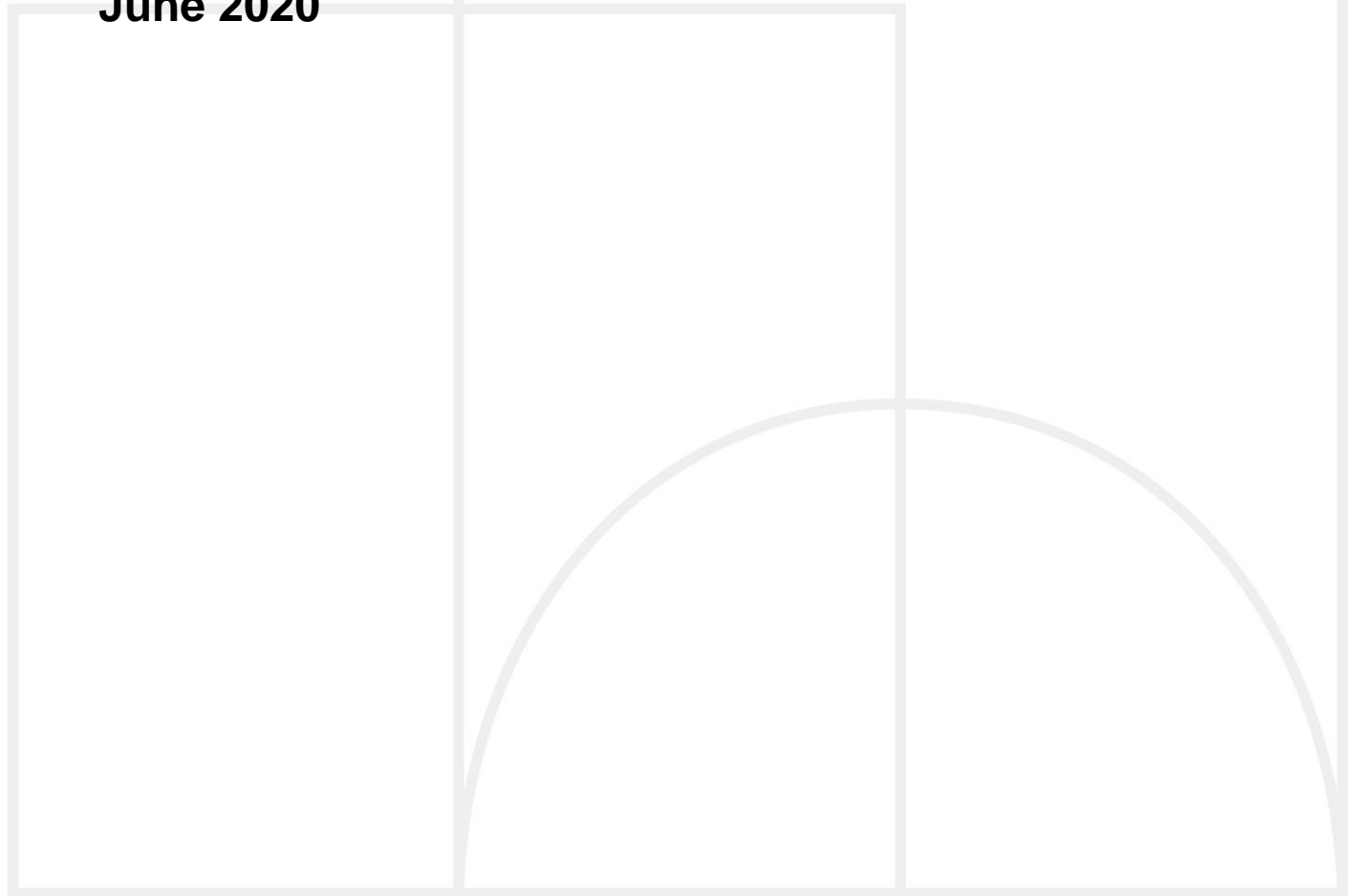


**Planning Proposal**

**389 Illawarra Road, Marrickville**

**June 2020**



## Table of Contents

Executive Summary .....	2
Background.....	3
Site Context .....	4
Site Description .....	4
Current Planning Controls .....	6
Part 1 – Objectives or intended outcomes .....	8
Part 2 – Explanation of provisions .....	8
Part 3 – Justification.....	8
Section A – Need for the planning proposal .....	8
Section B – Relationship to strategic planning framework.....	10
Section C – Environmental, social and economic impact .....	16
Section D – State and Commonwealth interests .....	17
Part 4 – Mapping.....	17
Part 5 – Community consultation .....	17
Part 6 – Project timeline.....	17

## Executive Summary

This planning proposal explains the intent of, and justification for, a proposed amendment to *Marrickville Local Environmental Plan 2011* (MLEP 2011). The amendment will identify the former Church of Christ and hall at 389 Illawarra Road, Marrickville as a heritage item of local significance.

The property is currently subject to an Interim Heritage Order (IHO) authorised by Council on 13 January 2020 and notified in the Government Gazette of 15 January 2020. An IHO is a temporary measure protecting a potential heritage item from demolition while investigations are carried out to determine its heritage significance.

An experienced heritage consultant was subsequently engaged by Council to undertake a heritage assessment of the property in accordance with NSW Heritage Office guidelines. The assessment concludes that the property at 389 Illawarra Road has heritage significance and merits listing as a local heritage item.

The planning proposal aligns with all relevant strategic plans, including the Greater Sydney Region Plan, Eastern City District Plan and Inner West Council's Local Strategic Planning Statement, Housing Strategy and draft Employment and Retail Lands Strategy.

The planning proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the Act) and the Department of Planning, Industry and Environment's documents '*A guide to preparing planning proposals*' and '*A guide to preparing local environmental plans*'.

While the intent is to amend MLEP 2011, the proposal may be executed through an amendment to the impending Inner West Local Environmental Plan. The draft Inner West Local Environmental Plan 2020 seeks to harmonise three environmental planning instruments (Ashfield Local Environmental Plan 2013, Leichhardt Local Environmental Plan 2013 and Marrickville Local Environmental Plan 2011) into a single new LEP for the amalgamated Inner West local government area. The draft LEP was publicly exhibited from 16 March to 24 April 2020 and a post-exhibition report is to be considered by Council at its meeting of 9 June, after which the draft LEP will be submitted to the Department of Planning, Industry & Environment (DPIE) for finalisation.

In the event that the consolidated LEP is published in advance of the subject planning proposal being finalised, the amendment would be incorporated into the Inner West LEP (with MLEP 2011 by then repealed). This would not result in a material change to the amendment.

## Background

The *Marrickville Local Government Area Southern Area Heritage Review* was completed in April 2015. The Study Area was the southern portion of the ex-Marrickville LGA, bounded by the Illawarra Line railway to the north, Barwon Park Road to the west, the LGA boundary, Alexandra Canal and the Cooks River to the south, and the Cooks River and Garnet Street to the east. The Study Area encompassed the suburbs of Dulwich Hill (part), Marrickville (part), Tempe, Sydenham and St Peters. The aim of the study was to identify built and landscape items of heritage value, including potential heritage conservation areas, related to European occupation of the area (post-1788).

The Review recommended the listing of 30 potential built heritage items in Schedule 5 of MLEP 2011, including the Church of Christ at 389 Illawarra Road, Marrickville, and provided a draft heritage inventory for the property establishing its significance.

At its meeting of 21 July 2015, Marrickville Council considered a report on the outcomes of three separate heritage projects across the LGA, including the Southern Area Heritage Review. Council resolved to list 71 new heritage items, including 389 Illawarra Road, Marrickville.

A planning proposal was prepared and submitted to the Department of Planning and Environment on 13 October 2015. A Gateway determination was issued on 4 November 2015. The planning proposal was exhibited between 4 July and 25 August 2016, receiving 23 submissions. A post-exhibition report was presented to the Council meeting of 28 February where the Administrator determined that the matter be deferred to allow further consideration of issues raised.

Council's Consultant Heritage Architect subsequently conducted an independent heritage assessment of the property and concluded that it satisfied four of the Heritage Office's criteria for heritage listing, and recommended that the listing proceed. The owner submitted a heritage assessment report contending that the church does not meet any of the criteria for listing.

Despite the Council officer report (report and relevant attachments included as **ATTACHMENT 3**) recommending that Council list 389 Illawarra Road, Marrickville, on 26 April 2017 the Administrator determined that:

1. *Council adopts the recommendations contained within the 28 February 2017 report with the following amendments:*
  - *delete 30 Carrington Road, Marrickville from the planning proposal*
  - *delete 149 Unwins Bridge Road, Tempe from the planning proposal*
  - *delete 294 Livingstone Road Marrickville from the planning proposal*
  - *delete 51 Frederick Street St Peters from the planning proposal*
  - *delete 389 Illawarra Road Marrickville (Church of Christ) from the planning proposal*
  - *delete 545 Princes Highway and 2 Samuel Street Tempe from the planning proposal;*  
*and*
2. *any further consideration of these items be carried out as part of a future heritage study.*

## Recent background

On 23 August 2019, a development application (DA201900287) was lodged with Council to demolish existing structures and construct a 6 storey mixed use development comprising 2 retail tenancies, 55 boarding rooms and 4 dwellings at 387-389 Illawarra Road, Marrickville.

In response to the imminent threat associated with the DA, Council undertook a preliminary heritage assessment. It concluded that it was likely to be found, on further inquiry or investigation, to be of local heritage significance and recommended that an interim heritage order (IHO), applying to the church and its curtilage, be issued to protect it from potential demolition whilst further assessment of its heritage significance was carried out.

A recommendation was made to Council's Chief Executive Officer that an IHO be placed on the property. The IHO was authorised by Council on 13 January 2020 and notified in the Government Gazette of 15 January 2020. Under the terms of the IHO, it lapses six months from the date that it was made (15 July 2020), unless Council has passed a resolution which seeks to place the item on the heritage schedule a local environmental plan.

Council engaged a heritage consultant (Hector Abrahams Architects) to provide an expert heritage assessment (included as **ATTACHMENT A**). The assessment established that the church meets the NSW Office of Environment and Heritage's criteria for local heritage significance and recommends the property be heritage listed.

The applicant for the DA at 387-389 Illawarra Road, Marrickville made an appeal to the Land and Environment Court against the making of the IHO by Council, the outcome of which is pending.

## Site Context

### Site Description

389 Illawarra Road, Marrickville (the site), shown in Figure 1, is comprised of three lots (Lots 4, 5 and 6 DP 2595) totalling approximately 450 sqm in area, with a frontage and rear boundary of approximately 14.5m. The site is located on the south eastern side of Illawarra Road, at the end of Greenbank Street, and adjoined to the rear by an unnamed lane. It is located approximately 150m from Marrickville Station.



Figure 1: Aerial showing cadastre and location of 389 Illawarra Road, Marrickville (outlined in red)

Located on the site is a free-standing church building “in the Arts and Crafts style with gothic details, constructed of face common brick, with cement rendered bands and a chequerboard render pattern at the apex of the gable wall. The 1940 side entry porch is constructed of red brick. There is a parapet of face brick with rendered coping and a finial at the apex. The roof is covered by glazed terracotta Marseille tiles” (HAA, 2020 p.8).



Figure 2: Church of Christ building viewed from Illawarra Road





Figure 3: The Church of Christ terminates the view looking east along Greenbank Street

### Current Planning Controls

The site is zoned B2 Local Centre under MLEP 2011 and has a maximum permissible FSR of 2.5:1 and maximum building height of 20m.



Figure 4: Extract of zoning map of MLEP 2011 (site within red boundary)

The building is not listed as an item of environmental heritage in MLEP 2011, and it is not located within a heritage conservation area. It is, however, identified as a Period Building within the Marrickville Development Control Plan 2011 (MDCP 2011) (refer to Figure 5 below).

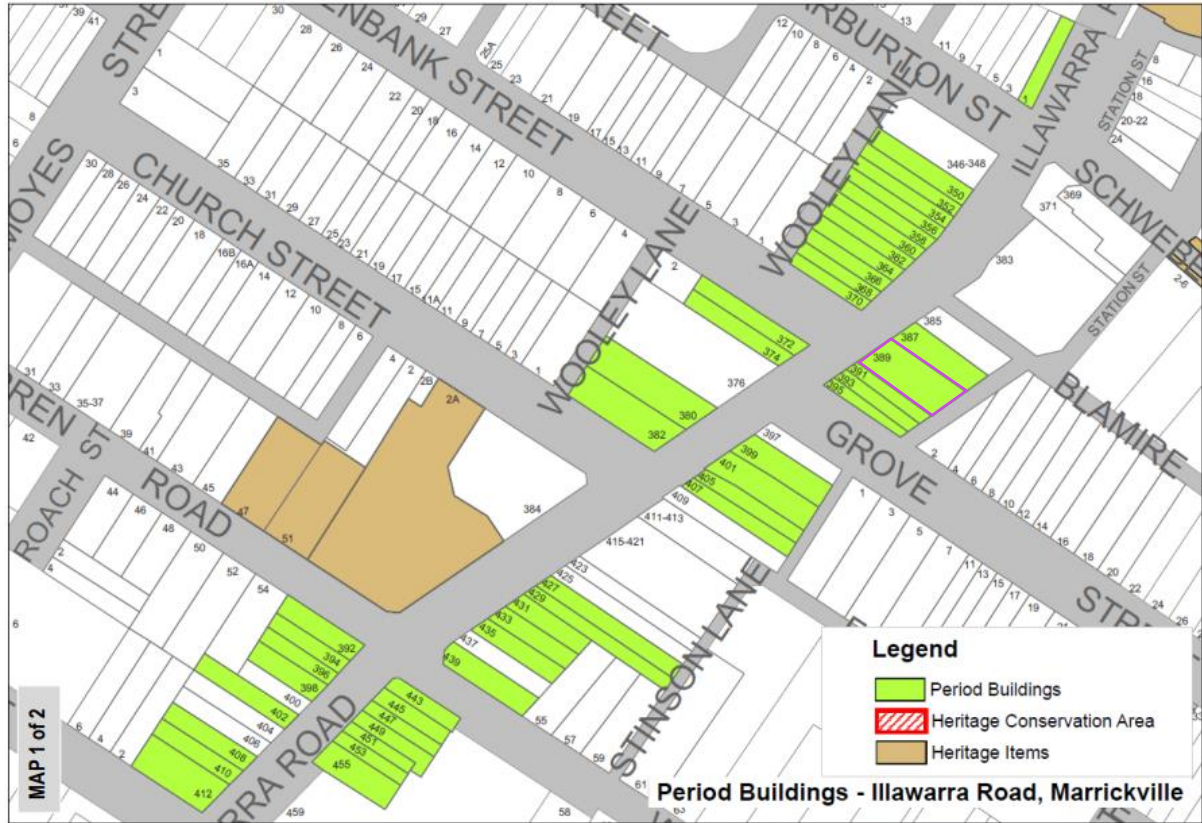


Figure 5: Period Buildings Map of MDCP 2011 with the subject site outlined in purple

MDCP 2011 defines Period Buildings as “buildings, not listed as heritage items, which are not located within a heritage conservation area, which are generally intact that make a positive and valuable contribution to the character of the streetscape and broader townscape”.



## Part 1 – Objectives or intended outcomes

This planning proposal seeks to amend the *Marrickville Local Environmental Plan 2011* (MLEP 2011) to protect the heritage significance of the former Church of Christ and hall at 389 Illawarra Road, Marrickville.

## Part 2 – Explanation of provisions

To achieve the intended outcome, this planning proposal seeks to amend the MLEP 2011 to include 389 Illawarra Road, Marrickville (Lots 4, 5 and 6, DP 2595) in Schedule 5 Environmental heritage as an item of local significance and identify the site on the Heritage Map.

It is proposed that the following words will be inserted into Schedule 5 of MLEP 2011, under Part 1 Heritage Items:

Locality	Item name	Address	Property description	Significance	Item no
Marrickville	Church of Christ, including church building, hall, and interiors	389 Illawarra Road	Lots 4, 5 and 6, DP 2595	Local	<i>Item no. to be determined</i>

In the event that the consolidated Inner West LEP is published in advance of the subject planning proposal being finalised, the amendment would be incorporated into the Inner West LEP. This would not alter the intended outcome.

## Part 3 – Justification

This section of the planning proposal provides the rationale for the amendment to the MLEP 2011 and responds to questions set out in the Department of Planning, Industry and Environment's *'A guide to preparing planning proposals'*, dated December 2018.

### Section A – Need for the planning proposal

#### Q1. Is the planning proposal a result of an endorsed local strategic planning statement (LSPS), strategic study or report?

The planning proposal is informed by a heritage assessment undertaken by Hector Abrahams Architects which identified the Church of Christ and hall at 389 Illawarra Road, Marrickville as being of local heritage significance (**ATTACHMENT A**). The significance of the property was investigated in response to the imminent threat associated with a development application for demolition of the existing structures and construction of a 6 storey mixed use development comprising 2 retail tenancies, 55 boarding rooms and 4 dwellings.

Council undertook a preliminary heritage assessment, which concluded it was likely to be found, on further inquiry or investigation, to be of local heritage significance. Council subsequently placed an Interim Heritage Order (IHO) on the property which was gazetted on 15 January 2020. Council engaged heritage consultants (Hector Abrahams Architects) to provide an expert heritage assessment.

The heritage assessment contains the following statement of significance:

*The Church of Christ at 389 Illawarra Road is a good example of an Arts & Crafts church with Gothic detailing, and one of the foundational denomination churches in Marrickville, dating from the end of an important period in the suburb's development.*

*It has historical significance in Marrickville as a foundational church in the area, and one of a distinctive group of such churches in the Inner West and for its long association with the Church of Christ.*

*It has aesthetic significance as a good example of an Arts & Crafts church with Gothic detailing in the area. It has landmark qualities from its siting at the end of Greenbank Street, and also forms part of a group of intact Edwardian buildings which contribute positively to the streetscape along Illawarra Road, together with the neighbouring houses and shop-top buildings.*

*It has some associative significance with its architect Alfred Gambier Newman. Newman designed a number of significant churches, largely for the Methodist denomination, throughout New South Wales.*

The assessment established that the property satisfies the following NSW heritage criteria for local significance:

- Criterion (a) *important in the course, or pattern, of the local area's cultural or natural history*
- Criterion (c) *important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area*
- Criterion (f) *possesses uncommon, rare or endangered aspects of the area's cultural or natural history*
- Criterion (g) *important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments*

The planning proposal is consistent with the recommendation of the heritage assessment to list the entire site as a heritage item in MLEP 2011.

This assessment aligns with that conducted in 2015 as part of the *Marrickville Local Government Area Southern Area Heritage Review* which recommended that the property be heritage listed, as well a subsequent independent assessment that concluded the property satisfied four of the Heritage Office's criteria for listing.

The proposal is consistent with IWC’s Local Strategic Planning Statement (LSPS) which was adopted by Council on 25 February 2020. This has been discussed further in detail under Q4.

**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 the best means of achieving the intended outcome of protecting the heritage significance of the property. The listing of the property in Schedule 5 of MLEP 2011 (or the impending Inner West LEP) is the only way to ensure the heritage significance of the property is conserved. All buildings on the site are proposed for demolition under a current development application lodged in August 2019. This application is now the subject of a deemed refusal appeal to the Land and Environment Court. Without the listing, Council cannot adequately protect the property from demolition.

**Section B – Relationship to strategic planning framework**

**Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?**

The planning proposal meets the objectives of and gives effect to planning priorities in the Greater Sydney Region Plan (GSRP) 2018 and Eastern City District Plan (ECDP) 2018.

**Greater Sydney Region Plan 2018**

The Greater Sydney Region Plan is the Greater Sydney Commission’s (GSC) vision for a Greater Sydney of three cities, where most residents live within 30 minutes of their jobs and services. It sets a 40-year vision and establishes a 20-year plan to manage growth and change for a Greater Sydney, informing district and local plans and the assessment of planning proposals.

The GSRP contains 10 directions and 40 objectives to guide future growth, covering infrastructure, housing, economic development and sustainability. The planning proposal is consistent with the objectives of the GSRP, in particular:

<p><b>Direction – A city of great places</b></p> <p><i>Objective 13: Environmental heritage is identified, conserved and enhanced</i></p>	<p>The planning proposal aims to provide appropriate protection to a building of heritage significance to the Inner West.</p>
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**Eastern City District Plan 2018**

The Eastern City District Plan (ECDP) is a 20-year plan to manage growth in the context of economic, social and environmental matters along the way to achieve the 40-year vision for Greater Sydney. This planning proposal is consistent with the District Plan and gives effect to the following planning priorities and objectives:

<p><i>Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage</i></p> <p><i>Objective 13 Environmental heritage is identified, conserved and enhanced.</i></p>	<p>This planning priority promotes local heritage as an important component of local identity that creates a distinctive built character. The ECDP states that “identifying, conserving, interpreting and celebrating Greater Sydney’s heritage values leads to a better understanding of history and respect for the experiences of diverse communities. Heritage identification, management and interpretation are required so that heritage places and stories can be experienced by current and future generations” (ECDP, p.51).</p> <p>This planning proposal has been informed by an assessment confirming the heritage significance of the former Church of Christ and hall at 389 Illawarra Road, Marrickville. The heritage listing of the property supports Planning Priority E6 of the ECDP.</p>
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**Q4. Will the planning proposal give effect to a council’s endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?**

- **Inner West Local Strategic Planning Statement**

Our Place Inner West – Local Strategic Planning Statement (LSPS), dated 20 March 2020, guides land use planning and development in the area to 2036 and provides the link between the Eastern City District Plan and priorities of Council’s Community Strategic Plan. The planning proposal is consistent with Planning Priority 2 of the LSPS as discussed below:

<b>Planning Priority</b>	<b>Consistency</b>
<p><b>Planning Priority 2 – Plan for high quality, accessible and sustainable housing growth in appropriate locations integrated with infrastructure provision and with respect for place, local character and heritage significance</b></p> <p>Action 6.2: Continue to protect the heritage and character values of the Inner West by:</p> <ul style="list-style-type: none"> <li>• Ensuring significant existing or desired future character is identified and protected through LEP and DCP provisions</li> <li>• Undertaking targeted heritage studies to identify new heritage items and conservation areas across the LGA and</li> </ul>	<p><b>Consistent</b></p> <p>The intent of the planning proposal is to amend MLEP 2011 to provide statutory protection to a building of local heritage significance.</p>



use these studies to inform future LEP and DCP provisions for their protection

• **Inner West Housing Strategy**

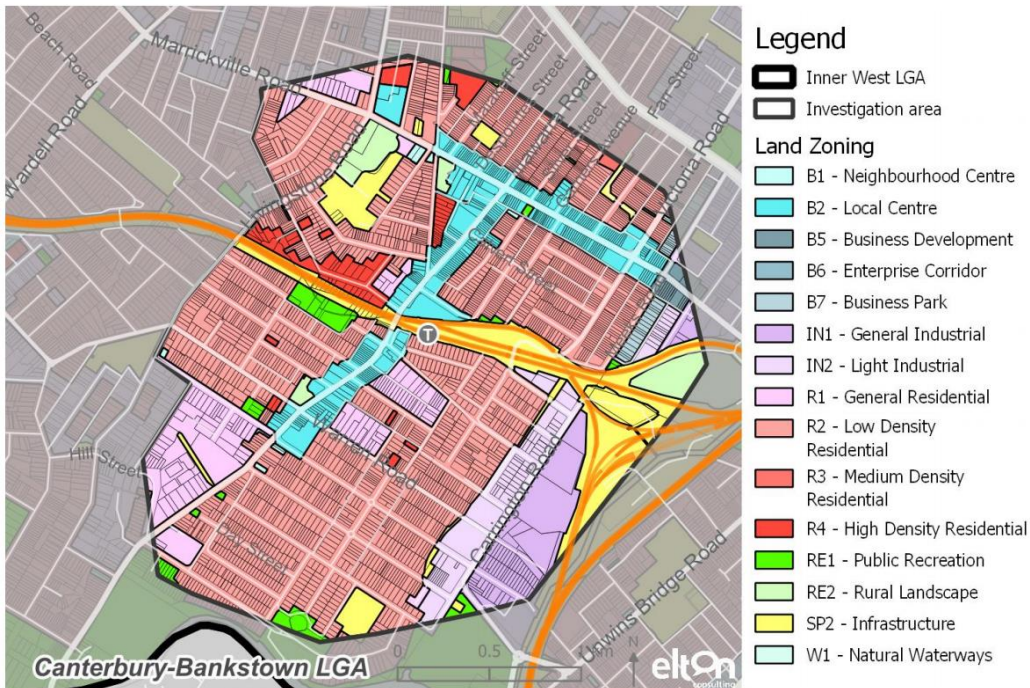
Council’s Housing Strategy was adopted in February 2020. It is a high-level strategy providing direction for the provision of housing for the area’s growing communities and an evidence-base to inform the Inner West LEP and DCP.

The Inner West’s housing vision was developed through consultation undertaken for the Housing Strategy. It highlights the community’s aspirations for housing in the LGA over the next 20 years and draws on the community vision in the *Our Inner West 2036 Community Strategic Plan*.

**Our Inner West Housing Vision**

- *We respect and value the character and heritage of our communities.*
- *We are a network of diverse communities sharing values of inclusiveness, acceptance and fairness.*
- *As neighbourhoods grow and change, people remain easily and freely connected with one another, and have good access to their activities.*
- *‘Our Place Inner West’ includes quality housing that contributes positively to residents’ quality of life and surrounding public spaces.*
- *We support a community that minimises its carbon footprint and protects and supports natural ecosystems.*

The site is located within the Marrickville Station Neighbourhood (refer Figure 6 below) under the Housing Strategy, an area identified as an investigation opportunity from 2019. The Strategy forecasts that the neighbourhood has capacity for approximately 1,113 additional



dwellings under the existing planning controls, and additional potential of 390 – 650 dwellings to 2036 (based on the modelling of an upper and lower FSR scenario).

*Figure 6: Marrickville Station Neighbourhood*

Principle 2 of the Strategy is to *accommodate housing growth through a range of sensitive infill compatible with heritage values and local character – enabling areas to evolve with respect over time.*

The first two actions of Principle 2 are:

- 2A Prepare detailed place-based design controls for the areas identified as ‘from 2019’ and ‘from 2026’
- 2B Continue to identify and conserve items of environmental heritage, and heritage conservation areas

The place-based studies for the investigation areas will refine and test the scenarios of the Strategy, and will be accompanied by heritage studies to identify areas and or sites that warrant heritage protection. Specifically, a key action for the neighbourhood is:

- *Prepare a place-based study for the Marrickville Precinct north and south of the station including assessing some locations for heritage value*

While the Marrickville Station Neighbourhood has been identified as a location for additional dwellings, it is acknowledged that there should be a nuanced approach to housing delivery, which responds to local character and heritage significance.

Estimation of the existing capacity of 1,113 dwellings would have assumed development aligning with the current planning controls. The heritage listing is likely to constrain the floor space achievable on the site, however in the context of the investigation area (over 160 hectares) this will only have a minor impact on the potential floor space yield. The remainder of the precinct provides ample opportunity to accommodate any displaced capacity.

- **Draft Inner West Employment and Retail Lands Strategy**

The draft Inner West Employment and Retail Lands Strategy (EaRLS) provides an evidence based approach to managing employment lands and commercial centres in the LGA. The strategy was exhibited between 23 September 2019 and 27 October 2019.

The Strategy forecasts a shortfall in non-residential floorspace to 2036 in the Marrickville Town Centre. The most likely development outcome in the B2 zone is mixed use, comprising ground floor retail/business premises and residential accommodation above (evidenced by the current DA). An adaptive reuse of the buildings on the site could yield comparable employment floorspace.

The draft Employment and Retail Lands Study acknowledges that future development in centres will need to balance the need for residential dwellings with the supply of retail and office floor space whilst protecting heritage character.

**Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

The planning proposal is consistent with all relevant SEPPs and Regional Environmental Plans.

**Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

Consistency with Ministerial Directions is discussed in the table below:

<b>Direction</b>	<b>Consistency/Comment</b>
<b>1. Employment and Resources</b>	
1.1 Business and Industrial Zones	<p>Consistent.</p> <p>The B2 Local Centre zoning and the FSR and building height controls of the site will be retained under the planning proposal.</p> <p>While the heritage listing may impact the yield on the site, it is unlikely to reduce the potential employment and public service floor space. As evidenced by the current DA, the most likely development outcome in the B2 zone is mixed use, comprising ground floor retail/business premises and residential accommodation above. The adaptive reuse of the buildings on the site could provide comparable employment/service floorspace.</p>
1.2 Rural Zones	N/A
1.3 Mining, Petroleum Production and Extractive Industries	N/A
1.4 Oyster Aquaculture	N/A
1.5 Rural Lands	N/A
<b>2. Environment and Heritage</b>	
2.1 Environmental Protection Zones	N/A
2.2 Coastal Protection	N/A
2.3 Heritage Conservation	<p>Consistent</p> <p>The intended outcome of the planning proposal is to protect a property of heritage significance.</p>
2.4 Recreational Vehicle Area	N/A
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
2.6 Remediation of Contaminated Land	N/A
<b>3. Housing, Infrastructure and Urban Development</b>	

3.1 Residential Zones	Consistent  The planning proposal does not alter provisions relating to the delivery and permissibility of housing.
3.2 Caravan Parks and Manufactured Home Estates	N/A
3.3 Home Occupations	N/A
3.4 Integrating Land Use and Transport	N/A
3.5 Development Near Licensed Aerodromes	N/A
3.6 Shooting Ranges	N/A
3.7 Reduction in non-hosted short-term rental accommodation period	N/A
<b>4. Hazard and Risk</b>	
4.1 Acid Sulfate Soil	Consistent  MLEP 2011 identifies the subject site as having a probability of containing Class 5 Acid Sulfate Soils, however an intensification of land uses is not proposed.
4.2 Mine Subsidence and Unstable Land	N/A
4.3 Flood Prone Land	N/A
4.4 Planning for Bushfire Protection	N/A
<b>5. Regional Planning</b>	
5.1 Implementation of Regional Strategies	N/A
5.2 Sydney Drinking Water Catchments	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A
5.9 North West Rail Link Corridor Strategy	N/A
5.10 Implementation of Regional Plans	N/A
5.11 Development of Aboriginal Land Council land	N/A
<b>6. Local Plan Making</b>	
6.1 Approval and Referral Requirements	N/A
6.2 Reserving Land for Public Purposes	N/A
6.3 Site Specific Provisions	N/A
<b>7. Metropolitan Planning</b>	
7.1 Implementation of the Metropolitan Plan	This direction requires planning proposals to be consistent with A Plan for Growing Sydney. A Plan for Growing Sydney was superseded by the Greater Sydney Region Plan in March 2018.



	The proposal is consistent with the Greater Sydney Region Plan as outlined in response to Q3.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	N/A

## Section C – Environmental, social and economic impact

**Q7. 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 does not seek to facilitate a physical change on the site and as such it will not adversely affect critical habitat or threatened species, populations or ecological communities or their habitats.

**Q8. 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 relates to heritage listing only. There is no likelihood of any other significant environmental effects.

**Q9. Has the planning proposal adequately addressed any social and economic effects?**

Identification of the Church of Christ and hall at 389 Illawarra Road, Marrickville as a heritage item provides social benefits by facilitating the conservation of a building that has significance for the local community. No changes to the zoning or permissible uses are proposed.

Heritage listing triggers Clause 5.10 (10) Heritage Incentives which allows Council to permit the use of heritage items for purposes other than those permissible under an LEP subject to certain conditions. This provision provides additional flexibility for the site in terms of future uses.

During the assessment of the current development application, Council officers have encouraged the exploration of redevelopment options incorporating adaptive reuse.

## **Section D – State and Commonwealth interests**

### **Q10. Is there adequate public infrastructure for the planning proposal?**

This planning proposal will not create demand for additional public infrastructure.

### **Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

The Gateway determination will advise which public authorities should be consulted as part of the planning proposal exhibition process. Any issues raised will be incorporated into this planning proposal following consultation in the public exhibition period.

## **Part 4 – Mapping**

An amended Heritage Map will be prepared to support the exhibition of the proposal following a Gateway decision.

## **Part 5 – Community consultation**

Stakeholder and community consultation will be undertaken in accordance with the legislative requirements, any conditions of a Gateway determination and Council's Community Engagement Framework.

## **Part 6 – Project timeline**

The table below outlines the anticipated project timeline of the planning proposal's progression through the LEP plan making process.

Planning Proposal Stage	Date
Planning proposal to DPIE seeking a Gateway determination	June 2020
Receive Gateway determination	By 15 July 2020
Public exhibition and public authority consultation	August 2020
Review of submissions	September 2020
Post-exhibition report to Council	October 2020
Drafting of instrument and finalisation of mapping	November 2020
LEP made (if delegated)	December 2021
Plan forwarded to DPIE for notification	January 2021