

# PLANNING PROPOSAL

**Local heritage listing  
Rose Bay Uniting Church and Wesley Hall Group  
518a Old South Head Road, Rose Bay**

Prepared July 2018





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## Part 1 – Introduction

### 1.1 – Description of this planning proposal

This planning proposal is made in relation to the Rose Bay Uniting Church and Wesley Hall Group at 518a Old South Head Road, Rose Bay (the site). The objective of the planning proposal is to amend the *Woollahra Local Environmental Plan 2014*, to list the Rose Bay Uniting Church and Wesley Hall Group as a heritage item. Heritage listing will provide ongoing protection and recognition of the heritage significance of the site, including the existing buildings and moveable heritage. The moveable heritage includes furniture and fittings within the church and Wesley Hall such as the stained-glass windows, pews, original font and the preacher’s rostrum said to be from the first Methodist Church in Australia.

This planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the two documents prepared by the NSW Department of Planning and Environment titled *A Guide to Preparing Planning Proposals* (August 2016) and *A Guide to Preparing Local Environmental Plans* (August 2016).

The requirements for a planning proposal are provided in sections 2 to 9 as follows:

- 2 Existing site and surrounding context
- 3 Existing planning controls
- 4 Objective of planning proposal
- 5 Explanation of provisions
- 6 Justification
- 7 Mapping
- 8 Community consultation
- 9 Project timeline

Additional information to support the application is provided in the appendices:

- Appendix 1 – Report to the Environmental Planning Committee of 7 May 2018.
- Appendix 2 – Council resolution of 21 May 2018.
- Appendix 3 – Independent heritage assessment
  - a. Heritage Significance Assessment prepared by Robert Moore (March 2018)
  - b. Heritage Inventory Sheet – 518a Old South Head Road, Rose Bay
  - c. Submission from Conrad Gargett on behalf of the land owner (24 April 2018)
- Appendix 4 – Report to the Woollahra Local Planning Panel of 5 July 2018
- Appendix 5 – Minutes of the Woollahra Local Planning Panel of 5 July 2018
- Appendix 6 – Council resolution of 16 July 2018

## 1.2 – Background

### Council Notices of Motion

On 18 December 2017, Council adopted the following two Notices of Motion:

#### **Item No: 11.2**

*THAT Council explore the Heritage Listing of Rose Bay Church and Hall on the corner of Old South Head Road and Dover Road, Rose Bay.*

#### **Item No: 11.3**

*THAT Council requests staff to prepare and submit a report including a heritage assessment and draft inventory sheet for Rose Bay Uniting Church and Wesley Hall (having their primary address at 518a Old South Head Road, Rose Bay) to the Urban Planning Committee to facilitate the Rose Bay Uniting Church and Wesley Hall (and its elements) being:*

- i. Included in the Woollahra Local Environmental Plan as a heritage item: and*
- ii. Listed as a heritage item of State significance on the NSW State Heritage Register*

In response to the above Notices of Motion, Woollahra Council appointed *Robert A Moore: Heritage Architect and Heritage Consultant* to prepare a Heritage Significance Assessment (HSA) for the Rose Bay Uniting Church and Wesley Hall group at 518a Old South Head Road, Rose Bay.

### First Council resolution

A report was presented to the Environmental Planning Committee on 7 May 2018, which included a copy of the HSA, Heritage Inventory Sheet and Submission from Conrad Gargett on behalf of the land owner.

On 21 May 2018, Council resolved:

- A. THAT Council prepare a planning proposal to list the Rose Bay Uniting Church and Wesley Hall Group at 518a Old South Head Road, Rose Bay as a heritage item in the Woollahra Local Environmental Plan 2014.*
- B. THAT the planning proposal describes the item as follows: Rose Bay Uniting Church and Wesley Hall Group - church and interiors (including moveable heritage, vestry and 1924 additions), Wesley Hall and interiors.*
- C. THAT the planning proposal be forwarded to the Greater Sydney Commission requesting a gateway determination to allow public exhibition.*
- D. THAT when requesting a gateway determination for the planning proposal, the Council seek delegation of the plan-making steps under section 3.36 of the Environmental Planning and Assessment Act 1979.*

### Woollahra Local Planning Panel

A report was presented to the Woollahra Local Planning Panel (WLPP) for advice, on 5 July 2018. The report included the Council resolution of 21 May 2018, a copy of the HSA, Heritage Inventory Sheet and Submission from Conrad Gargett on behalf of the land owner.

The report to the WLPP was required by the Local Planning Panel Direction – Planning Proposals issued by the Minister for Planning on 23 February 2018, which states:

- A Council to whom this direction applies is required to refer all planning proposals to be prepared after 1 June 2018 to the local planning panel for advice, unless the council's general manager determines that the planning proposal relates to:
  - (a) the correction of an obvious error in a local environmental plan,
  - (b) matters that are of a consequential, transitional, machinery or other minor nature, or
  - (c) matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.
- A proposal is to be referred to the local planning panel before it is forwarded to the Minister under section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- This direction takes effect on 1 June 2018 and applies to planning proposals prepared, but not submitted to the Minister, before 1 June 2018.

In this case, the planning proposal was required to be referred to the local planning panel because the general manager did not make a determination in regard to items (a), (b) or (c), above.

The WLPP advised the following:

*THAT Council reaffirm its decision of 21 May 2018 as follows:*

- A. *THAT Council prepare a planning proposal to list the Rose Bay Uniting Church and Wesley Hall Group at 518a Old South Head Road, Rose Bay as a heritage item in the Woollahra Local Environmental Plan 2014.*
- B. *THAT the planning proposal describes the item as follows: Rose Bay Uniting Church and Wesley Hall Group - church and interiors (including moveable heritage, vestry and 1924 additions), Wesley Hall and interiors.*
- C. *THAT the planning proposal be forwarded to the Greater Sydney Commission requesting a gateway determination to allow public exhibition.*
- D. *THAT when requesting a gateway determination for the planning proposal, the Council seek delegation of the plan-making steps under section 3.36 of the Environmental Planning and Assessment Act 1979.*
- E. *The Panel endorses the decision on 21 May, 2018 and recommends that the applicant prepare a conservation management plan for the property as soon as possible.*

## **Second Council resolution**

On 16 July 2018, Council resolved the following:

*THAT Council reaffirm its decision of 21 May 2018 as follows:*

- A. *THAT Council prepare a planning proposal to list the Rose Bay Uniting Church and Wesley Hall Group at 518a Old South Head Road, Rose Bay as a heritage item in the Woollahra Local Environmental Plan 2014.*
- B. *THAT the planning proposal describes the item as follows: Rose Bay Uniting Church and Wesley Hall Group - church and interiors (including moveable heritage, vestry and 1924 additions), Wesley Hall and interiors.*

- C. *THAT the planning proposal be forwarded to the Greater Sydney Commission requesting a gateway determination to allow public exhibition.*
- D. *THAT when requesting a gateway determination for the planning proposal, the Council seek delegation of the plan-making steps under section 3.36 of the Environmental Planning and Assessment Act 1979.*

## Part 2 – Existing sites and surrounding context

### 2.1 – The site

The planning proposal applies to the site located on the corner of Dover Road and Old South Head Road, Rose Bay. The street address of the site is 518A Old South Head Road, and consists of Lot 37: Sec: A in DP 4567 (see Figure 1, 2 and 3 below). The site is described in the Council resolution on 21 May 2018 as:

*Rose Bay Uniting Church and Wesley Hall Group – church and interiors (including moveable heritage, vestry and 1924 additions), Wesley Hall and interiors.*



**Figure 1: Rose Bay Methodist Church (1904) and the Wesley Hall (1929), (Source: RA Moore February 2018).**







**Figure 3: Aerial photograph showing the subject site outlined in red**

## 2.2 – Existing context

Church buildings occupy the majority of the site, with two small areas of lawn and landscaping on either side of the church building and a play area at the rear adjacent to the Hall (see the aerial image of the subject site in Figure 2). The complex is surrounded by a brick and roughcast fence fronting Old South Head Road and Dover Street, and a timber paling fence along Dover Lane and the South boundary. The subject site is not listed on the NSW State Heritage Register (SHR), nor is it included in *Schedule 5: Environmental heritage* of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014). The site is not in the vicinity of a listed item.

## Part 3 – Existing planning controls

The site is not currently listed as a state or local heritage item, and is not in proximity to other heritage items. The site is not located within or in proximity to a heritage conservation area.

## Part 4 – Objective of planning proposal

The objective of the planning proposal is to amend the *Woollahra Local Environmental Plan 2014*, to list the Rose Bay Uniting Church and Wesley Hall Group at 518a Old South Head Road, Rose Bay as a heritage item. Heritage listing will provide ongoing protection and recognition of the heritage significance of the site, including existing buildings and moveable heritage.

## Part 5 – Explanation of provisions

In response to the decisions from 18 December 2017, Woollahra Council appointed Robert A Moore: Heritage Architect and Heritage Consultant to prepare a Heritage Significance Assessment (HSA) for the Rose Bay Uniting Church and Wesley Hall group. The HSA was carried out in accordance with the New South Wales Heritage Manual - heritage assessment criteria to:

- Prepare a summary statement of significance for the property.
- Make a recommendation as to whether the property should be listed as a local or State heritage item in Schedule 5 of Woollahra LEP 2014.
- Make a recommendation as to whether the property should be listed as an item on the State Heritage Register under the Heritage Act 1977.

A copy of the HSA dated March 2018 and the accompanying Heritage Data Form/Heritage Inventory Sheet is attached in Appendix 3. The HSA concludes the following:

*This assessment of the heritage significance of the Rose Bay Uniting (former Methodist) Church and Wesley Hall group, with its associated collection of moveable heritage, concludes that the property as a whole clearly meets the threshold of local heritage significance. As a large property in a rapidly redeveloping part of Sydney it will come under increasing pressure for adaptive reuse, or redevelopment, and this Heritage Significance Assessment provides the necessary basis on which to plan appropriate heritage outcomes.*

*It is the notable local history of the group, written clearly in the physical fabric of its staged construction, and supported by the documents and associated moveable heritage collection, which together record its construction and development, that its local heritage values are founded.*

*The care and ongoing use of the site will require sensitive consideration of these values and their consequences in planning a strategy for its deserved conservation*

*This report concludes that the property meets the threshold for LEP heritage listing on historical, associational, aesthetic and social values, and that it is a representative of the type of property once well represented and common, but now becoming uncommon on a local level. Further research and analysis may also identify research and rarity values. However, in the context of the evidence available for this report it is considered that the Church and Hall group are not of State heritage significance.*

*It is recommended that the property be added to the heritage schedule of the LEP as a property of local heritage significance to Woollahra and that a Conservation Management Plan be prepared to guide its conservation and potential adaptive reuse.*

To reflect the HSA and the Inventory Sheet, the listing in *Schedule 5 of the Woollahra LEP 2014* would consist of the following:

<b>Suburb</b>	<b>Item name</b>	<b>Address</b>	<b>Property description</b>	<b>Significance</b>	<b>Item No</b>
Rose Bay	Rose Bay Uniting Church and Wesley Hall Group - church and interiors (including moveable heritage, vestry and 1924 additions), Wesley Hall and interiors.	518a Old South Head Road, Rose Bay	Lot 37: Sec: A in DP 4567	Local	680

## Part 6 – Justification

The planning proposal has strategic merit. The key reasons to amend *Woollahra LEP 2014* are that heritage listing of the Rose Bay Uniting Church and Wesley Hall Group will provide ongoing protection and recognition of the heritage significance of the site, including existing buildings and moveable heritage.

These matters are further discussed below in part 6.1 to 6.3.

### 6.1 – Need for planning proposal

#### 1. Is the planning proposal a result of any strategic study or report?

Yes. The planning proposal is the result of a decision of Council to list the Rose Bay Uniting Church and Wesley Hall Group at 518a Old South Head Road, Rose Bay.

#### 2. Is the planning proposal the best means of achieving the objectives, or is there a better way?

Yes. The objective of the planning proposal is to amend the *Woollahra Local Environmental Plan 2014*, to list the Rose Bay Uniting Church and Wesley Hall Group at 518a Old South Head Road, Rose Bay as a heritage item. The best, and only, means of achieving this objective is through the planning proposal process.

Heritage listing will provide ongoing protection and recognition of the heritage significance of the site, including existing buildings and moveable heritage. Other means of controls, such as adding site-specific objectives and controls to the *Woollahra DCP 2015*, or including heritage conservation conditions to a development consent for the site, will not provide the same level of heritage protection and recognition.

## 6.2 – Relationship to strategic planning framework

### 3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional, subregional strategy or district plan or strategy (including exhibited draft plans or strategies)?

Yes. The planning proposal is consistent with the objectives of Greater Sydney Region Plan - *A Metropolis of Three Cities* (2018) and the actions of the *Eastern City District Plan* (2018). These plans are discussed in detail in Schedule 1.

### 4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Yes. The planning proposal is consistent with the Council's Community Strategic Plan titled *Woollahra 2025 – our community, our place, our plan*. Notably, the planning proposal meets the following strategy within Goal 4 (Well planned neighbourhood) under the theme Quality places and spaces.

4.3 Protect local heritage and residential amenity, including protection of significant architecture and the natural environment.

### 5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable *State Environmental Planning Policies* (refer to Schedule 2).

### 6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. The planning proposal is consistent with applicable section 9.1 directions (refer to Schedule 3).

## 6.3 – Environmental, social and economic impact

### 7. 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?

No. There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject land. Accordingly, the proposal will not have any impact in this regard.

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

No. There are no likely environmental effects that would arise as a result of the planning proposal. Protection of the site, including existing buildings and moveable heritage, will be required when development is proposed for the site or in the vicinity of the site. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process.

**9. Has the planning proposal adequately addressed any social and economic effects?**

Yes. The HSA concluded that:

*The properties are a focal point for the community for their historic, social and aesthetic significance. The Church and Hall have continuously provided a venue for everything from Sunday school classes to ballet, martial arts, meditation and other classes, affordable childcare and other support services to families and disadvantaged members of the Rose Bay community.*

The planning proposal will have a positive social effect. Heritage listing will provide ongoing protection and recognition of the social heritage significance of the site, including existing buildings and moveable heritage.

It is not anticipated that the planning proposal will have any negative social and economic effects which need to be addressed as part of the proposal.

#### **6.4 – State and Commonwealth interests**

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

Yes. The site is connected to water, sewer, electricity and telephone services. The site is in proximity to regular and frequent public transport services which have capacity to accommodate increased demand.

There is no significant infrastructure demand that will result from the planning proposal. The existing services that are available to the subject sites are suitable for the proposal and appropriate for the requirements of a local centre.

If required by the gateway determination, we will consult with public utility companies, service providers and emergency services during the public exhibition.

**11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

This section will be completed following consultation with public authorities identified in the gateway determination. Public service authorities, including but not limited to, will be notified:

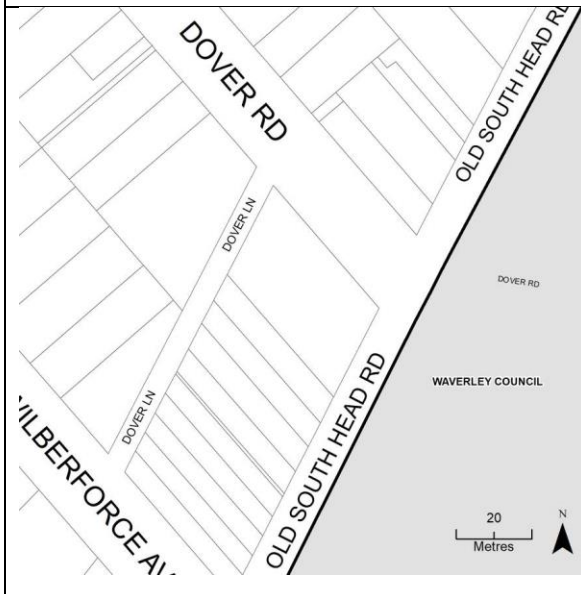
- Office of Environment & Heritage, Heritage Division.
- NSW Heritage Council.

## **Part 7 – Mapping**

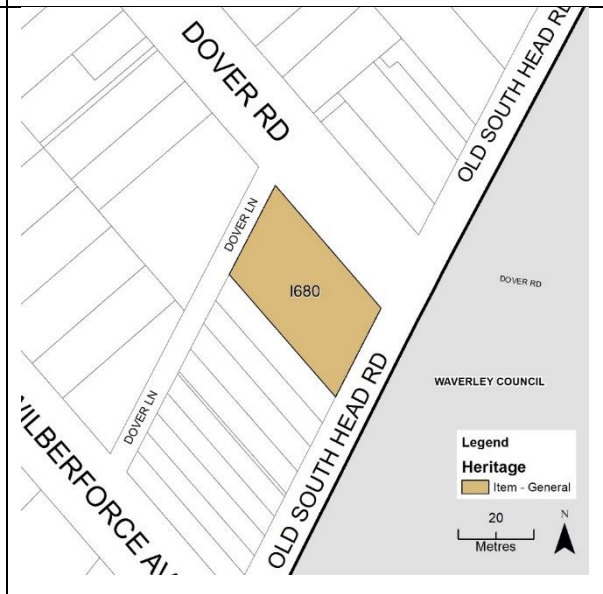
The planning proposal seeks to amend the Woollahra LEP 2014 maps, by amending the Heritage Map (Sheet HER\_005) to apply an “Item – General” classification to the site.

An extract of the existing and proposed heritage maps are shown in Figure 4 to Figure 5.

**Figure 4: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER\_005)**



**Figure 5: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER\_005)**



## Part 8 – Community consultation

### 8.1 – Consultation with landowner

In accordance with Council’s standard practices, a copy of the HSA was sent to the landowner for comment. A submission dated 24 April 2018 was made to Council on behalf of the owners of the land by David Gole, Principal Heritage Architect at Congrad Gargett. Further, a meeting with Council staff, Robert Moore and the land owner’s consultants being Christopher O’Connor from Endeavour Property Advisory, Dale Swan and Dave Gole from Conrad Gargett took place on Friday 20 April 2018. A copy of the submission is included in Appendix 3.

The landowner acknowledges that the HSA has been undertaken in accordance with good heritage practice, and generally agrees with the assessment. However, the landowner, whilst supportive of the heritage listing of the Church and vestry (entry porch), objects to the listing of all the buildings on the site. The landowner requested that the listing be limited to the original church building and vestry. However, the landowner has not provided any additional information or research that indicates that the 1924 Church extensions or the 1927 Wesley Hall are not of heritage significance (within the Criteria for Listing) or have been incorrectly assessed.

Council considered the submission by the landowner and resolved to proceed with the heritage listing of the both the Church (including its interiors, moveable heritage, vestry and 1924 additions), and the Wesley Hall (including its interiors).

## 8.2 – Public exhibition

The public exhibition will be undertaken in accordance with the requirements of the Act and the *Environmental Planning and Assessment Regulation 2000*.

We recommend that the planning proposal is exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- A weekly notice in the local newspaper (the Wentworth Courier) for the duration of the exhibition period.
- A notice on Council's website.
- A letter to the land owner of the site.
- A letter to land owners in the vicinity of the site.
- Local community groups such as the Rose Bay Residents' Association.

During the exhibition period the following material will be available on Council's website and in the customer service area at Woollahra Council offices:

- The planning proposal, in the form approved by the gateway determination.
- The gateway determination.
- Information relied upon by the planning proposal, such as relevant Council and consultant reports.

## Part 9 – Project timeline

As Council is authorised to exercise the functions of the Minister for Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979*, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Environmental Planning Committee recommends proceeding	7 May 2018
Council resolution to proceed	21 May 2018
Gateway determination	July 2018
Completion of technical assessment	Usually none required
Government agency consultation	August 2018
Public exhibition period	Same time as agency consultation
Submissions assessment	September 2018
Council assessment of planning proposal post exhibition	October 2018
Council decision to make the LEP amendment	November 2018
Council to liaise with Parliamentary Counsel to prepare LEP amendment	December 2018
Forward LEP amendment to Greater Sydney Commission and Department of Planning and Environment for notification	February 2018 (incl. end of year break)
Notification of the approved LEP	March 2018



## Schedules

### Schedule 1 – Consistency with *A Metropolis of Three Cities* and the *Eastern City District Plan*

#### A Metropolis of Three Cities

The planning proposal is consistent with the objectives of *A Metropolis of Three Cities*, particularly Objective 13: Environmental heritage is identified, conserved and enhanced.

Heritage listing of the Rose Bay Uniting Church and Wesley Hall Group will provide ongoing protection and recognition of the heritage significance of the site, including existing buildings and moveable heritage.

<b><i>A Metropolis of Three Cities</i></b>		
<b>No.</b>	<b>Objective</b>	<b>Comment on consistency</b>
<b>A city supported by infrastructure</b> <i>Infrastructure supporting new developments</i>		
Objective 1	Infrastructure supports the three cities	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
Objective 2	Infrastructure aligns with forecast growth – growth infrastructure compact	
Objective 3	Infrastructure adapts to meet future needs	
Objective 4	Infrastructure use is optimised	
<b>A collaborative city</b> <i>Working together to grow a Greater Sydney</i>		
Objective 5	Benefits of growth realised by collaboration of governments, community and business	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
<b>A city for people</b> <i>Celebrating diversity and putting people at the heart of planning</i>		
Objective 6	Services and infrastructure meet communities' changing needs	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
Objective 7	Communities are healthy, resilient and socially connected	
Objective 8	Greater Sydney's communities are culturally rich with diverse neighbourhoods	

<b>A Metropolis of Three Cities</b>		
<b>No.</b>	<b>Objective</b>	<b>Comment on consistency</b>
Objective 9	Greater Sydney celebrates the arts and supports creative industries and innovation	
<b>Housing the city</b> <i>Giving people housing choices</i>		
Objective 10	Greater housing supply	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
Objective 11	Housing is more diverse and affordable	
<b>A city of great places</b> <i>Designing places for people</i>		
Objective 12	Great places that bring people together	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
Objective 13	Environmental heritage is identified, conserved and enhanced	Heritage listing of the Rose Bay Uniting Church and Wesley Hall Group will provide ongoing protection and recognition of the heritage significance of the site, including existing buildings and moveable heritage.
<b>A well connected city</b> <i>Developing a more accessible and walkable city</i>		
Objective 14	A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute city	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
Objective 16	Freight and logistics network is competitive and efficient	
Objective 17	Regional connectivity is enhanced	
<b>Jobs and skills for the city</b> <i>Creating the conditions for a stronger economy</i>		
Objective 18	Harbour CBD is stronger and more competitive	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
Objective 21	Internationally competitive health, education, research and innovation precincts	

<b>A Metropolis of Three Cities</b>		
<b>No.</b>	<b>Objective</b>	<b>Comment on consistency</b>
Objective 22	Investment and business activity in centres	
Objective 23	Industrial and urban services land is planned, retained and managed	
Objective 24	Economic sectors are targeted for success	
<b>A city in its landscape</b> <i>Valuing green spaces and landscape</i>		
Objective 25	The coast and waterways are protected and healthier	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
Objective 27	Biodiversity is protected, urban bushland and remnant vegetation is enhanced	
Objective 28	Scenic and cultural landscapes are protected	
Objective 29	Environmental, social and economic values in rural areas are protected and enhanced	
Objective 30	Urban tree canopy cover is increased	
Objective 31	Public open space is accessible, protected and enhanced	
Objective 32	The Green Grid links parks, open spaces, bushland and walking and cycling paths	
<b>An efficient city</b> <i>Using resources wisely</i>		
Objective 33	A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
Objective 34	Energy and water flows are captured, used and re-used	
Objective 35	More waste is re-used and recycled to support the development of a circular economy	
<b>A resilient city</b> <i>Adapting to a changing world</i>		

<b><i>A Metropolis of Three Cities</i></b>		
<b>No.</b>	<b>Objective</b>	<b>Comment on consistency</b>
Objective 36	People and places adapt to climate change and future shocks and stresses	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
Objective 37	Exposure to natural and urban hazards is reduced	
Objective 38	Heatwaves and extreme heat are managed	
<b>Implementation</b>		
Objective 39	A collaborative approach to city planning	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
Objective 40	Plans refined by monitoring and reporting	

### **Eastern City District Plan**

The planning proposal is generally consistent with the actions of the *Eastern City District Plan*, particularly actions 20, 38 and 54 by:

- Identifying, conserving and enhancing the environmental heritage of the local area through:
  - engaging with the community early to understand heritage values
  - enhancing the interpretation of heritage to foster distinctive local places
  - managing the cumulative impact of development on the heritage values and character of places
- Providing access to jobs, goods and services in the Rose Bay South mixed use centre by conserving and interpreting heritage significance.
- Assisting Council in preparing plans for tourism and visitation by protecting heritage to enhance cultural tourism.

<b><i>Eastern City District Plan</i></b>		
<b>No.</b>	<b>Action</b>	<b>Comment on consistency</b>
1.	Prioritise infrastructure investments to support the vision of <i>A Metropolis of Three Cities</i> .	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
2.	Sequence growth across the three cities to promote north-south and east-west connections.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.

<b>Eastern City District Plan</b>		
<b>No.</b>	<b>Action</b>	<b>Comment on consistency</b>
3.	Align forecast growth with infrastructure.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
4.	Sequence infrastructure provision using a place-based approach.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
5.	Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
6.	Maximise the utility of existing infrastructure assets, and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
8.	Deliver social infrastructure that reflects the needs of the community now and in the future.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
9.	Optimise the use of available public land for social infrastructure.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
10.	Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by: <ul style="list-style-type: none"> <li>a. providing walkable places at a human scale with active street life</li> <li>b. prioritising opportunities for people to walk, cycle and use public transport</li> <li>c. co-locating schools, health, aged care, sporting and cultural facilities</li> <li>d. promoting local access to healthy fresh food and supporting local fresh food production</li> </ul>	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
11.	Incorporate cultural and linguistic diversity in strategic planning and engagement.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.

**Eastern City District Plan**

No.	Action	Comment on consistency
12.	Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
13.	Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Councils to better understand and support their economic aspirations as they relate to land use planning.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
14.	Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including: <ul style="list-style-type: none"> <li>a. arts enterprises and facilities, and creative industries</li> <li>b. interim and temporary uses</li> <li>c. appropriate development of the night-time economy</li> </ul>	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
15.	Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
16.	Prepare local or district housing strategies that address the following: <ul style="list-style-type: none"> <li>a. the delivery of five-year housing supply targets for each local government area</li> <li>b. the delivery of 6-10 year (when agreed) housing supply targets for each local government area</li> <li>c. capacity to contribute to the longer term 20-year strategic housing target for the District</li> <li>d. the housing strategy requirements outlined in Objective 10 of A Metropolis of Three Cities that include: <ul style="list-style-type: none"> <li>i. creating capacity for more housing in the right locations</li> <li>ii. supporting planning and delivery of growth areas and planned precincts as</li> </ul> </li> </ul>	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.

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No.	Action	Comment on consistency
	<p>relevant to each local government area</p> <p>iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure</p> <p>iv. supporting the role of centres</p>	
17.	<p>Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.</p>	<p>Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.</p>
18.	<p>Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:</p> <p>a. prioritising a people-friendly public realm and open spaces as a central organising design principle</p> <p>b. recognising and balancing the dual function of streets as places for people and movement</p> <p>c. providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres</p> <p>d. integrating social infrastructure to support social connections and provide a community hub</p> <p>e. recognising and celebrating the character of a place and its people</p>	<p>Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.</p>
19.	<p>In Collaboration Areas, Planned Precincts and planning for centres:</p> <p>a. investigate opportunities for precinct-based provision of adaptable car parking and infrastructure in lieu of private provision of car parking</p> <p>b. ensure parking availability takes into account the level of access by public transport</p> <p>c. consider the capacity for places to change and evolve, and accommodate diverse activities over time</p>	<p>Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.</p>

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No.	Action	Comment on consistency
	d. incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including charging stations	
20.	<p>Identify, conserve and enhance environmental heritage by:</p> <ul style="list-style-type: none"> <li>a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place</li> <li>b. applying adaptive re-use and interpreting heritage to foster distinctive local places</li> <li>c. managing and monitoring the cumulative impact of development on the heritage values and character of places</li> </ul>	<p>Applicable. Consistent. Heritage listing of the Rose Bay Uniting Church and Wesley Hall Group will identify, conserve and enhance the environmental heritage of the local area by:</p> <ul style="list-style-type: none"> <li>a. engaging with the community early to understand heritage values</li> <li>b. enhancing the interpretation of heritage to foster distinctive local places</li> <li>c. managing the cumulative impact of development on the heritage values and character of places</li> </ul>
21.	Use place-based planning to support the role of centres as a focus for connected neighbourhoods.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
22.	Use flexible and innovative approaches to revitalise high streets in decline.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
23.	<p>Prioritise:</p> <ul style="list-style-type: none"> <li>a. public transport projects to the Harbour CBD to improve business-to-business connections and support the 30-minute city</li> <li>b. infrastructure investments, particularly those focused on access to the transport network, which enhances walkability within 2 kilometres of metropolitan or strategic centres or 10 minutes walking distance of a local centre</li> <li>c. infrastructure investments, particularly those focused on access to the transport network, which enhance cycling connectivity within 5 kilometres of strategic centres or 10 kilometres of the Harbour CBD</li> </ul>	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.



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No.	Action	Comment on consistency
24.	<p>Strengthen the international competitiveness of the Harbour CBD and grow its vibrancy by:</p> <ul style="list-style-type: none"> <li>a. further growing an internationally competitive commercial sector to support an innovation economy</li> <li>b. providing residential development without compromising commercial development</li> <li>c. providing a wide range of cultural, entertainment, arts and leisure activities</li> <li>d. providing a diverse and vibrant night-time economy, in a way that responds to potential negative impacts</li> </ul>	<p>Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.</p>
25.	<p>Review as required, planning controls to facilitate economic activity to deliver on the job targets.</p>	<p>Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.</p>
26.	<p>Facilitate an innovation corridor that:</p> <ul style="list-style-type: none"> <li>a. provides access to a sufficient supply of affordable and scalable spaces</li> <li>b. promotes co-location and increased business-to-business interaction</li> <li>c. connects with events spaces</li> <li>d. delivers a high amenity, highly walkable and safe corridor</li> <li>e. has access to affordable, diverse and multi-purpose housing options</li> <li>f. supports a strong night time economy</li> </ul>	<p>Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.</p>
27.	<p>Facilitate health and education precincts that:</p> <ul style="list-style-type: none"> <li>a. create the conditions for the continued co-location of health and education facilities, and services to support the precinct and growth of the precincts</li> <li>b. have high levels of accessibility</li> <li>c. attract associated businesses, industries and commercialisation of research</li> <li>d. facilitate housing opportunities for students and workers within 30 minutes of the precinct</li> </ul>	<p>Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.</p>
30.	<p>Manage the interfaces of industrial areas, trade gateways and intermodal facilities by:</p>	<p>Applicable. Consistent. The planning proposal does not contain</p>

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No.	Action	Comment on consistency
	<p><b>Land use activities</b></p> <ul style="list-style-type: none"> <li>a. providing buffer areas to nearby activities such as residential uses that are sensitive to emissions from 24-hour port and freight functions</li> <li>b. retaining industrial lands for port, intermodal and logistics uses as well as the landside transport network from the encroachment of commercial, residential and other non-compatible uses which would adversely affect industry viability to facilitate ongoing operation and long-term growth</li> <li>c. requiring sensitive developments within influence of port and airport operations to implement measures that reduce amenity impacts</li> <li>d. improving communication of current and future noise conditions around Port Botany, airports, surrounding road and rail networks, intermodal terminals and supporting private lands</li> <li>e. improving the capacity of existing stakeholders to implement existing planning noise standards for incoming sensitive developments</li> <li>f. protecting prescribed airspace from inappropriate development, for example, height of building controls that would allow buildings to penetrate prescribed airspace and reducing the capacity of existing airport operations</li> <li>g. identifying and preserving land for future port and airport, intermodal and rail infrastructure</li> <li>h. ensuring adequate land is available for transit uses, for example, bus layovers</li> </ul> <p><b>Transport operations</b></p> <ul style="list-style-type: none"> <li>i. providing the required commercial and passenger vehicle, and freight and passenger rail access</li> </ul>	<p>a provision which is contrary to the operation of this plan.</p>

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No.	Action	Comment on consistency
	<ul style="list-style-type: none"> <li>j. preventing uses that generate additional private vehicle traffic on roads that service Port Botany and Sydney Airport such as large-scale car-based retail and high density residential, to reduce conflicts with large dangerous goods vehicles (for example, Foreshore Road and Denison Street, Banksmeadow)</li> <li>k. recognising and giving effect to the National Airports Safeguarding Framework, incorporating noise, turbulence and wildlife safety measures</li> </ul>	
32.	<p>Optimise the efficiency and effectiveness of the freight handling and logistics network by:</p> <ul style="list-style-type: none"> <li>a. protecting current and future freight corridors and shared freight corridors</li> <li>b. balancing the need to minimise negative impacts of freight movements on urban amenity with the need to support efficient freight movements and deliveries</li> <li>c. identifying and protecting key freight routes</li> <li>d. limiting incompatible uses in areas expected to have intense freight activity</li> </ul>	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
33.	Integrate land use and transport plans to deliver the 30-minute city.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
34.	Investigate, plan and protect future transport and infrastructure corridors.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
35.	Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
36.	Plan for urban development, new centres, better places and employment uses that are integrated with, and optimise opportunities of, the public value and use of Sydney Metro City & South West, CBD and South East Light Rail, and Westconnex as well as other city shaping projects.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.

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No.	Action	Comment on consistency
37.	Investigate and plan for the land use implications of potential long-term regional transport connections.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
38.	<p>Provide access to jobs, goods and services in centres by:</p> <ul style="list-style-type: none"> <li>a. attracting significant investment and business activity in strategic centres to provide jobs growth</li> <li>b. diversifying the range of activities in all centres</li> <li>c. creating vibrant, safe places and quality public realm</li> <li>d. focusing on a human-scale public realm and locally accessible open space</li> <li>e. balancing the efficient movement of people and goods with supporting the liveability of places on the road network</li> <li>f. improving the walkability within and to centres</li> <li>g. completing and improving a safe and connected cycling network to and within centres</li> <li>h. improving public transport services to all strategic centres</li> <li>i. conserving and interpreting heritage significance</li> <li>j. designing parking that can be adapted to future uses</li> <li>k. providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts</li> <li>l. creating the conditions for residential development within strategic centres and within walking distance (10 minutes), but not at the expense of the attraction and growth of jobs, retailing and services; where appropriate, strategic centres should define commercial cores informed by an assessment of their need</li> </ul>	Applicable. Consistent. Heritage listing of the Rose Bay Uniting Church and Wesley Hall Group will provide access to jobs, goods and services in the Rose Bay South mixed use centre by conserving and interpreting heritage significance.

<b>Eastern City District Plan</b>		
<b>No.</b>	<b>Action</b>	<b>Comment on consistency</b>
39.	Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the economic corridor.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
40.	Prioritise transport investments that enhance access to the economic corridor and between centres within the corridor.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
41.	Co-locate health, education, social and community facilities in strategic centres along the economic corridor.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
42.	Create new centres in accordance with the Principles for Greater Sydney's centres.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
43.	Review the current planning controls and create capacity to achieve the job targets for each of the District's strategic centres.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
44.	Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
45.	Encourage opportunities for new smart work hubs.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
51.	Retain and manage industrial and urban services land, in line with the Principles for managing industrial and urban services land in the Eastern City District by safeguarding all industrial zoned land from conversion to residential development, including conversion to mixed use zones. In updating local environmental plans, councils are to conduct a strategic review of industrial land	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
52.	Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
53.	Consider the barriers to the growth of internationally competitive trade sectors,	Applicable. Consistent. The planning proposal does not contain

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No.	Action	Comment on consistency
	including engaging with industry and assessing regulatory barriers.	a provision which is contrary to the operation of this plan.
54.	<p>Consider the following issues when preparing plans for tourism and visitation:</p> <ul style="list-style-type: none"> <li>a. encouraging the development of a range of well-designed and located facilities</li> <li>b. enhancing the amenity, vibrancy and safety of centres, places and precincts</li> <li>c. supporting the development of places for artistic and cultural activities</li> <li>d. improving public facilities and access</li> <li>e. protecting heritage and biodiversity to enhance cultural and eco-tourism</li> <li>f. supporting appropriate growth of the night-time economy</li> <li>g. developing industry skills critical to growing the visitor economy</li> <li>h. incorporating transport planning to serve the transport access needs of tourists</li> </ul>	Applicable. Consistent. Heritage listing of the Rose Bay Uniting Church and Wesley Hall Group will assist Council in preparing plans for tourism and visitation by protecting heritage to enhance cultural tourism.
55.	Provide a regulatory environment that enables economic opportunities created by changing technologies	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
56.	Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
57.	Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
58.	Protect environmentally sensitive areas of waterways and the coastal environment area.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
59.	Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.

<b>Eastern City District Plan</b>		
<b>No.</b>	<b>Action</b>	<b>Comment on consistency</b>
60.	Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
61.	Work towards reinstating more natural conditions in highly modified urban waterways.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
62.	Protect and enhance biodiversity by: <ul style="list-style-type: none"> <li>a. supporting landscape-scale biodiversity conservation and the restoration of bushland corridors</li> <li>b. managing urban bushland and remnant vegetation as green infrastructure</li> <li>c. managing urban development and urban bushland to reduce edge-effect impacts</li> </ul>	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
63.	Identify and protect scenic and cultural landscapes.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
64.	Enhance and protect views of scenic and cultural landscapes from the public realm.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
65.	Expand urban tree canopy in the public realm.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
66.	Progressively refine the detailed design and delivery of: <ul style="list-style-type: none"> <li>a. Greater Sydney Green Grid priority corridors and projects important to the District</li> <li>b. opportunities for connections that form the long-term vision of the network</li> <li>c. walking and cycling links for transport as well as leisure and recreational trips</li> </ul>	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
67.	Maximise the use of existing open space and protect, enhance and expand public open space by:	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.

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No.	Action	Comment on consistency
	<ul style="list-style-type: none"> <li>a. providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow</li> <li>b. investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space</li> <li>c. requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved</li> <li>d. planning new neighbourhoods with a sufficient quantity and quality of new open space</li> <li>e. delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses</li> <li>f. delivering or complementing the Greater Sydney Green Grid</li> <li>g. providing walking and cycling links for transport as well as leisure and recreational trips</li> </ul>	
68.	Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050, especially through the establishment of low-carbon precincts in Planned Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
69.	Support precinct-based initiatives to increase renewable energy generation, and energy and water efficiency, especially in Planned Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation Projects.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
70.	Protect existing and identify new locations for waste recycling and management.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.



<b>Eastern City District Plan</b>		
<b>No.</b>	<b>Action</b>	<b>Comment on consistency</b>
71.	Support innovative solutions to reduce the volume of waste and reduce waste transport requirements	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
72.	Encourage the preparation of low-carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise car parking provision where an increase in total floor area greater than 100,000 square metres is proposed in any contiguous area of 10 or more hectares.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
74.	Support initiatives that respond to the impacts of climate change.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
75.	Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
76.	Mitigate the urban heat island effect and reduce vulnerability to extreme heat.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
77.	The Greater Sydney Commission will require a local environmental plan review to include: <ul style="list-style-type: none"> <li>a. an assessment of the local environment plan against the district plan Planning Priorities and Actions</li> <li>b. local context analysis</li> <li>c. a overview and program for the local strategic planning required to inform the preparation of a local strategic planning statement that will inform updates to the local environmental plan</li> </ul>	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.
78.	Develop performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this plan.

**Schedule 2 –  
Consistency with state environmental planning policies**

<b>State environmental planning policy</b>	<b>Comment on consistency</b>
SEPP No 1 – Development Standards	Not applicable
SEPP No 19 – Bushland in Urban Areas	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 21 – Caravan Parks	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 30 – Intensive Agriculture	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 33 – Hazardous and Offensive Development	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 36 – Manufactured Home Estates	Not applicable
SEPP No 44 – Koala Habitat Protection	Not applicable
SEPP No 47 – Moore Park Showground	Not applicable
SEPP No 50 – Canal Estate Development	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable
SEPP No 55 – Remediation of Land	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 62 – Sustainable Aquaculture	Not applicable
SEPP No 64 – Advertising and Signage	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 65 – Design Quality of Residential Apartment Development	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 70 – Affordable Housing (Revised Schemes)	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Affordable Rental Housing) 2009	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

<b>State environmental planning policy</b>	<b>Comment on consistency</b>
SEPP (Building Sustainability Index: BASIX) 2004	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Coastal Management) 2018	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Housing for Seniors or People with a Disability) 2004	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Infrastructure)	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Miscellaneous Consent Provisions) 2007	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Penrith Lakes Scheme) 1989	Not applicable
SEPP (Rural Lands) 2008	Not applicable
SEPP (State and Regional Development) 2011	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State Significant Precincts) 2005	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports) 2013	Not applicable
SEPP (Urban Renewal) 2010	Not applicable

<b>State environmental planning policy</b>	<b>Comment on consistency</b>
SEPP (Vegetation in Non-Rural Areas) 2017	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable

<b>Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies</b>	<b>Comment on consistency</b>
SREP No 8 (Central Coast Plateau Areas)	Not applicable
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable
SREP No 16 – Walsh Bay	Not applicable
SREP No 20 - Hawkesbury- Nepean River (No 2 - 1997)	Not applicable
SREP No 24 - Homebush Bay Area	Not applicable
SREP No 26 – City West	Not applicable
SREP No 30 - St Marys	Not applicable
SREP No 33 - Cooks Cove	Not applicable
SREP (Sydney Harbour Catchment) 2005	<p>Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p> <p>The planning proposal applies to land within the Sydney Harbour Catchment. Therefore the planning principles under Part 2, clause 13 Sydney Harbour Catchment of the SREP have been considered during its preparation. The planning proposal is consistent with the principles.</p> <p>The sites are not land in the Foreshores and Waterways Area, therefore the principles of clause 13 Foreshores and Waterways Area are not applicable to this planning proposal.</p>

**Schedule 3 –  
Compliance with section 9.1 directions**

<b>Compliance with section 9.1 directions</b>		
<b>Direction</b>		<b>Applicable/comment</b>
<b>1</b>	<b>Employment and resources</b>	
1	Business and industrial zones	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
1.2-1.5	Directions 1.2-1.5	Not applicable. These directions are not relevant to the Sydney metropolitan area.
<b>2</b>	<b>Environment and heritage</b>	
2.1	Environment protection zones	Not applicable. The planning proposal does not apply to land within an environmental protection zone or land identified for environmental protection.
2.2	Coastal protection	Not applicable. The planning proposal does not apply to land within the coastal zone.
2.3	Heritage conservation	Applicable. Consistent. Heritage listing of the Rose Bay Uniting Church and Wesley Hall Group will provide ongoing protection and recognition of the heritage significance of the site, including existing buildings and moveable heritage.
2.4	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The planning proposal does not apply to land in the Far North Coast.
<b>3</b>	<b>Housing, infrastructure and urban development</b>	
3.1	Residential zones	Not applicable. The planning proposal does not apply to land within residential zones.

<b>Compliance with section 9.1 directions</b>		
<b>Direction</b>		<b>Applicable/comment</b>
3.2	Caravan parks and manufactured home estates	Not applicable. The planning proposal does affect caravan parks and manufactured home estates.
3.3	Home occupations	Not applicable. The planning proposal does not affect home occupations in dwelling houses.
3.4	Integrating land use and transport	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
3.5	Development near licensed aerodromes	Not applicable. The planning proposal does not apply to land near a licensed aerodrome.
3.6	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
<b>4</b>	<b>Hazard and risk</b>	
4.1	Acid sulfate soils	Applicable. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.2	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
4.3	Flood prone land	Not applicable. The site is located on a site identified as Flood Planning Area under the Woollahra LEP 2014. However, the planning proposal will not create, remove or alter a zone or provision that affects flood prone land.
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.
<b>5</b>	<b>Regional planning</b>	
5.1 - 5.9	Strategies 5.1-5.9	Not applicable. These strategies do not apply to the Woollahra LGA.
5.10	Implementation of Regional Plans	Not applicable. No regional (or district) plan applies to the Woollahra LGA.
<b>6</b>	<b>Local plan making</b>	

Compliance with section 9.1 directions		
Direction		Applicable/comment
6.1	Approval and referral requirements	Applicable. The proposal does not include provisions that require development applications to be referred externally <b>and</b> is not related to designated development.
6.2	Reserving land for public purposes	Applicable. The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site specific provisions	Not applicable. The planning proposal does allow a particular development to be carried out.
<b>7</b>	<b>Metropolitan Planning</b>	
7.1	Implementation of <i>A Metropolis of Three Cities</i> (March 2018)	<p>Applicable. The planning proposal is consistent with the objectives of <i>A Metropolis of Three Cities</i>, particularly Objective 13: Environmental heritage is identified, conserved and enhanced.</p> <p>Heritage listing of the Rose Bay Uniting Church and Wesley Hall Group will provide ongoing protection and recognition of the heritage significance of the site, including existing buildings and moveable heritage.</p> <p>Refer to Schedule 1 of this report.</p>
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable.

## Supplementary material

Appendix 1 – Report to the Environmental Planning Committee of 7 May 2018

Appendix 2 – Council resolution of 21 May 2018

Appendix 3 – Independent heritage assessment

- a. Heritage Significance Assessment prepared by Robert Moore (March 2018)
- b. Heritage Inventory Sheet – 518a Old South Head Road, Rose Bay
- c. Submission from Conrad Gargett on behalf of the land owner (24 April 2018)

Appendix 4 – Report to the Woollahra Local Planning Panel of 5 July 2018

Appendix 5 – Woollahra Local Planning Panel recommendation of 5 July 2018

Appendix 6 – Council resolution of 16 July 2018