

6 DECLARATION OF INTEREST

Nil

7 LOCAL PLANNING PANEL REPORTS – SUSTAINABLE AND BALANCED GROWTH

7.1 PICTON TOWN CENTRE - ADMINISTRATION BUILDING PLANNING PROPOSAL

Reason for LPP Referral: The Local Planning Panel Direction - Planning Proposals, issued on 27 September 2018, requires all Planning Proposals to be referred to the LPP for advice before Council considers whether or not to forward to the Minister or GSC under s3.34.

Address: 6-8 Colden Street and 62-64 Menangle Street, Picton, NSW 2571

Lot & DP: Lot 21 Section 3 DP939379, part Lot 1021 DP1071455, Part Lot 4 DP580175)

Current Zoning: B2 Local Centre

Proposal: To amend the building height control established for the site under clause 4.3 of the Wollondilly Local Environmental Plan 2011 from 9m to 16m to facilitate the future redevelopment of the site as part of the Wollondilly Shire Cultural, Civic and Community Precinct (CCCP).

Applicant: Wollondilly Shire Council

Owner: Wollondilly Shire Council

Notification: Preliminary notification completed

Submissions: Nil

EXECUTIVE SUMMARY

The purpose of this report is to seek Wollondilly Local Planning Panel's (the Panel) advice on a Planning Proposal received for land at Lot 21 Section 3 DP939379, part Lot 1021 DP1071455, part Lot 4 DP580175) at 6-8 Colden Street and 62-64 Menangle Street, Picton, NSW 2571 (the Site).

This proposal seeks to amend the Wollondilly Local Environmental Plan 2011 (WLEP 2011) by increasing the building height control established for the site under clause 4.3 of the WLEP 2011 from 9m to 16m. The purpose of this amendment is to enable the development of a new Council administrative building, which forms part of the wider Wollondilly Shire Cultural, Civic and Community Precinct.

Wollondilly Shire Council is both the owner of the site and the proponent for the Planning Proposal. On this basis, Keylan Consulting has been engaged by Council to undertake an independent assessment of the Planning Proposal. Keylan also engaged specialist traffic and heritage consultants to provide independent reviews and advice on the Planning Proposal.

The proposal has been subject to preliminary notification and no public submissions were received in response. The proposal has been referred to the relevant Public Agencies and responses were received from Heritage NSW, Subsidence Authority NSW, Transport for NSW, and Sydney Water.

The site is located to the rear of the existing Wollondilly Shire Council Administration Building and is currently in use as a public car park. The site is located within the Picton Town Centre

Conservation Area and is in close proximity to several buildings of heritage significance.

It will be recommended that Council supports the Planning Proposal, subject to the preparation of a site specific DCP that takes into consideration the wider Wollondilly Shire Cultural, Civic and Community Precinct. The purpose of the DCP will be to establish more detailed controls for the future development of the site and precinct to manage potential impacts of the proposed increase in height on the amenity, heritage and character of the surrounding area.

PUBLIC SUBMISSIONS

There were no registered speakers.

PANEL CONSIDERATIONS AND REASONS FOR ADVICE

1. The proposal is consistent with Council's land use vision as detailed in the Local Strategic Planning Statement.
2. The Panel support Council's vision for the creation of a civic precinct in the location proposed.

ADVICE TO COUNCIL

The panel:

1. Is satisfied the proposal has strategic and site specific merit
2. Consider the proposed increase in height reasonable and is satisfied that it is the outcome of a detailed strategic analysis of the town centre.
3. Support the recommendation in the Assessment Report that a site specific DCP should be prepared and include consideration of built form design, heritage, parking & access, landscaping, flooding.
4. Recommend that the DCP should include consideration of built form, heritage, parking, access, landscaping and flooding and should encompass the civic precinct generally defined in Figure 1 of the Assessment Report being the area enclosed by Menangle Street, Colden Street, Manolis Lane and the western perimeter of the library site.
5. Recommend that the DCP should specifically reference the massing provided within the planning proposal submission.

VOTE

4/0