

Planning Proposal - St Thomas' Church, North Sydney

Proposal Title : **Planning Proposal - St Thomas' Church, North Sydney**

Proposal Summary : **The Planning Proposal seeks to amend North Sydney Local Environmental Plan 2001 by including a site specific provision enabling a 'car park' as an additional permitted use on land at 34 McLaren Street, North Sydney, known as St Thomas' Anglican Church.**

PP Number : **PP_2012_NORTH_006_00** Dop File No : **12/15338**

Planning Team Recommendation

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

S.117 directions : **2.3 Heritage Conservation
3.4 Integrating Land Use and Transport
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that this Planning Proposal proceed without variation.**

The Planning Proposal be placed on public exhibition for 14 days.

Supporting Reasons : **The Planning Proposal is consistent with the Metropolitan Plan for 2036 and draft Inner North Subregional Strategy.**

There is a demonstrated need for this Planning Proposal and a site specific provision permitting 'car parks' as an additional permitted use is the only feasible option to achieve the proposal's intent.

The proposal's inconsistency with section 117 Direction 3.4 Integrating Land Use and Transport is of minor significance and no further inconsistencies with SEPPs or section 117 Directions are identified.

Panel Recommendation

Recommendation Date : **27-Sep-2012** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Prior to the commencement of public consultation council is to amend the planning proposal to include a 'car park' among the list of uses within the Special Uses zone of the NSLEP 2001 or SP2 – Infrastructure zone of draft NSLEP 2009 that are 'permitted with consent' rather than as a site specific provision for the site. Council is to provide the department's regional team with a copy of the revised planning proposal, prior to public exhibition.**
- 2. 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 is classified as low impact as described in A Guide to Preparing LEPS (Department of Planning 2009) and must be made publicly available for 14 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 4.5 of A Guide to Preparing LEPS (Department of Planning 2009).**
- 3. No consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act.**

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4. 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).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:

M. Selmon

Printed Name:

MEU SELMON

Date:

3/10/12