

Highlands Foursquare Church, Welby

Proposal Title : **Highlands Foursquare Church, Welby**

Proposal Summary : **Reclassify land from 'Community' to 'Operational' for the purpose of relocating a demountable building to the site that formerly housed a bushfire services shed to accommodate the Southern Highlands Foursquare Church.**

PP Number : **PP_2012_WINGE_003_00**

Dop File No :

12/07387

Proposal Details

Date Planning
Proposal Received : **23-Apr-2012**

LGA covered :

Wingecarribee

Region : **Southern**

RPA :

Wingecarribee Shire Council

State Electorate : **GOULBURN**

Section of the Act :

55 - Planning Proposal

LEP Type : **Reclassification**

Location Details

Street : **Corner Mittagong and Jellore Streets**

Suburb : **Welby**

City : **Mittagong**

Postcode : **2576**

Land Parcel :

Street :

Suburb :

City :

Postcode :

Land Parcel : **Lot 6, Section 11, DP 759070 zoned R2 Low Density Residential**

DoP Planning Officer Contact Details

Contact Name : **Ann Martin**

Contact Number : **4224946600**

Contact Email : **ann.martin@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Susan Stannard**

Contact Number : **4868085400**

Contact Email : **susan.stannard@wsc.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Sydney-Canberra Corridor Regional Strategy	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **This is a reclassification to allow for a relocation of a demountable building for use as a Church on Council owned land that is zoned R2 Low Density Residential.**

External Supporting Notes :

Adequacy Assessment**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? **Yes**

Comment : **The Objectives of the Planning Proposal are to allow for an existing church group to be relocated from an existing council owned building, that has been dedicated to an Aboriginal group, to a site owned by Council that is currently classified as community land.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The Planning Proposal seeks to reclassify land from Community to Operational to allow for a church to be located on the land.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA : **6.2 Reserving Land for Public Purposes**

* May need the Director General's agreement

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

There are no other additional matters to be considered other than gaining the Governor's approval for the reclassification.

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

s117 6.2 Reserving Land for Public Purposes is not relevant to the Planning Proposal as it does not affect land reserved for public purposes.

s117 5.2 Sydney Drinking Water Catchments requires consultation with the Sydney Catchment Authority.

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment :

This is a reclassification where no changes to any maps are required.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

A public hearing will be required and Council has recommended a 28 day exhibition period.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP :

The Wingecarribee LEP 2010 is a standard instrument LEP.

Assessment Criteria

Need for planning proposal :

This Planning Proposal provides Council with an opportunity to provide an alternate Council owned site for a relocatable building to be located to serve as a church building. The church group has had to relocate from another council owned facility as a result of an earlier determination to allow an Aboriginal cultural centre to be located in the former church building. The site previously accommodated a bushfire shed which has since been removed and only the slab remains.

Consistency with strategic planning framework :

This matter is not inconsistent with any strategic planning framework.

Environmental social
economic impacts :

There are positive community impacts given that this provides for two different community cultural needs to be accommodated by Council.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **28 Days**

Timeframe to make LEP : **3 Month** Delegation : **DG**

Public Authority Consultation - 56(2)(d) : **Sydney Metropolitan Catchment Management Authority**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons : **It is unclear why consultation with Sydney Metropolitan CMA is proposed. This is not required. Consultation with Sydney Catchment Authority is required by s117 Direction 5.2 Sydney Drinking Water Catchments.**

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
20120423 - Planning Proposal & s117 Directions.pdf	Proposal	Yes
Foursquare church pdf.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

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

S.117 directions: **6.2 Reserving Land for Public Purposes**

Additional Information : **That the Director General, of the Department of Planning and Infrastructure, as delegate of the Minister for Planning, determine under section 56(2) of the EP&A Act, that an amendment to the Wingecarribee Local Environmental Plan 2010 to reclassify Lot 6 Section 11 DP759070 from Community to Operational should proceed subject to the following conditions:**

1. 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 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

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

- Sydney Catchment Authority

The public authority is to be provided with a copy of the planning proposal and any relevant supporting material. The public authority is to be given at least 21 days to comment on the proposal, or to indicate that it will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.

4. The timeframe for completing the LEP is to be 3 months from the week following the date of the Gateway Determination.

The Director General can be satisfied that:

5. consistency with s117 Direction 5.2 Sydney Drinking Water Catchments will be achieved by consultation with the Sydney Catchment Authority; and

6. that the planning proposal is consistent with all other s117 Directions or any inconsistencies are only of minor significance.

7. No further referral is required in relation to s117 Directions for the planning proposal in its current form.

Note: s117 Direction 6.2 Reserving Land for Public Purposes is not considered to apply to the planning proposal as it does not affect land reserved for public purposes.

Supporting Reasons :

The Planning Proposal should proceed with a condition that Council consult with Sydney Catchment Authority under s117 Direction 5.2 Sydney Drinking Water Catchments.

The site in question was formally used to house a rural bush fire shed which has been relocated. The Church is seeking to relocate from another site owned by the Council which is required for another community purpose.

Signature:



Printed Name:

MARK PARKER
Local Planning Manager

Date:

14th May 2012