

Planning Proposal - Housekeeping, Heritage Listing, Reclassification, and Other Amendments

Proposal Title :	Planning Proposal - Housekeeping, Heritage Listing, Reclassification, and Other Amendments		
Proposal Summary :	Planning Proposal to correct anomalies and discrepancies, provide clarity, introduce a local heritage item, reclassify 7-13 Herbert Street St Leonards from 'community' to 'operational', increase height limit and allow additional permitted uses for 28 Archer St Chatswood, and rezone seven public schools		
PP Number :	PP_2014_WILLO_005_00	Dop File No :	14/19490

Planning Team Recommendation

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

S.117 directions :

- 1.1 Business and Industrial Zones
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

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

1.Consultation is required with the following public authorities under section 56(2)(d) of the Act:

- Office of Environment and Heritage – Heritage Division
- Department of Education and Communities

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.

Public authorities may request additional information or additional matters to be addressed in the planning proposal. The planning proposal is to be revised to address submissions from these public authorities, and copies of all submissions must be included with the revised proposal.

2. Prior to undertaking community consultation, Council is to update the planning proposal to include maps for all proposed map amendments. These maps should be prepared in accordance with the Department's 'Standard Technical Requirements for LEP Maps' (Department of Planning and Environment 2013).

3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

(a) the planning proposal is classified as low impact as described in 'A Guide to Preparing LEPs' (Department of Planning and Environment 2013) and 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 and Environment 2013).

4. A public hearing is not required to be held into the matter by any person or body under

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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 12 months from the week following the date of the Gateway determination.

Supporting Reasons : The planning proposal is recommended for approval as:

- it aims to correct errors and anomalies;
- make minor amendments for the better functioning of the plan;
- introduce a new heritage item based on considered heritage advice;
- rezone 7 public schools to SP2 Educational Establishment;
- provide 28 Archer Street, Chatswood with a height limit and additional permitted uses; and
- reclassify public land (10 affordable housing units at 7-13 Herbert Street, St Leonards) from 'community' to 'operational', no interests are proposed to change under the reclassification.

The planning proposal is considered appropriate to delegate to Council.

Panel Recommendation

Recommendation Date : 18-Dec-2014

Gateway Recommendation : Passed with Conditions

Panel Recommendation : The matter was considered by the Local Environmental Plan Review Panel on 18 December 2014. The Panel consisted of:

- Simon Manoski (Chair), Acting General Manager, Metropolitan Delivery
- James Matthews, Project Manager, Planning Services
- Steve Murray, General Manager, Northern Region
- Andrew Thomas, Executive Manager of City Plan, City of Sydney Council

The Local Environmental Plan Review Panel agreed with the regional office's recommendation that the matter proceed subject to conditions. However, the Panel did not support the listing of the Castle Cove Golf Course as an item of local heritage significance.

Council officers were not consulted on the planning proposal during the Panel's deliberations. It should be noted that despite the lack of evidence supporting the heritage listing, the proposed inclusion of the Golf Course as a heritage item was supported by way of a Council resolution in November 2013.

Therefore, it is recommended that an amendment to the Willoughby Local Environmental Plan 2012 to to correct anomalies and discrepancies; include Castle Cove Golf Course as a local heritage item; reclassify 7-13 Herbert Street, St Leonards from 'community' to 'operational'; introduce a height limit and include additional permitted uses for land at 28 Archer St, Chatswood; and rezone seven public schools to SP2 (Educational Establishment) should proceed subject to the following conditions:

1. The proposed inclusion of the Castle Cove Golf Course as an item of local heritage significance is not supported as the proposal does not meet the NSW Heritage Assessment Criteria. Council is to remove this component of the planning proposal prior to the commencement of public exhibition.
2. Consultation is required with the Department of Education and Communities under section 56(2)(d) of the Act. The Department 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.

Public authorities may request additional information or additional matters to be addressed in the planning proposal. The planning proposal is to be revised to address submissions, and copies of all submissions must be included with the revised proposal.

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3. Prior to undertaking community consultation, Council is to update the planning proposal to include maps for all proposed map amendments. These maps should be prepared in accordance with the Department's 'Standard Technical Requirements for LEP Maps' (Department of Planning and Environment 2013).

4. Community consultation is required under sections 56(2)(c) and 57 of the 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 and Environment 2013).

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the 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).

It is noted this proposal is to reclassify land and Council will need to fulfil any obligations under the Local Government Act 1993.

6. The timeframe for completing the Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

JAMES MATTHEWS

Date:

14/01/15