

Greater Sydney, Place and Infrastructure

IRF20/3233

Gateway determination report

LGA	Parramatta
PPA	City of Parramatta
NAME	Proposal to rezone various parts of the land and amend floor space ratio controls for the former Lennox Bridge Car Park site in Parramatta (0 homes, 0 jobs)
NUMBER	PP_2020_COPAR_004_00
LEP TO BE AMENDED	Parramatta Local Environmental Plan 2011
ADDRESS	12 Phillip Street, 105 Marsden Street, 333 and 339 Church Street, Parramatta
DESCRIPTION	Lot 101 DP1259228 Lot 102 DP1259228 Lot 103 DP1259228 Lot A DP333263
RECEIVED	2 June 2020
FILE NO.	IRF20/3233
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1. INTRODUCTION

1.1 Description of planning proposal

The planning proposal (**Attachment A**) relates to land located at the former Lennox Bridge Car Park site in Parramatta and seeks to correct a misalignment between the existing zones and proposed use of the land. The following amendments to the Parramatta Local Environmental Plan (LEP) 2011 are proposed:

- rezone part of the site from B4 Mixed Use to RE1 Public Recreation;
- rezone part of the site from RE1 Public Recreation to RE2 Private Recreation;
- rezone part of the site from RE1 Public Recreation to B4 Mixed Use;
- remove the floor space ratio (FSR) of 12:1 on a portion of the site so no FSR is mapped; and
- apply an FSR of 12:1 on a portion of the site.

1.2 Site description

The site is located on the southern bank of Parramatta River between Bernie Banton bridge and Lennox bridge. It has frontages to Church Street to the east, Phillip Street to the south and Marsden Street to the west as shown in **Figure 1**. Vehicular access to the site is provided by Phillip Street and pedestrian access is available from Church Street, Phillip Street and Marsden Street.

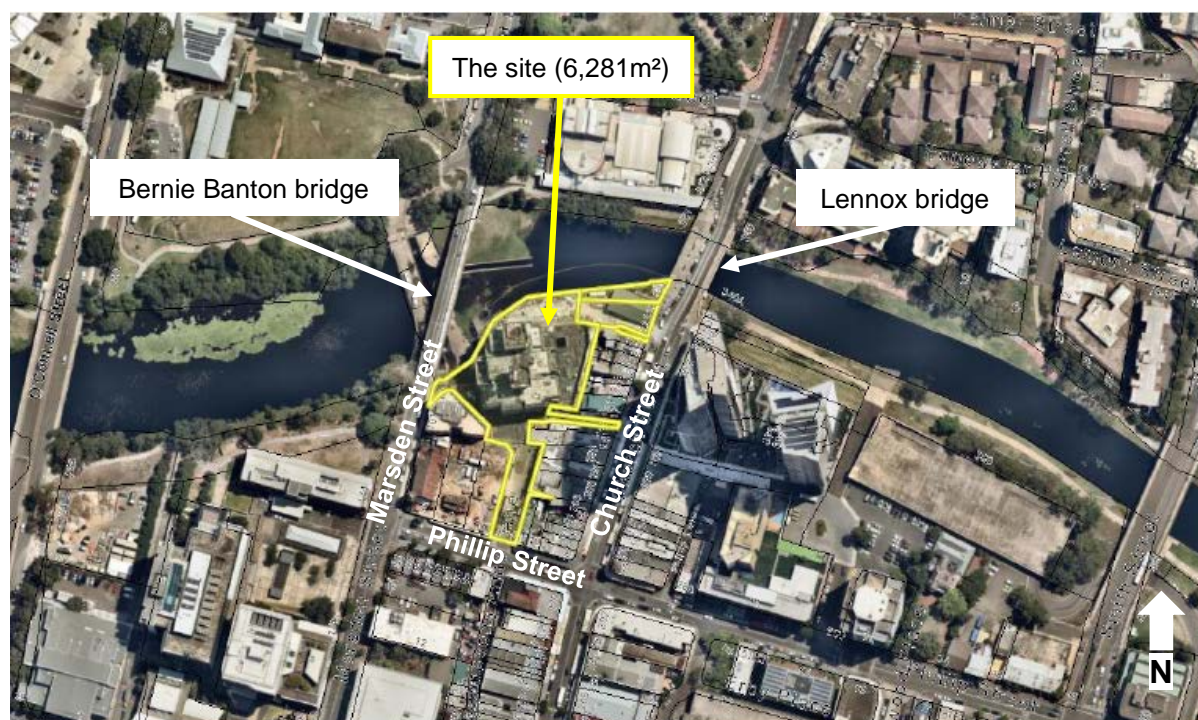


Figure 1: Aerial image of the site

The site previously accommodated an at-grade car park owned by Council and a two storey commercial building. In 2012, Council entered into a Project Delivery Agreement with PCCDecCo1 (the developer). Under the agreement, the developer would be permitted to develop Council's site, but would need to dedicate to Council a Discovery Centre (information and education facility) and an enhanced public domain around the site, including the Parramatta River foreshore. The site is currently under construction with the development approval described below.

Since the lodgement of the planning proposal with the City of Parramatta, a subdivision application was approved for the site (DA/584/2019), resulting in new addresses shown in **Table 1**. The site comprises four lots.

New Site Address	Former Site Address
12 Phillip Street, Parramatta (Lot 101 DP1259228)	12-14 Phillip Street, Parramatta (Lot 1 DP791693)
105 Marsden Street, Parramatta (Lot 102 DP1259228)	331A Church Street, Parramatta (Lot 2 DP791693)
333 Church Street, Parramatta (Lot 103 DP1259228)	333 Church Street, Parramatta (Lot 3 DP825045)

339 Church Street, Parramatta* (Lot A DP333263)	339 Church Street, Parramatta (Lot A DP333263)
*No change from former address	

Table 1: New and former site descriptions

The planning proposal is required to be updated to respond to anomalies in the site's description.

1.2.1 Existing development consent

On 21 May 2015, the former Sydney West Joint Regional Planning Panel granted development consent for the demolition of all existing structures and the construction of a 41 storey mixed use building comprised of a three storey retail and commercial podium and a 38 storey residential tower (DA/171/2014). The consent has been modified twice. **Figure 2** illustrates the approved development.

The development consent and Project Delivery Agreement for the site required the provision of a Discovery Centre which would be dedicated to Council in kind for use as an information and education facility (permissible within the RE1 Public Recreation zone).

The approved plans detailing the Discovery Centre in the podium which projected from the B4 Mixed Use zone into the adjacent RE1 Public Recreation zone is shown in **Figure 3**.



Figure 2: View of the approved development from Church Street, Parramatta

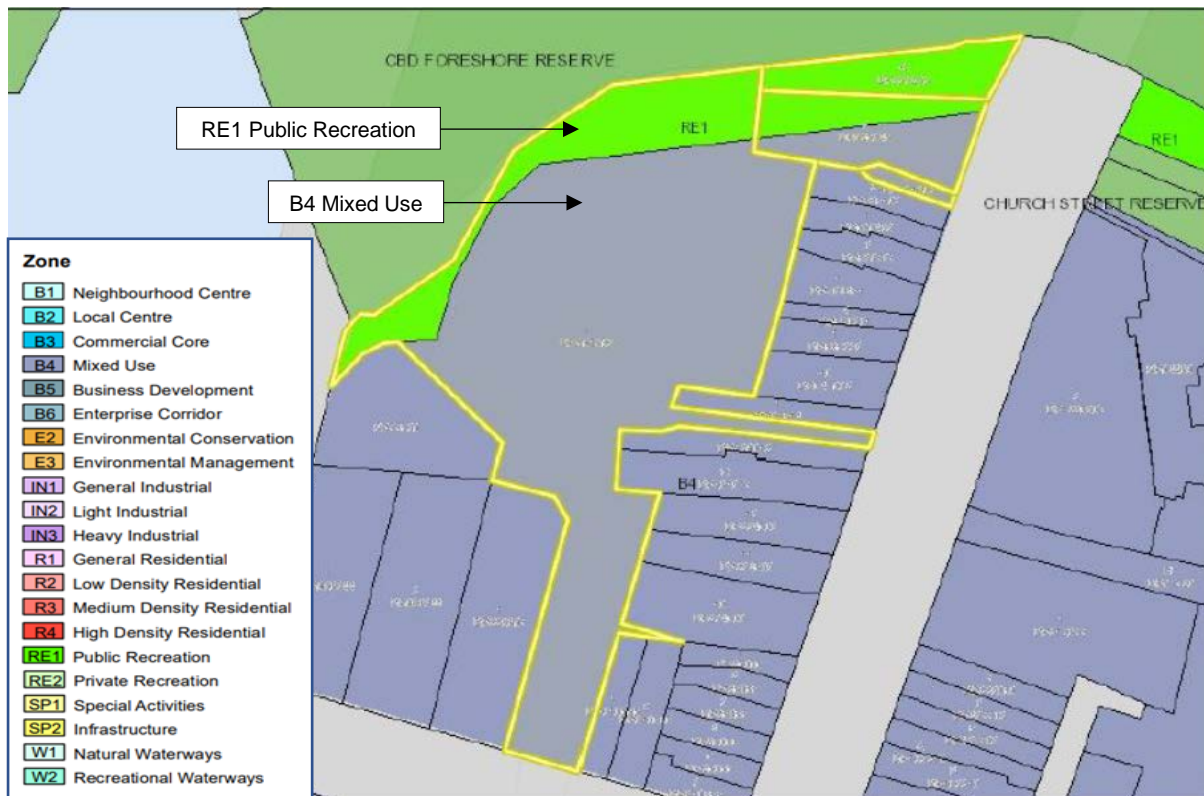


Figure 4: Existing B4 Mixed Use and RE1 Public Recreation zoning across the site bound in yellow

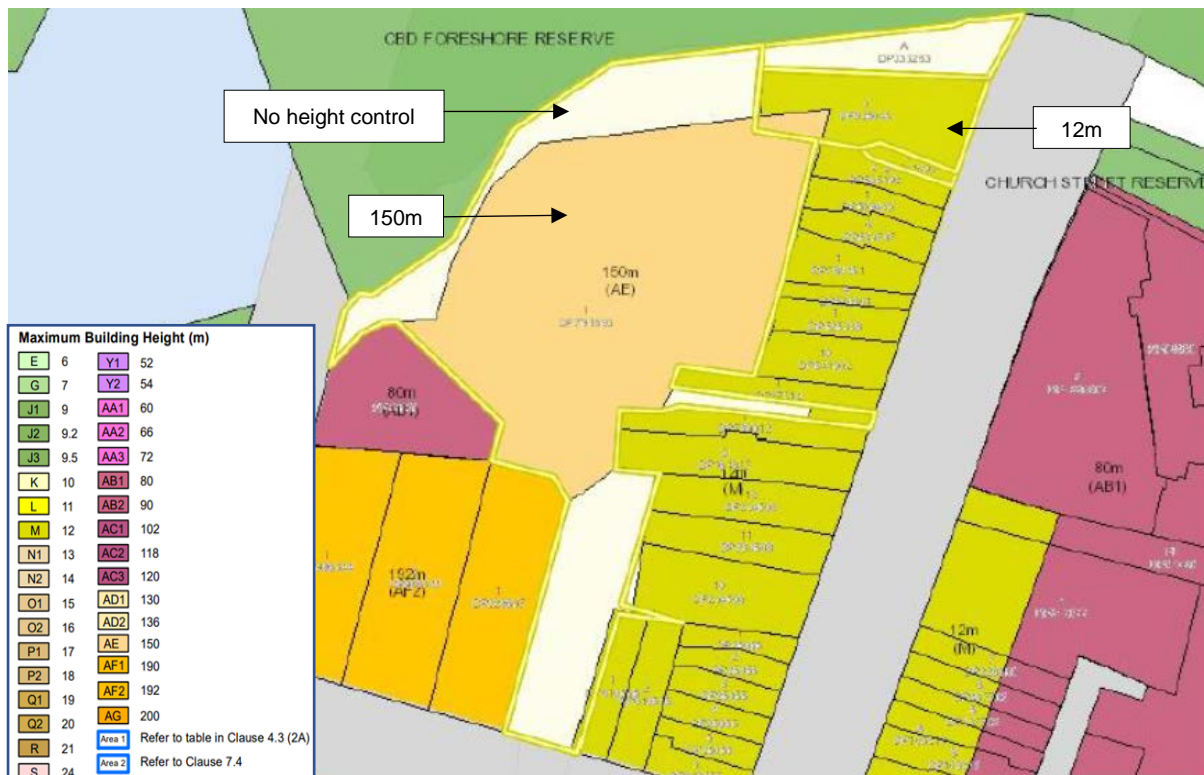


Figure 5: Existing Height of Building controls of 12m, 150m and no height control across the site bound in yellow

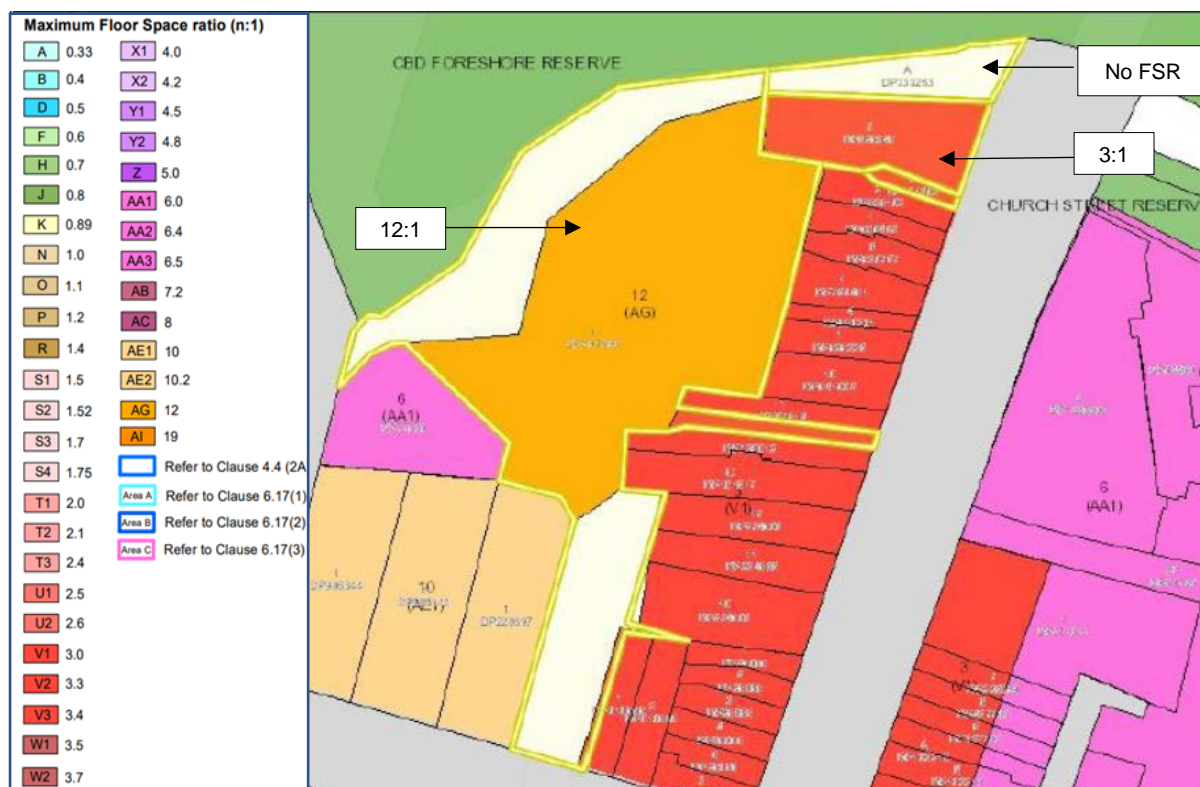


Figure 6: Existing FSR controls of 3:1, 12:1 and no FSR control across the site bound in yellow



Mixed use development predominately surrounds the site, comprising residential, commercial and retail uses. Parramatta Park is located approximately 250m to the west and Riverside Theatres to the north of the site, across Parramatta River.

A number of local heritage items surround the site and the State heritage listed Lennox Bridge is adjacent to the north, crossing over Parramatta River.

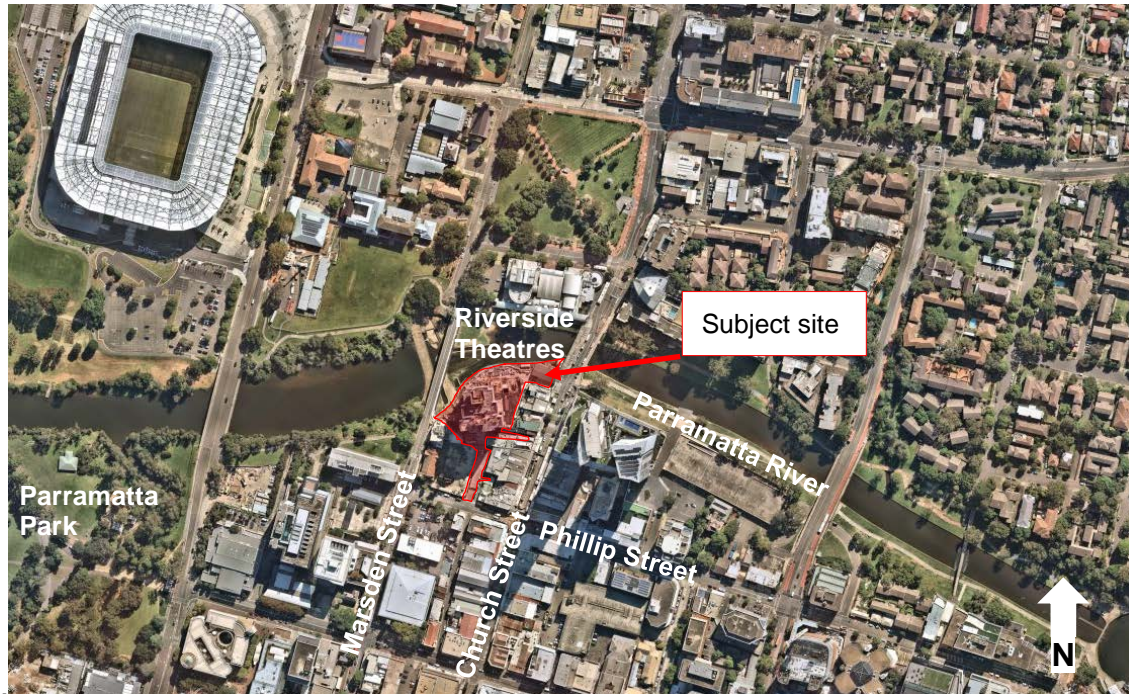


Figure 8: Aerial map showing surrounding area with the site bound in red

1.5 Summary of recommendation

The planning proposal is recommended to proceed subject to the conditions identified in this report. The proposal addresses planning anomalies arising from Council's decision to relocate the Discovery Centre on site. The proposal will not increase the development potential of the site and maintains the amount of publicly accessible open space.

2. PROPOSAL

2.1 Objectives or intended outcomes

The objective of the planning proposal is to facilitate commercial uses on a portion of the site following Council's resolution to no longer proceed with the Discovery Centre within the approved development. It also aims to address planning anomalies between the approved development and zoning, and mapping errors that have occurred during the design process.

The intended outcome of this planning proposal is to resolve zoning issues without permitting any additional development potential. The area proposed to be rezoned to RE1 Public Recreation (107m²) only has 86m² of FSR applied. This FSR is proposed to be removed and relocated on a part of the site which is currently zoned B4 Mixed Use but does not have an FSR allowance (refer to **Figure 9**).

It is noted that the planning proposal reduces the amount of public open space on site by approximately 220m² (refer to **Figure 8**). However, the quantum of publicly accessible space will not change as a result of the planning proposal as indicated in **Table 2**.

	Existing Area	Proposed Area
Publicly accessible area in RE1 zone*	2,544m ²	1,998m ²
Publicly accessible area in RE2 zone	nil	438m ²
Publicly accessible area in B4 zone	746m ²	854m ²
Publicly accessible area in W2 zone	630m ²	630m ²
Total publicly accessible area	3,920m ²	3,920m ²
*Publicly accessible area in the RE1 zone is provided on the river-level promenade and above on the street-level colonnade, hence why it is higher than the actual land zoned RE1.		

Table 2: Comparison of the amount of accessible public open space

2.2 Explanation of provisions

In order to achieve the desired objectives, the following amendments to the Parramatta LEP 2011 are proposed:

- rezone land shown as A from RE1 Public Recreation to RE2 Private Recreation (refer to A in **Figure 8**);
- rezone land shown as B from RE1 Public Recreation to B4 Mixed Use (refer to B in **Figure 8**);
- rezone land shown as C from B4 Mixed Use to RE1 Public Recreation (refer to C in **Figure 8**);
- remove the FSR of 12:1 on a portion of the site so no FSR is mapped (refer to D in **Figure 9**); and
- apply an FSR of 12:1 on a portion of the site (currently no FSR mapped) (refer to E in **Figure 9**).

Council has provided justification for the proposed rezoning of the Areas under Part 2 Explanations of provisions. Council is required to update the planning proposal to ensure minor misdescriptions are removed to ensure clarity.

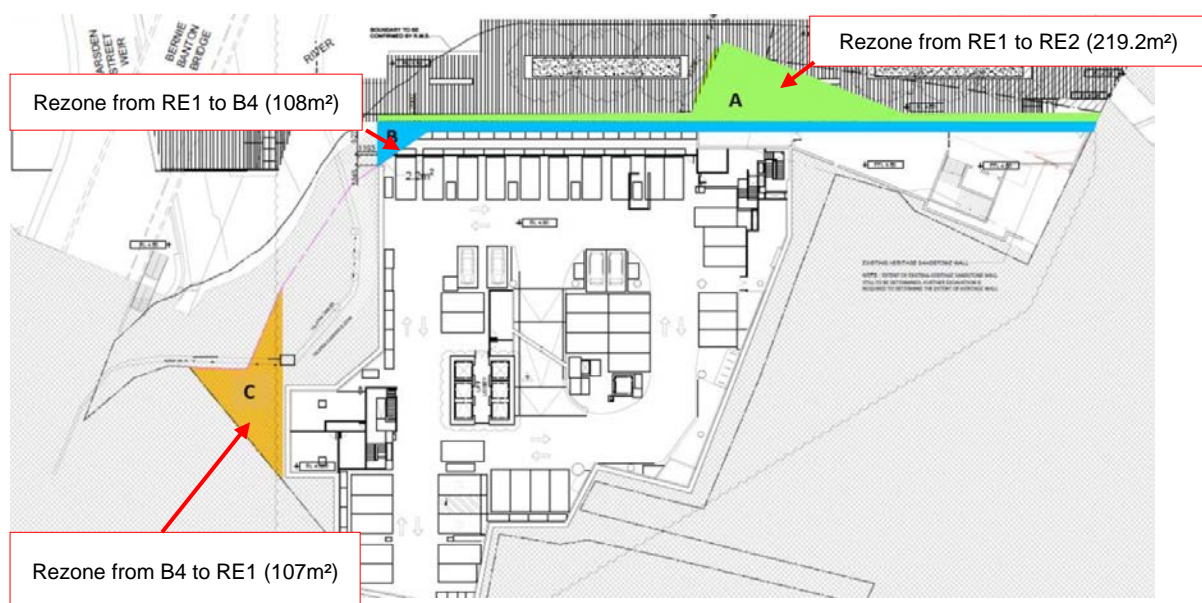


Figure 8: Overlay of the approved development on mapped zoning controls proposed to be amended in areas A, B and C

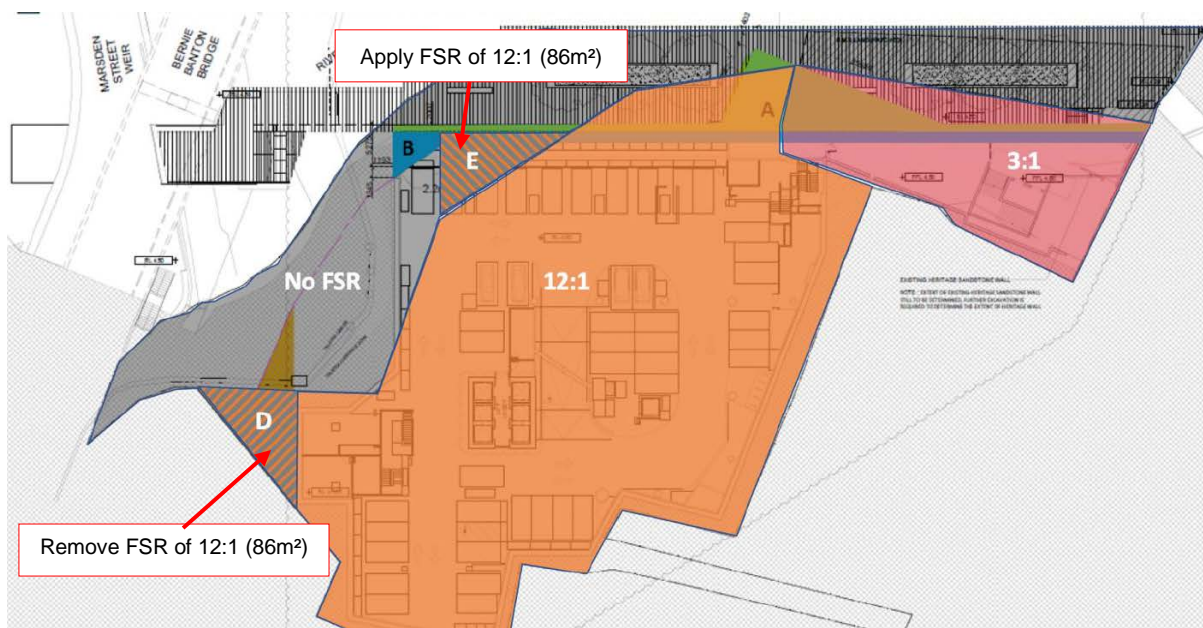


Figure 9: Overlay of the approved development on mapped FSR controls proposed to be amended in areas D and E

2.3 Mapping

The planning proposal seeks to amend the Land Zoning Map and Floor Space Ratio Map.

The planning proposal includes existing and proposed mapping to demonstrate the intended amendments.

The quality of the maps is required to be improved prior to public exhibition to ensure labels are legible and all mapped controls are clearly identified in the corresponding legend.

3. NEED FOR THE PLANNING PROPOSAL

The planning proposal was initiated as a result of Council's strategic decision to amalgamate several community facilities in one location at 5 Parramatta Square, consistent with Council's Cultural Plan.

Council states as it no longer owns site of the former Discovery Centre, which is located within the building footprint, it would potentially be required to acquire the parts of the building that project over the RE1 Public Recreation zone due to the operation of the *Land Acquisition (Just Terms Compensation) Act 1991*. The planning proposal addresses this potential issue by proposing to rezone part of the site to RE2 Private Recreation. **Section 4.3** of this report provides further discussion on this.

The proposal also seeks to enable more flexibility in permissible uses on land encroaching the RE1 Public Recreation zone by facilitating commercial uses, consistent with the adjacent B4 Mixed Use zone.

The construction of this site is already underway, and Council has noted it is not practical to substantially amend the approved plans so that the building is no longer encroaching into the RE1 Public Recreation land.

As Council has formally had an interest in the site, Council officers commissioned an independent peer review of the planning proposal and reports by Council officers on the proposal.

On 27 March 2020, Knight Frank Town Planning issued their peer review acknowledging the need for the planning proposal and gave in-principle support for the amendments to the proposed land zoning and FSR controls as a means to rectify the misalignment between the approved development and zoning.

The planning proposal is the best mechanism in resolving the misalignment of the approved development and zoning as:

- there is no net loss of publicly accessible open space;
- it is not considered that the urban design outcome on the site or surrounding areas would be compromised; and
- it is not considered there would be greater potential environmental impact.

4. STRATEGIC ASSESSMENT

4.1 Regional / District

4.1.1 Central City District Plan

The Central City District Plan Provides a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan at a district level and is a bridge between regional and local planning.

The proposal will facilitate employment opportunities and maintain public access to the Parramatta River foreshore which gives effect to the District Plan priorities of creating and renewing great places and local centres and respecting the District's heritage (Planning Priority C6) and delivering high quality open space (Planning Priority C17).

4.2 Local

4.2.1 Local Strategic Planning Statement – City Plan 2036

The Local Strategic Planning Statement (LSPS) provides strategic direction on how the City of Parramatta is planning for the next 20 years. The LSPS draws together the needs and aspirations of the community and identifies priorities for jobs, homes and infrastructure.

The planning proposal is generally consistent and gives effect to the LSPS, in particular, giving effect to Liveability Planning Priority 10 - Improve active walking and cycling infrastructure and access to public and shared transport and Sustainability Planning Priority 14 - Protect and enhance our trees and green infrastructure to improve liveability and ecological health.

4.2.2 Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long-term Community Strategic Plan for the City of Parramatta and it links to the long-term future Sydney. The plan formalises several transformational ideas for the City and the region.

Accessible is one goal of the Plan and the proposal supports this by ensuring access to existing public open space is maintained, while community facilities are consolidated and managed holistically.

Overall, the planning proposal is not considered to impact the goals of achieving the Plan's vision.

4.2.3 Parramatta CBD Planning Proposal

On 13 December 2018, Gateway determination was issued for the Parramatta CBD planning proposal (CBD proposal) which seeks to provide for an expanded and more intense commercial core supported by high-density mixed use and residential development.

On 27 July 2020, the CBD proposal was endorsed for public exhibition.

The subject planning proposal is seeking minor technical changes to the zoning and FSR controls of a single site within the Parramatta CBD (refer to **Table 3**). Council has endorsed the subject planning proposal and it is not considered to raise significant issues to the broader CBD proposal.

Controls	CBD Planning Proposal	Subject Planning Proposal (site-specific)
Zoning	RE1 Public Recreation	Part RE2 Private Recreation (219.2m ²) and Part B4 Mixed Use (108m ²)
	B4 Mixed Use	RE1 Public Recreation (107m ²)
FSR	12:1	12:1 (86m ²)
	12:1	No FSR to be mapped (86m ²)

Table 3: Proposed controls under the CBD proposal and subject planning proposal

4.2.5 Local Planning Panel

The planning proposal was referred to the City of Parramatta Local Planning Panel on 21 April 2020 (**Attachment D**). The Panel supported the Council officer's recommendations and advised Council to forward the planning proposal for Gateway determination.

4.3 Section 9.1 Ministerial Directions

The following Section 9.1 Directions apply to the planning proposal:

Direction 1.1 Business and Industrial Zones

The objectives of this direction are to encourage employment in suitable locations, protect employment land in business and industrial zones, and to support the viability of identified centre. This direction applies when a planning proposal will affect land within an existing or proposed business or industrial zone.

The planning proposal is inconsistent with this direction as it proposes to rezone part of the site from B4 Mixed Use to RE1 Public Recreation.

The area proposed to be rezoned from B4 Mixed Use to RE1 Public Recreation is approximately 107m². This is offset by the proposed rezoning of another portion of the site from RE1 Public Recreation to B4 Mixed Use (approximately 108m²).

Therefore, there is no net loss of the B4 Mixed Use zone across the site.

It is recommended that the Secretary's delegate agree that any inconsistency with this direction of minor significance and justified.

Direction 2.3 Heritage Conservation

This direction seeks to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. The direction provides that a planning proposal must contain provisions which facilitate the conservation of matters of environmental and Aboriginal cultural heritage significance.

Parramatta LEP 2011 identifies the site contains a local heritage item (A10 - Archaeological and terrestrial) located at 331A Church Street, Parramatta. The site also is adjacent to several local heritage items and the State listed Lennox bridge.

In 2014, a Statement of Heritage Impact was submitted as part of the development application of the site. The report concludes the development would have no significant heritage impact on local, State, National or World heritage sites and items, either on site or in the vicinity. In addition, an Archaeological (Non-Aboriginal) Assessment was prepared which categorised the heritage item as 'unknown archaeological potential'. The assessment provides advice should unexpected archaeological features be encountered during construction.

The planning proposal states the site is not listed as a local heritage item. Prior to public exhibition, Council is required to update the planning proposal to identify the site's heritage listing.

It is recommended that the Secretary's delegate agree that any inconsistency with this direction is of minor significance and justified as Parramatta LEP 2011 and Parramatta Development Control Plan 2011 both contain extensive controls and heritage considerations for future development. Additionally, any potential heritage impacts would have been addressed during the development application stage of the approved development.

Direction 4.1 Acid Sulfate Soils

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 (ASS). The site is mapped as Class 4 ASS under Parramatta LEP 2011.

The proposal is inconsistent with this direction as an ASS study has not been prepared in support of the planning proposal. A study is required when intensification of land is proposed. The planning proposal states ASS investigations have been undertaken on site during the development assessment process and the risk of ASS has been appropriately managed.

It is recommended that the Secretary's delegate agree that any inconsistency with this direction is justified.

Direction 4.3 Flood Prone Land

This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. The site is flood prone and affected by the 1 in 100 and 1 in 20 ARI flood events.

The proposal is inconsistent with this direction as it proposes to rezone land from a recreation zone to a business zone. The area proposed to be rezoned is 108m², part of the former Discovery Centre.

Development consent has been granted for this site and flood investigations informed this application. The planning proposal does not propose any changes to the approved flood management strategy or built form.

It is recommended that the Secretary's delegate agree that any inconsistency with this direction of minor significance and justified.

Direction 6.2 Reserving Land for Public Purposes

The objectives of this direction are to:

- facilitate the provision of public services and facilities by reserving land for public purposes, and
- to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

The planning proposal is inconsistent with this direction as it proposes to reduce land for public purposes by approximately 220m².

As previously outlined, the planning proposal is the result of Council's decision to sell the proposed Discovery Centre space to the developer. As construction of the development has commenced, Council indicated it is not practical to substantially amend the approved plans so that the building no longer encroaches into the RE1 Public Recreation land.

This direction states when a Minister or public authority requests land to be reserved for a public purpose in a planning proposal and the land would be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991*, the relevant planning authority must:

- reserve the land for a public purpose;
- include a zone appropriate to its intended use or a zone advised by the Secretary (or nominated officer by the Secretary) of the Department of Planning, Industry and Environment; and
- identify the relevant acquiring authority for the land.

In order to remove any potential risk of Council being required to acquire the parts of the building which encroach into the RE1 Public Recreation land, it is proposed to rezone the land to part RE2 Private Recreation. It is noted that public use of the RE2 land in respect to access to the foreshore and access along the new boardwalk will be maintained. The proposal states a right of way easement on the land title will ensure public access is maintained. This has been confirmed by the subdivision certificate granted in May 2020.

It is also proposed to rezone a small strip of land from RE1 Public Recreation to B4 Mixed Use (108m²), so that the internal floor space where the Discovery Centre was to be situated is not limited in permissible uses. Apart from Information and education facilities, other possible uses within the RE1 zone include Restaurants or Cafes and Community facilities. However, to allow greater flexibility for the use of the internal floor space, permitting a use that is part of the wider commercial or similar use of the building floor would achieve a more practical outcome for the use of the small strip of land.

To compensate for a portion of the loss of RE1 land, it is proposed to rezone 107m² of B4 land to RE1, situated along the site's western boundary. Public access will be provided for this portion of the rezoning. The Project Delivery Agreement provides a mechanism to dedicate this area to Council, however the transfer of this land is yet to be finalised by Council.

It is noted that the approved development plans identify an upper level boardwalk (on the same level as Church Street) that sits above the strip of land proposed to be rezoned as B4 Mixed Use (refer to **Figure 10**). The Project Delivery Agreement and approved subdivision certificate identify a public right of way easement along the boardwalk.

The proposal's consistency with this Direction is to remain unresolved until Council has finalised acquisition, or a suitable acquisition mechanism is in place, for the land to be zoned RE1 – Public Recreation. The resolution of this matter must be completed prior to finalisation or Council will need to identify themselves as the acquisition authority for this land.

Direction 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan (LUIIP)

This direction seeks to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan (LUIIP) dated July 2017. The direction applies when a relevant planning authority prepares a planning proposal for land within the Greater Parramatta Priority Growth Area.

The proposal contributes to connectivity to open space by maintaining public access to and along the Parramatta River foreshore. The proposal is consistent with the broad objectives of the LUIIP and therefore this Direction.

4.4 State environmental planning policies (SEPPs)

Applicable SEPPs were considered during the development assessment stage of the development currently under construction.

The planning proposal is generally consistent with all relevant SEPPs.

5. SITE-SPECIFIC ASSESSMENT

5.1 Social

As part of the approved development, public access is provided across the site's northern boundary, across two levels:

- the river-level promenade, which replaces the previous foreshore level footpath and connects to the existing Lennox Bridge portals; and
- the street-level colonnade, which provides an at-grade connection between Church and Marsden Streets (**Figure 10**).

The redevelopment of the site provides a greater public benefit in terms of improved access to Parramatta River foreshore.



Figure 10: View of the approved building from the north along Parramatta River

As discussed previously, while the planning proposal reduces the amount of RE1 Public Recreation zoned land on the site, it does not reduce the quantum of publicly accessible space. The approved development facilitates more publicly accessible open space than what could be provided under strict adherence to land use zoning as it includes publicly accessible spaces across multiple levels and within the RE1, B4 and W2 zones.

Council's report to the Local Planning Panel (**Attachment D**) acknowledges that the triangular shaped area to be rezoned from B4 Mixed Use to RE1 Public Recreation is unlikely to be high-quality public open space due to its location away from the Parramatta River (refer to **Figure 10**). The approved public domain plans identify minimal embellishment of this area (tree planting). However, irrespective of the planning proposal, arrangements in the Project Delivery Agreement have this area dedicated to Council. The transfer of land is currently under consideration by Council. The proposed rezoning helps minimise the net loss of RE1 Public Recreation land across the site.



Figure 10: Proposed zoning of the site

It is noted that areas of the site zoned RE1 Public Recreation are classified as operational land. The planning proposal does not intend to make any amendments to the classification of land on this site. Council's report on the planning proposal indicates any new RE1 Public Recreation land will be sought to be classified as operational land by way of a Council resolution at a later stage (**Attachment E**). This is consistent with section 31 of the *Local Government Act 1993*, which enables a council to resolve land to be classified as community land or operational land prior to acquisition, or within 3 months after it acquires the land.

The planning proposal is generally minor in nature and it is not considered to have significant social impacts. Any potential social impacts would have been addressed through the development application process.

5.2 Environmental

Given the minor changes proposed, the planning proposal is not considered to have significant impacts on the environment, including the Parramatta River foreshore and surrounding area.

Any potential environmental impacts of the development would have been addressed through the development application process and the planning proposal seeks to realign controls to the intended development outcome. A discussion on density and urban design is provided below.

Density

The planning proposal does not increase the development potential of the site.

The area proposed to be rezoned to B4 Mixed Use (108m²) will have its FSR amended so that an FSR control of 12:1 only applies to 86m² of the rezoned area. However, in order to ensure that the planning proposal does not result in a greater

environmental impact than what is already approved, the area proposed to be rezoned to RE1 Public Recreation will have all of its FSR of 12:1 removed (86m²) so that no control applies. This is to ensure that no additional gross-floor area can be generated as a result of the planning proposal. The intention of the planning proposal is to resolve the misalignment between the approved development and the zoning and not allow additional development potential.

Urban Design

The approved development on site was subjected by a Design Review Panel during the development application stage. Following a few minor amendments, the development was granted 'design excellence.' Key design elements include the triple height columns along the Parramatta River foreshore boardwalk and a glass entry box which cantilevers over the river foreshore area (**Figure 11**). The approved development contributes to an improved public domain and enables public access to the foreshore.

The planning proposal does not propose to alter the approved built form. The proposed changes are not considered to result in a compromised urban design outcome on the site or surrounding areas.



Figure 11: The approved design concept along Parramatta River foreshore

5.3 Economic

The proposal will help facilitate the commercial use of the site by providing more flexible zones, which provides employment opportunities in a location that is well served by public transport and services.

The planning proposal is generally minor in nature and it is not considered to have significant economic impacts. Any potential economic impacts have been addressed through the development application process.

5.4 Infrastructure

The site is located in an established area and has access to public transport and a range of existing services. The planning proposal states the redevelopment of the site ensures the delivery of all required public infrastructure.

6. CONSULTATION

6.1 Community

The planning proposal outlines a community consultation process that is consistent with *A Guide to Preparing Local Environmental Plans (2016)*.

A minimum 28 day community consultation period is proposed.

Council has proposed the public exhibition to include a display on Council's website and written notification to adjoining landowners.

6.2 Agencies

The planning proposal does not have any issues which requires state agency consultation.

7. TIME FRAME

The proposed timeframe for completing the LEP is five months from the issuing of the Gateway determination. A nine month timeframe is recommended to allow sufficient time for drafting and finalisation of the LEP.

8. LOCAL PLAN-MAKING AUTHORITY

It is noted that Council has previously had an interest in this site. In order to avoid a perceived conflict of interest, Council has not requested to be the plan-making authority in relation to this planning proposal.

It is recommended that authorisation is not given to Council to finalise the proposal.

9. CONCLUSION

The planning proposal is recommended to proceed, subject to the conditions identified in this report. The proposal is generally consistent with the strategic planning context and maintains the public benefit of access to Parramatta River foreshore. The site is already under construction and the intention of the planning proposal is to respond to planning anomalies arising from Council's relocation of the Discovery Centre. The proposed changes are not considered to compromise the intended outcomes of the draft Parramatta CBD planning proposal.

10. RECOMMENDATION

It is recommended that the delegate of the Secretary:

1. note that the consistency with section 9.1 Direction 6.2 Reserving land for public purposes is unresolved and will require further justification prior to finalisation, and
2. agree that any inconsistencies with section 9.1 Directions 1.1 Business and Industrial Zones, 2.3 Heritage Conservation, 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land are of minor significance or justified.

It is recommended that the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal as follows:
 - (a) update the site's address and descriptions;
 - (b) update Part 2 – Explanation of Provisions to address minor misdescriptions of the proposed amendments;
 - (c) update the existing and proposed maps to ensure labels are legible and all mapped controls are clearly identified in the corresponding legend;
 - (d) correctly identify the local heritage item on the portion of the existing site; and
 - (e) update the project timeline.
2. The planning proposal should be made available for community consultation for a minimum of 28 days.
3. Prior to finalisation of the planning proposal Council is to ensure there is mechanism for the delivery of all land zoned RE1 – Public Recreation into Council ownership.
4. The time frame for completing the LEP is to be 9 months from the date of the Gateway determination.
5. Given the nature of the planning proposal, Council should not be authorised to be the local plan-making authority to make this plan.



24/08/2020

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