

35 Water Street Wahroonga - Rezone the land from 5(a) Special Uses - Hospital to E4 Environmental Living.

Proposal Title :	35 Water Street Wahroonga - Rezone the land from 5(a) Special Uses - Hospital to E4 Environmental Living.		
Proposal Summary :	The purpose of the planning proposal is to rezone the land from 5(a) Special Uses - Hospital to E4 Environmental Living to permit limited residential subdivision with a minimum lot size of 1500sqm and conserve the ecological and heritage values of the site.		
PP Number :	PP_2013_KURIN_001_00	Dop File No :	13/07599

Planning Team Recommendation

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

S.117 directions :

- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 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 14 days;
2. It is recommended that consultation be undertaken with the Office of Environment and Heritage regarding the proposal.
3. The timeframe for completing the local environmental plan is to be 9 months from the week following the date of the Gateway determination; and
4. Delegation is to be given for Council to exercise the Minister's plan making powers.

Supporting Reasons : The proposal is to rezone the subject land from 5(a) Special Uses - Hospital to E4 Environmental Living to enable a future residential subdivision of a limited portion of the land which will facilitate the restoration of the existing heritage building for use as a residence.

The planning proposal is the best way to achieve this outcome.

Panel Recommendation

Recommendation Date : **16-May-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation :

1. Prior to undertaking public exhibition, Council is to update the planning proposal to include advice on the changes proposed to be made to draft Ku-ring-gai LEP 2013, in the event the draft plan is notified prior to the making of this planning proposal.
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 & Infrastructure 2013) and must be made publicly available for a minimum of 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 5.5.2 of A Guide to

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Preparing LEPs (Department of Planning & Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage
- NSW National Parks and Wildlife Service.

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.

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:



Printed Name:



Date:

