



Planning Proposal

LEICHHARDT Local Environmental Plan 2013

Draft Amendment No. 6

Amendment of Schedule 1 to add the site specific land use of a "function centre" to part of Lot 6643 DP 1137663, also known as Leichhardt Oval, and ancillary mapping amendments to Additional Uses Maps 003 and 004.

October 2014

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Executive Summary

The planning proposal seeks to amend the Leichhardt Local Environmental Plan (LEP) 2013 to include a site specific clause to Schedule 1 to allow the use of a "function" centre on part of Leichhardt Oval No. 1, also known as part of Lot 6643 DP 1137663. It is the intention of this planning proposal that this will only apply to the existing building on the site known as Latchem Robinson Stand. The planning proposal does not propose changing the land use zoning or any development standards.

To facilitate this planning proposal are two (2) proposed amendments to the Leichhardt LEP 2013, these are:

1. Inclusion of an additional clause to *Schedule 1 Additional Permitted Uses*;
"8. Use of certain land at Leichhardt Park being Leichhardt Oval No. 1, Glover Street, Lilyfield.
(1) This clause applies to part of the land at Leichhardt Park being part of Lot 6643 DP 1137663, and known as Leichhardt Oval No. 1, as identified on the Additional Uses Maps.
(2) Development for the purposes of a function centre is permitted with development consent only if the function centre is located within an existing building, or within a proposed development which has received development consent.
2. Require the site to be identified on the Additional Permitted Uses Maps Sheets 003 and 004.

The report also recommends that a review of the Leichhardt Park Plan of Management commence as a separate project, and that any proposed amendment to the Plan of Management be placed on public exhibition concurrently with the proposed amendment to the Leichhardt LEP 2013.

1.0 Introduction

The planning proposal has been prepared by Leichhardt Council, which manages Leichhardt Park Reserve Trust for the purposes of Public Recreation and Community Purposes. The site covered by this planning proposal is part of Lot 6643 DP 1137663, which comprises Leichhardt Oval No. 1 and includes the Latchem Robinson Stand (refer Figure 1).



Figure 1: Leichhardt Oval No. 1 (the 'subject site').

Leichhardt Oval No. 1 is a fenced area located within Leichhardt Park Reserve and includes the oval, grandstand, media room, function centres and other structures and facilities. Oval No. 1 is the premier sporting oval in the Leichhardt Municipality. The entire fenced area of Leichhardt Oval No. 1 is leased to Balmain Tigers and one of the two home grounds of the West Tigers NRL Club.

Leichhardt Council has undertaken extensive capital works to Leichhardt Oval No. 1, funded partly by Government Grants, partly by Council and to a small extent by a capital contribution by Balmain Tigers Rugby League Football Club limited in lieu of rent.

2.0 Background

The Leichhardt Park Reserve is a 14.4 hectare Crown Reserve dedicated for "Public Recreation" and "Community Purposes" under the Crown Lands Act 1989. Leichhardt Council is the Reserve Trust Manager. The framework for the future management, use and enhancement of Leichhardt Park is detailed in the Leichhardt Park Plan of Management (November 2004). This Plan of Management was amended in January 2013 in included "Community Purposes" as an additional use for the Crown Reserve.

A development application (D/2009/60) for "alterations and additions to existing main grandstand and including a new gym, media and storage facilities, new roof and expansion of function facilities" was lodged by Leichhardt Council and approved (with conditions) on 14 July 2009. One of the conditions of consent for D/2009/60 required that:

"46. The function centre shall be used in conjunction with West Tigers and Balmain Tigers football matches and for community and sporting group functions only. The use of the function centre for commercial purposes will require lodgement of a separate development application."

Balmain Tigers Rugby Leagues Football Club Limited would like to use the function centre building for commercial purposes including small weddings, corporate seminars and similar events; separate and independent of sporting and community groups. However, the site is zoned RE1 Public Recreation under the Leichhardt LEP 2013 and "function centre" is a prohibited land use in the zone.

At the Leichhardt Council Meeting held on 27 May 2014, Council resolved;

"6. That in recognition of the opportunity for the premises to generate additional funds to cover ongoing maintenance and refurbishment of Leichhardt Oval, Council arrange the preparation of a Planning Proposal and supporting documents to seek a site specific variation to the zone restrictions so as to allow for the use of the existing function facilities for independent, private and commercial use (subject to subsequent DA). In preparing the documentation Council Officers give due consideration to: the number of attendees at any one time, traffic and parking, noise attenuation and hours of operation."

This Planning Proposal has been prepared in accordance with the Council resolution of 27 May 2014, and proposes to amend the Leichhardt LEP 2013 to include "function centre" as an additional permitted use (with development consent) for Leichhardt Oval No. 1 and within the existing building.

The maximum number of patrons, traffic and parking and hours of operation cannot be controlled through the individual clauses or schedules of the Leichhardt LEP 2013. It is noted that the planning proposal will permit the use of the existing building as a function centre with development consent. Any future development must address the matters included under S79C of the Environmental Planning & Assessment Act 1979 (the Act), which would include the scale and impacts of the proposal.

An amendment to the Leichhardt Park Plan of Management (PoM) is currently being drafted, and it is anticipated that this planning proposal and amended PoM will be publicly exhibited concurrently. Any future commercial use of the existing building on the site for a "function centre" would require a new development application that would address these matters for consideration under S79C of the Act, including (but not limited to) type of functions, number of attendees, parking and traffic, acoustic impact, safety and security, social impacts, economic impacts and hours of operation.

3.0 Site Identification

3.1 Site Context and Locality

Leichhardt Oval No. 1 is one of a number of active open areas within Leichhardt Park and is located at the south eastern corner of Leichhardt Park, and adjacent to the Leichhardt Aquatic Centre. Leichhardt Oval No. 1 is bounded by Glover Street to the east, to the north and west by the access road that extends through Leichhardt Park and to the south by Mary Street and the rear of the residential accommodation and the residential care facility fronting Chapel Street.

Leichhardt Oval No. 1 accommodates a playing field surrounded by concourse seating, a western grandstand known as the Latchem Robinson Grandstand, a small timber grandstand at the southern end of the playing field, scoreboard building, toilet block and concession buildings and an entry structure with paving and landscaping. The main entry to the Oval No. 1 is via the entry structure on the western side (off Mary Street and the internal roadway); a secondary entrance is located off Glover Street to the east.

The Leichhardt Park forms part of a major open space precinct within Leichhardt and includes the Leichhardt Aquatic Centre, Leichhardt Oval No. 2, Leichhardt Oval No. 3 and the walking and cycling link beside the Iron Cove waterway. Leichhardt Oval No. 1 is part of a landscaped heritage item as considered in *Part 3.5 Site Affectations*.



Figure 2: Locality Plan (Source: Google Earth)

3.2 Site Description

The site comprises part of Lot 6643 DP 1137663, which is known as Leichhardt Oval No. 1, Glover Street, Lilyfield (refer Figure 2). The site includes Latchem Robinson Stand, which is located within the Leichhardt Oval No. 1 site adjacent to the Oval. The site is roughly circular in shape, generally reflecting the boundaries of the playing field, and has an area of approximately 3.215 hectares.



Figure 3: Image of Latchem Robinson Stand



Figure 4: Image of opposite oval and eastern side

3.3 Description of Surrounding Development and Land Uses

The land uses and development adjoining and surrounding the site are described below:

- To the north of the site is the open space area of Leichhardt Park including the Leichhardt Aquatic Centre, Leichhardt Oval No. 2 and No. 3 and pedestrian and cycle paths;
- To the east are community health services (on the eastern side of Glover Street) on the Sydney College of the Arts site (previous Rozelle Hospital and Callan Park sites). Further east of the site are single and two (2) storey buildings (both vacant and occupied) set within expansive landscaped gardens of Callan Park. The secondary entrance to the site is located off Glover Street on the eastern side of the site;
- To the west of the site is an area of public car parking and landscaped open space; and
- To the south and adjoining the southern boundary of the site, is a variety of low and medium density residential accommodation, residential care facility and seniors housing.

3.4 Leichhardt Park Plan of Management

The Leichhardt Park Plan of Management (November 2004) (as amended) sets the framework for the future management use and enhancement of Leichhardt Park according to the provisions of the Crown Lands Act, 1990.

Leichhardt Park is identified as a Crown Reserve dedicated for Public Recreation and Community purposes and comprising Lot 6643 DP 1137663 and having an area of 14.4 hectares. As noted previously, the Plan of Management will need to be reviewed to address the proposed commercial use of the existing building on the site for a function centre.

3.5 Site Affectations

The site is zoned RE1 Public Recreation under the provision of LEP 2013 (refer to Figure 5 below). The site area is approximately 35,979m² and contains two heritage items of local significance that are listed in Schedule 5 Environmental Heritage of the LEP 2013.

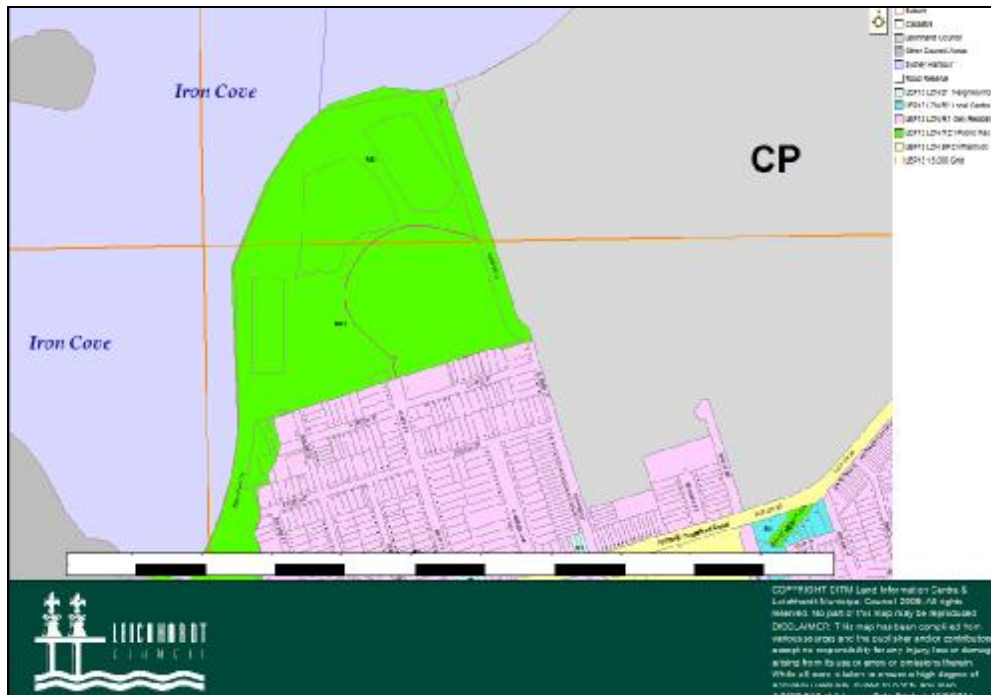


Figure 5: Extract of Land Zoning from Leichhardt LEP 2013

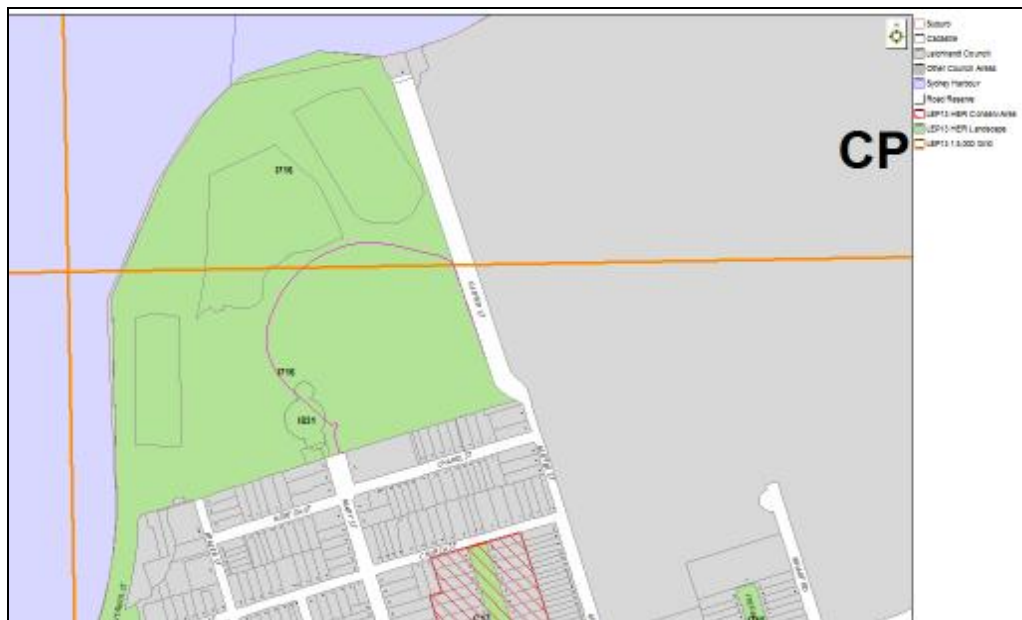


Figure 4: Extract from Heritage Map from Leichhardt LEP 2013.

The two heritage items which are of local significance are:

- Item No. 1716 Leichhardt Park, including Leichhardt Ovals and Aquatic Centre; and
- Item No. 1831, four (4) fig trees, Mary Street entrance to Leichhardt Park.

This planning proposal is not expected to have impacts on the heritage values of these items, however these issues will be addressed in the consideration of future Plan of Management and Development Applications for the subject site.

4.0 Delegation of Plan Making Functions to Council

Council is seeking an authorisation to make the plan for this planning proposal. The following response to the evaluation criteria is in support of this request;

(NOTE – where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council Response		Department Assessment	
	Y/N	Not Relevant	Agree	Not Agree
Is the planning proposal consistent with the Standard Instrument Order 2006?	Y			
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the planning proposal contain details related to proposed consultation?	Y			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy endorsed by the Director-General?	Y			
Does the planning proposal adequately address any consistency with all relevant S117 Planning Direction?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments				
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	N/A			
Heritage LEPs				
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?	N/A			
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?	N/A			
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?	N/A			
Reclassifications				
Is there an associated spot rezoning with the reclassification?	N			
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		NA		
Is the planning proposal proposed to rectify an anomaly in a classification?	N			
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		NA		
Will the draft LEP discharge any interests in public land under section 30 of the <i>Local Government Act, 1993</i> ?		NA		
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?		NA		
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) <i>Classification and reclassification of public land through a local environmental plan and Best Practice Guidelines for LEPs and</i>		NA		

Council Land?				
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		NA		
Spot Rezoning				
Will the planning proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP Format?	N			
Matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N			
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?		NA		
Does the planning proposal create an exception to a mapped development standard?	N			
Section 73A Matters				
Does the proposed instrument- a) Correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?; b) Address matters in the principal instrument that are of a consequential, transitional machinery or other minor nature?; or c) Deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?	N			

Council is seeking delegation to make the plan.

Part 1 – Objectives

The objective of the planning proposal is to amend the Leichhardt LEP 2013 (Schedule 1 Additional Permitted Uses) to permit (with development consent) the use of the existing building on the Leichhardt Oval No. 1 site for a function centre for independent, private and commercial use.

There is no change proposed to the site's existing RE1 Public Recreation zoning.

The existing building within the site is currently being used for West Tigers and Balmain Tigers football match functions and community and sporting group functions under Development Consent No. D/2009/60. The use of the existing function centre facilities for independent, private and commercial use such as small weddings, corporate seminars and similar events would provide an opportunity for the premises to generate additional funds to cover ongoing maintenance and refurbishment of Leichhardt Oval No. 1 and allow for more efficient use of the existing buildings and infrastructure.

The planning proposal will:

- Allow for the existing function centre facility within Leichhardt Oval No. 1 to be used for independent, private and commercial use which will maximise the use of the existing facility by allowing events such as small weddings, corporate seminars and similar events;
- Will restrict the additional use of 'function centre' to existing (or approved) buildings on the site ie. No new buildings can be constructed for the purpose of a function centre;
- Will require development consent for the use of the existing building for a function centre. A development application must address the matters for consideration under s79C of the EP&A Act 1979, including (but not limited to) type of functions, number of attendees, parking and traffic impacts, acoustic impact, safety and security, social impacts, economic impacts and hours of operation; and
- Retain the existing RE1 Public Recreation zoning of the site, which is consistent with the zoning of Leichhardt Park as a whole.

The mechanism for managing the use of the site is the Leichhardt Park Plan of Management. The clauses of the Leichhardt LEP 2013 can not specify how the function centre is used, ie the financial arrangements and how the facility is to be shared between sporting groups, community groups and commercial uses. This must be addressed through an amendment to the Plan of Management, in consultation with Crown Lands, which considers the additional use for the site and site-specific management issues including:

- Type and extent of any commercial use (size and nature of the function, proportion of commercial bookings per month, hours of operation);
- Retention of recreation and community use of the building (sharing arrangements); and
- Financial and funding arrangements.

The Leichhardt Park Plan of Management is currently being reviewed and it is anticipated that any draft amendment will be publicly exhibited concurrently with this planning proposal.

Part 2 – Explanation of Provisions

The proposed amendment to the Leichhardt LEP 2013 proposed two (2) amendments as follows:

1. Inclusion of an additional clause to *Schedule 1 Additional Permitted Uses*;
 "8. *Use of certain land at Leichhardt Park being Leichhardt Oval No. 1, Glover Street, Lilyfield.*
 (1) *This clause applies to part of the land at Leichhardt Park being part of Lot 6643 DP 1137663, and known as Leichhardt Oval No. 1, as identified on the Additional Uses Maps.*
 (2) *Development for the purposes of a function centre is permitted with development consent only if the function centre is located within an existing building, or within a proposed development which has received development consent.*
2. Require the site to be identified on the Additional Permitted Uses Maps Sheets 003 and 004.

There are no other provisions that are required to be amended.

Part 3 – Justification

Section A – Need for planning proposal

Q1. *Is the planning proposal a result of any strategic study or report?*

The planning proposal itself has not been the result of a specific study or report. The existing building to which the additional use would be permitted (with development consent) has been constructed under Development Application D/2009/60 which approved alterations and additions to existing main grandstand and including new gym, media and storage facilities, new roof and expansion of function facilities.

As noted in section 2.0 Background, Council recommended at the meeting of 27 May 2014 that a planning proposal be prepared for a site specific variation to the RE1 Public Recreation zone to allow for the use of the existing function centre facilities for independent, private and commercial use; with the additional funds received to cover ongoing maintenance and refurbishment of Leichhardt Oval. The use of the existing building for a function centre for commercial use would require development consent and assessment under s79C of the EP&A Act 1979.

The proposed additional permitted use (function centre) for the site is consistent with the State Governments' strategic initiatives and the objectives and the actions of the Inner West Draft Subregional Strategy as considered below.

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The planning proposal is considered the best option as it retains the RE1 Public Recreation zoning of the site, which is consistent with Leichhardt Park as a whole, while allowing the efficient use (with development consent) of an existing building's function centre facilities through the proposed amendment to Schedule 1 Additional Permitted Uses.

Q3. *Will the net community benefit outweigh the cost of implementing and administering the planning proposal?*

The planning proposal will provide important social and economic benefits to the management authority of Leichhardt Oval whilst incurring very minor environmental and heritage impacts. By facilitating events to occur outside of times when football games are held, the venue will allow the community to carry out social events or corporate functions thereby increasing awareness of the locality, venue and heritage value of the Park, whilst generating funds and spin-off economic benefits to the local community.

Section B – Relationship to strategic planning framework.

Q4. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

Metropolitan Plan for Sydney 2036 and Draft Metropolitan Strategy for Sydney 2031 (exhibited)

On December 16, 2010, the NSW Government launched the Metropolitan Plan for Sydney 2036 to shape the future growth of Australia's major global city. The Metropolitan Plan incorporates the Metropolitan Transport Plan and follows a schedule five (5) year update of the 2005 Metropolitan Strategy. The plan outlines State Government policy for the future development and growth of the Sydney Region for the next 25 years.

Council is required to have regard to the Metropolitan Plan when preparing and making a LEP. Specifically, in accordance with Direction 7 (Metropolitan Planning) made by the Minister for Planning under Section 117 of the Environmental Planning and Assessment Act 1979 (EP&A Act), the Council is to prepare a LEP that is consistent with "the NSW Government Metropolitan Plan for Sydney 2036 published in December 2010".

The Planning Proposal is consistent with the visions and directions within the Metropolitan Plan and complies with the following Strategic Direction:

- Achieving equity, liveability and social inclusion- protect places of special cultural, open space and heritage value.

Draft Inner West Subregional Strategy

The Metropolitan Strategy divides Sydney into sub-regions; the subject site is located within the Inner West Subregion. The Department of Planning & Environment has maintained the subregional strategies in draft form.

The Planning Proposal is consistent with the Key Directions in the Draft Subregional Strategy in relation to parks, public places and culture, including:

- Enhance regional open space;
- Improve access to Harbour; and
- Improve access to waterways, links between bushland, parks and centres.

The draft strategy states that four key issues for access to open space in the inner west which include; *distance* to parks, the *distribution* of parks, *constraints* on the use of a park, and the *quality of facilities* available at a park. The planning proposal will lessen the constraints on Leichhardt Oval No. 1 by enabling a greater use of the facilities for community and commercial events. This will increase activity and community awareness of the existing facilities which will generate additional revenue for Leichhardt Park.

As the planning proposal will enable additional revenue to be generated the additional funds can then be placed towards future embellishment programs and the upgrade or construction of new park facilities. As such, the planning proposal achieves two of the four issues which relate to access- lessening the constraints on the use of a park, and also generate additional funds that will contribute towards improving the quality of facilities available at a park. By increasing access and providing revenue to enhance open space this planning proposal therefore demonstrates its compliance to the objectives of the Draft Subregional Strategy.

Leichhardt Park is identified in the draft Subregional Strategy as a sport/active park. The Planning Proposal is consistent with the Actions of the draft Subregional Strategy and is in line with the following Action specifically relevant to the site;

F3.1 Improve Sydney's major sporting and cultural event facilities: includes reference to Leichhardt Ovals.

Q5. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

The planning proposal is consistent with the following objectives within Council's Community Strategic Plan *Leichhardt 2025+*, specifically:

A Sustainable Environment:

Goal: A sustainable environment created by inspiring, leading and guiding our social, environmental and economic activities.

The Planning Proposal will allow for the use of an existing function facility to its full potential, while including the requirement for the assessment of the social, environmental and economic impact of the use through the future development application.

Sustainable Services and Assets:

Goal: Accountable civic leadership that delivers services and assets to support the community now and in the future.

Objective: Requirements and clear standards for infrastructure and services, which meet the needs of local community, are provided and maintained.

Objective: Our staff, financial resources, business processes, services and assets are managed efficiently and effectively to ensure their sustainability.

Objective: Transparent, consistent, efficient and effective participative processes are delivered.

The Planning Proposal and subsequent public exhibition of an amendment to the Leichhardt LEP 2013 and the community consultation undertaken as part of the amendment to the Leichhardt Plan of Management will provide for transparent and effective participative processes explaining and obtaining community feedback on the proposals. As noted above, the use of the existing building and function facilities will generate additional funds, which as part of the review of the Leichhardt Park Plan of Management; can be allocated to ongoing maintenance and refurbishment of Leichhardt Oval.

The Planning Proposal is consistent with Council's *Community and Cultural Plan*, specifically:

Strategic Objective 1: Connecting people to each other.

- Outcome 1.2: Leichhardt's communities are well informed and engaged.
- Strategy 1.3.1: Council resources and operates its community facilities and the public domain to support accessibility, diverse use and good governance.

The Planning Proposal will increase the range of community groups and private groups, which can utilise the existing building and its commercial use as a function centre, shared with existing sporting and community uses. The shared arrangements for community, sporting and commercial use of the existing building will be outlined in future amendment to the Leichhardt Park Plan of Management (PoM). The use of the existing function facilities will generate additional funds, which as part of the review of the PoM, can be allocated to ongoing maintenance and refurbishment of Leichhardt Oval.

The Planning Proposal is consistent with Council's *Employment and Economic Development Plan* specifically:

Objective 4: Protect and Leverage Economic Assets

- Outcome 4: The LGAs economic assets are strategically managed for current and future generations.

The use of the existing building and function facilities will generate additional funds, which as part of the review of the Leichhardt Park PoM, can be allocated to ongoing maintenance and refurbishment of Leichhardt Oval. As noted above, the arrangement for sharing of the building and facilities will be detailed in the future review of the Leichhardt Park PoM.

Q6. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal does not directly relate to, nor will have any great impact on the objectives of, any relevant State Environmental Planning Policies (SEPPs) and deemed State Environmental Policies. Although, the following SEPPs may apply to future development on the site:

- Exempt and Complying Code SEPP 2008,
- Major Development SEPP 2005,
- Remediation of Land SEPP; and
- Infrastructure SEPP 2007.

The planning proposal does not derogate or alter the application of the SEPP to future development; therefore the planning proposal is consistent with all SEPPs and deemed SEPPs.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 Directions)?

The planning proposal is consistent with the applicable Ministerial Directions (s.117 Directions) No. 2.3 *Heritage Conservation*, No. 6.1 *Approval and Referral Requirements*, and 7.1 *Implementation of the Metropolitan Strategy*. These have been outlined in the table below.

Consideration of Ministerial Directions

s.117 Direction Title	Applicable	Consistent	Comments
2. Environment & Heritage			
2.3 Heritage Conservation: The objective of this direction is to conserve items, areas, objects and places of heritage significance and applies when a council prepares a draft LEP.	Yes	Yes	This planning proposal allows for the use of a function centre within the existing building in Leichhardt Oval No. 1. Any future development application and Plan of Management would need to address any heritage impacts arising from the building use.
5. Regional Planning			
5.1 Implementation of Regional Strategies	Yes	Yes	The Planning Proposal is not inconsistent with the objective and strategies contained in the Draft Inner West Subregional Strategy.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	Consistent with the terms of this direction.
6.2 Reserving Land for Public Purpose	Yes	Yes	The Planning Proposal is consistent with this Ministerial

s.117 Direction Title	Applicable	Consistent	Comments
			Direction. The proposal does not alter or reduce existing zonings or reservations of land for public purpose. Consultation with Crown Lands (the owner of Leichhardt Park) has commenced.
6.3 Site Specific Provisions	Yes	Yes	The Planning Proposal is consistent with the Ministerial Direction, which has the objective of discouraging unnecessarily restrictive site-specific planning controls.
7. Metropolitan Planning			
Implementation of the Metropolitan Strategy	Yes	Yes	Consistent with the terms of this direction.

Section C – Environmental, social and economic impact

Q8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The Planning Proposal will permit (with development consent) the use of an existing building for a function centre. There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected.

Q9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

The Planning Proposal permits (with consent) the use of an existing building. A development application for the future use of the building for a function centre would need to address all the matters for consideration under S79C of the EP&A Act 1979, including (but not limited to) the type of function, number of attendees, traffic and parking impacts, acoustic impacts, safety and security, social impacts, economic impacts and hours of operation.

Q10. *How has the planning proposal adequately addressed any social and economic effects?*

The social and economic effects of the Planning Proposal have been considered above in relation to Council's Community Strategic Plan. The efficient use of the existing function centre facilities will provide funding which can be allocated to ongoing maintenance and refurbishment of Leichhardt Oval.

In relation to social impacts, the Planning Proposal will allow for greater use of the existing function centre facilities for private functions, commercial use and other groups; providing a social benefit for the community. In addition, the economic and social impacts of the use of the existing function centre would be assessed in any future development application and further community consultation undertaken.

Section D – State and Commonwealth interests

Q11. *Is there adequate public infrastructure for the planning proposal?*

The site is located within the established urban area of Leichhardt. The additional use will apply to the Latchem Robinson Stand which has obtained consent through the Development Application D/2009/60 (as previously mentioned in the Background Section).

The site is well serviced by public transport infrastructure. Sydney Buses operates a number of bus routes (to the City, Balmain, Haberfield and Leichhardt) along Balmain Road and Perry Street and within walking distance (approximately 10 minutes) from the site. The Sydney Light Rail station (Leichhardt North) is located further to the south, but still within walking distance (approximately 15 minutes) from the site.

There is adequate public infrastructure currently serving the site and the existing building to support the additional use proposed in the Planning Proposal.

Q12. *What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?*

The section will be completed following consultation with the State and Commonwealth Public Authorities identified in the Gateway Determination.

Council has consulted with NSW Trade and Investment Crown Lands Division, which is the owner of the land, and advised that a planning proposal is being prepared. Further consultation will be undertaken with Crown Lands on the Planning Proposal and the Leichhardt Park Plan of Management.

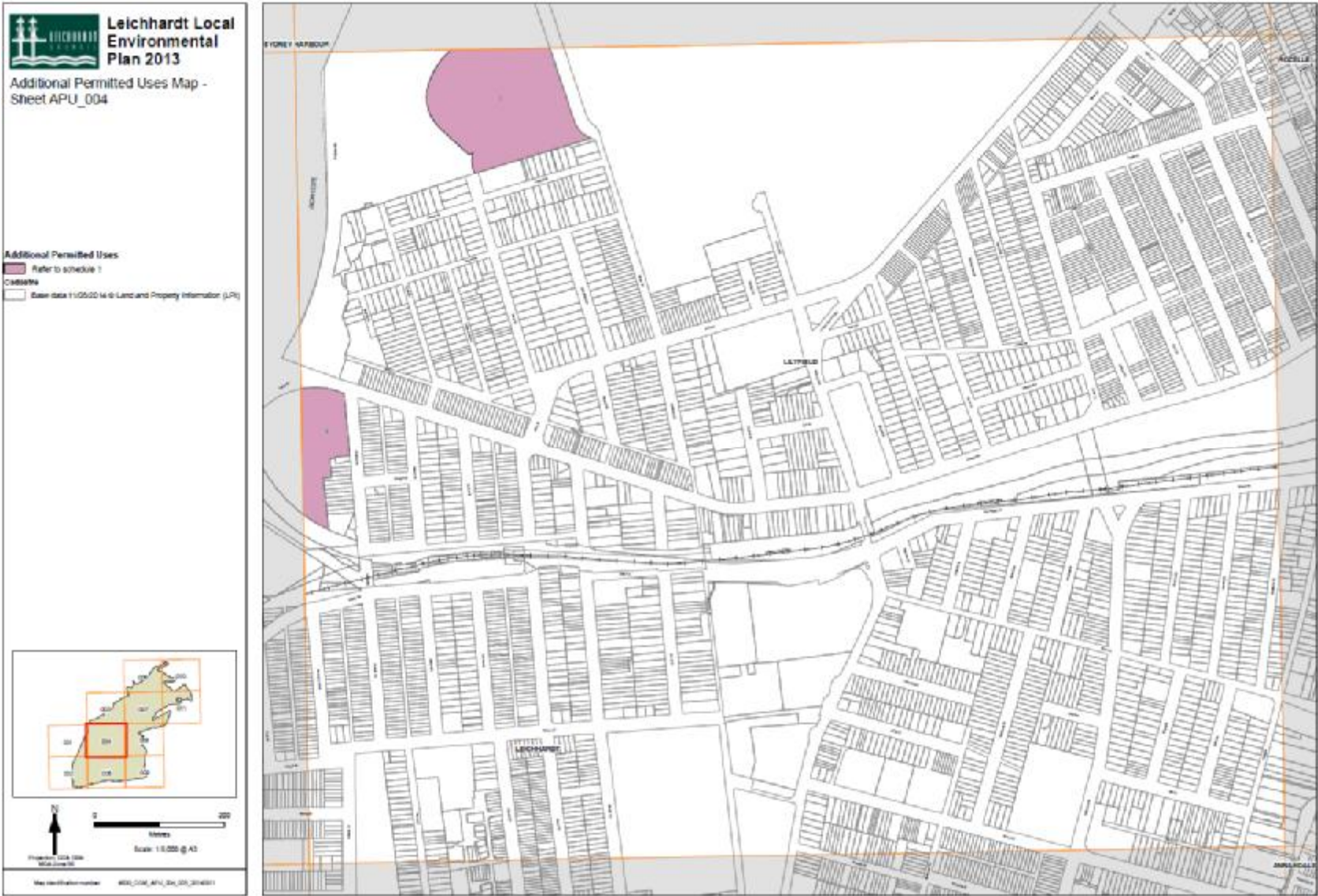
Part 4 – Mapping

Proposed amendment to the Additional Permitted Uses Sheet 003 to Leichhardt LEP 2013.



LLEP Draft Amendment No. 6 – Leichhardt Oval - additional site specific use of a "function centre"

Proposed amendment to Additional Permitted Uses Sheet 004 to Leichhardt LEP 2013.



LLEP Draft Amendment No. 6 – Leichhardt Oval - additional site specific use of a "function centre"

Part 5 – Community Consultation

The Planning Proposal will be placed on public exhibition in accordance with the Gateway Determination directives. Council will engage in a high level of consultation for the Planning Proposal and the public exhibition of the Planning Proposal would include:

- Advertising of the Planning Proposal in the Council Column within local circulating newspapers;
- Notification letters sent to relevant State Agencies and other authorities nominated by the Department of Planning & Environment;
- Notification letters sent to adjoining property owners and relevant user and community groups with Leichhardt Park;
- Notification period will be for a minimum of 28 days (or as specified by the Department);
- Advertising and placement of Planning Proposal on Council's website; and
- Exhibition notices of the Planning Proposal displayed at Council's administration building and where copies of the proposal will also be made available for viewing.

It is recommended that the public exhibition of the Planning Proposal be conducted in conjunction with the community consultation for any proposed amendment to the Leichhardt Park Plan of Management.

Part 6 – Timeline

A preliminary project timeline is outlined below:

Timeframe	Action
1st October 2014	Receive Gateway Determination
14 th October 2014	Public Authority Consultation
21 st October 2014	Public Exhibition
7 th November 2014	Review of Submissions
14 th November 2014	Submit Report to the Parliamentary Counsel to prepare drafting and finalisation of LEP
30 th November 2014	Report to Council
1 st December 2014	Submit to NSW Planning & Environment for plan to be made