Flora, fauna and habitats
- Geotechnical
- Contamination
- Surface and groundwater
- Bushfire hazard management
- Aboriginal places and items of significance
- European heritage
- Rural land uses, scenic quality and setting
- Transport and movement
- Capacity of infrastructure, services and facilities, particularly taking into consideration the site-related requirements under SEPP (Housing for Seniors or People with a Disability) 2004;

6. Council is to consult with the Department of Trade & Investment - Mineral Resources &

Energy (Minerals & Petroleum) and subsequently demonstrate consistency with section 117 Direction 1.3 Mining, Petroleum Production and Extractive Industries;

7. Council is to consult with the Office of Environment & Heritage and the Hawkesbury-Nepean Catchment Management Authority and subsequently demonstrate consistency with section 117 Direction 2.1 Environmental Protection Zones. Council is to also have regard to the need to separately satisfy any requirements under s.34A of the EP&A Act 1979 and the Commonwealth EPBC Act 1999;

8. Council is to demonstrate consistency with section 117 Direction 2.3 Heritage Conservation;

9. Council is to consult with Sydney Water, Endeavour Energy, Roads & Maritime Services, Fire & Rescue NSW and any other relevant service/public authorities (including, if necessary, the Disability Council of NSW) and demonstrate consistency with section 117 Direction 3.1 Residential Zones;

10. Council is to consult with the Mine Subsidence Board and subsequently demonstrate consistency with section 117 Direction 4.2 Mine Subsidence and Unstable Land;

11. Council is to demonstrate consistency with section 117 Direction 4.3 Flood Prone Land after undertaking the relevant study/studies;

12. Council is to consult with the Commissioner of the NSW Rural Fire Service and subsequently demonstrate consistency with section 117 Direction 4.4 Planning for Bushfire Protection; and

13. The Director General approves the inconsistency with section 117 Direction 6.3 Site Specific Provisions on the basis that it is of minor significance.

Supporting Reasons : The proposal will provide additional housing opportunities and choice in a generally appropriate location.

Panel Recommendation

Recommendation Date : **21-Mar-2013**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to amend the project timeline within the planning proposal to reflect the 12 month timeframe allocated for completing the LEP.
2. Council should ensure that all mapping is at an appropriate scale and clearly identifies the subject site. Council is to ensure the proposed Land Zoning Map clearly shows the location of land proposed to be rezoned E3 Environmental Management.
3. Council is to demonstrate that the planning proposal satisfies the requirements of State Environmental Planning Policy (SEPP) 55 – Remediation of Land. Council is to prepare an initial site contamination investigation report to demonstrate that the site is suitable for rezoning to the proposed zone. This report is to be included as part of the public exhibition material.
4. Additional information regarding the below matters is to be placed on public exhibition with the planning proposal:
 - Flora, fauna and habitats
 - Geotechnical
 - Surface and groundwater
 - Bushfire hazard management
 - Aboriginal places and items of significance and European heritage
 - Rural land uses, scenic quality and setting
 - Transport and movement

- Capacity of infrastructure, services and facilities (taking into consideration SEPP Housing for Seniors or People with a Disability 2004).

Once this information is provided and Council has consulted with public authorities, consistency with S117 Directions 2.1 Environmental Protection Zones, 2.3 Heritage Conservation, 3.1 Residential Zones, 3.4 Integrating Land Use and Transport and 4.3 Flood Prone Land can be determined.

5. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012).

6. Consultation is required with the following public authorities or organisations under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of or demonstrate consistency with relevant S117 Directions:

- Hawkesbury – Nepean Catchment Management Authority
- Office of Environment and Heritage (S117 Direction 2.1 Environment Protection Zones)
- Department of Trade and Investment – Mineral Resources and Energy (S117 Direction 1.3 Mining, Petroleum Production and Extractive Industries)
- NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)
- Transport for NSW - Roads and Maritime Services
- Mine Subsidence Board (S117 Direction 4.2 Mine Subsidence and Unstable Land)
- Endeavour Energy
- Commonwealth Department of Sustainability, Environment, Water, Population and Communities (if required)
- Sydney Water
- Fire and Rescue NSW
- Disability Council of NSW

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

8. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:



Date:

