

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**

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.

Panel Recommendation

Recommendation Date : 24-May-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

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 authorities under section 56(2)(d) of the EP&A Act:

- Sydney Metropolitan Catchment Management Authority

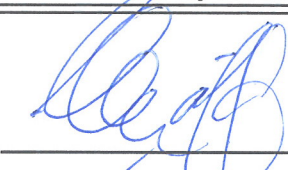
Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may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

3. Further to Condition 2 above, Council is to consult the Sydney Metropolitan Catchment Management Authority in relation to the planning proposal's inconsistencies with the requirements of S117 Direction 5.2 Sydney Drinking Water Catchments. Council should amend the planning proposal, if necessary, to reflect the outcomes of the consultation for public exhibition purposes.

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:

Neil McCaffin

Date:

28.5.12