

Planning Proposal



Local Heritage Listing

Sewage Pumping Station (SPS 46) and Sandstone Gate Posts and Metal Gates

13 Collins Avenue, Rose Bay

Prepared 2 April 2020



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Part 1 – Introduction

1.1. Background

On 12 November 2018 Council resolved in part:

THAT Council:

1. *Requests staff to undertake an assessment of heritage significance for the Sewerage Pumping Station located at Percival Park, Rose Bay and the sandstone gates leading into the park and report to the Environmental Planning Committee on whether these items have sufficient heritage significance to be listed as a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP).*

The following background information accompanied the notice of motion on the agenda for that meeting:

Council's website notes:

The park is owned by Sydney Water. Percival Park was established in 1949 after Council negotiated with the then Metropolitan Board of Water Supply and Sewerage to obtain use of the land as public open space. Council named (Council Minutes 12/2/1951) the park in honour of Mr C. E. Percival who was the Woollahra Council Engineer from November 1926 till early in 1952.

It is understood that the Sewerage Pumping Station is a low-level pumping station and has historic, aesthetic and potentially technical/research significance. It is among a number of low-level sewerage pumping stations constructed in Sydney between the wars to serve the Bondi Ocean Outfall Sewer (the construction of which effectively ended discharge of sewage into the harbour). Many of these stations have either local and/or State Heritage listing.

The sandstone gate leading to the Sewerage Pumping Station is a rare item, as it is understood that similar stations only have picket fences and therefore the sandstone gates have significance in themselves.

Percival Park is well frequented by the public accessing Rose Bay beach.

Residents have voiced their concerns about the state of Percival Park and have inquired as to whether it can be better managed and landscaped, whilst protecting the heritage significance of the Sewerage Pumping Station and its gates.

On 16 September 2019 a report on the Heritage Listing of the Sewage pumping station (SPS 46) and sandstone gate posts and metal gates at 13 Collins Avenue, Rose Bay was presented to a meeting of the *Environmental Planning Committee* and on 23 September 2019, Council resolved the following:

- A. *THAT a planning proposal be prepared to list the Sewage pumping station (SPS 46) and sandstone gate posts and metal gates in Percival Park at 13 Collins Avenue, Rose Bay as a heritage item in Woollahra Local Environmental Plan 2014.*
- B. *THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.*
- C. *THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee*

On 3 October 2019, the *Woollahra Local Planning Panel* considered a report on the planning proposal and provided the following advice to Council:

*THAT the Woollahra Local Planning Panel advises Council that it supports the planning proposal at **Annexure 1** to list the Sewage Pumping Station (SPS 43) – including interiors and moveable heritage, sandstone gate posts and metal gates, at 13 Collins Avenue, Rose Bay, as a local heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014.*

1.2. Description of this planning proposal

This planning proposal is made in relation to the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* at 13 Collins Avenue, Rose Bay. The objective of the planning proposal is to amend *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014), to list the *Sewage pumping station (SPS 46) – including interiors and moveable heritage, and sandstone gate posts and metal gates* as a heritage item. Heritage listing will provide ongoing protection and recognition of the heritage significance of the building and interiors, and the gates.

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 formerly named NSW Department of Planning and Environment (now known as the NSW Department of Planning, Industry and Environment) titled *A Guide to Preparing Planning Proposals* (December 2018) and *A Guide to Preparing Local Environmental Plans* (December 2018).

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

1.3. Assessment of heritage significance

In response to Council's decision a Heritage Significance Assessment of the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* was prepared by Shona Lindsay (Heritage Officer, Woollahra Council).

The assessment of heritage significance was undertaken in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001. The assessment used the process and criteria set out in that document. There are seven criteria used in the process of assessing heritage significance:

Criterion (a)

An item is important in the course, or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Criterion (d)

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Criterion (e)

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (f)

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (g)

An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments.

(or a class of the local area's

- cultural or natural places; or
- cultural or natural environments.)

Each criterion has inclusion and exclusion guidelines which are used to assist in the assessment process. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance. To be assessed for State significance an item will meet more than one of the seven heritage criteria at a State level, or if an item satisfies only one of the criteria, the item is of such particular significance to NSW that it should be listed.

A copy of the assessment prepared by Shona Lindsay (Heritage Officer, Woollahra Council), which includes the assessment against all criteria, is attached separately as **Annexure 2**.

Table 1 below provides a summary of the assessment of the heritage significance of the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* against the seven criteria, at the local and State levels.

Table 1: NSW Heritage assessment criteria summary

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	×

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	x
(c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)	✓	x
(d)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons	x	x
(e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)	✓ (sewage pumping station only)	x
(f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)	✓ (sandstone gate posts and metal gates only)	x
(g)	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. or a class of the local area's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. 	✓	x

1.4. Statement of heritage significance

Sewage Pumping Station No. 46 was constructed in 1923 as a low level sewage pumping station that connected to the Bondi Ocean Outfall Sewer (BOOS). The building was built and designed by the Department of Public Works and is a representative example of a Federation Free Style sewage pumping station. It forms part of a group of similar pumping stations along the harbour foreshore of the Woollahra LGA, including Sewage Pumping Station No. 47 in Rose Bay and No. 50 in Watsons Bay.

Sewage Pumping Station No. 46 provides evidence of the growth of Woollahra and the expansion of municipal and sewage services during the Inter-War period. Located within Percival Park, which is set near the Sydney Harbour foreshore with mature trees, the sewage pumping station makes a valuable contribution to the streetscape and harbour foreshore. The sewage pumping station is technically significant for its continuous use since 1923. The original design of the building is intact with some

mechanical and electrical modifications to upgrade the station as sewage needs have evolved. The mechanical components of the sewage pumping station may have research value for demonstrating the early sewage systems of Rose Bay. It has the potential to reveal information about the design and construction of the substructure and mechanical components, which contributes to the understanding of the development of sewage pumping technology during the Inter-War period.

Sewage Pumping Station No. 46 is of local heritage significance for historical, aesthetic, technical, research potential, and representative significance.

Woollahra Council constructed the 'ornamental' stone gateposts located at the front of the park on Collins Avenue in 1951 with the name 'Percival Park'. The gateposts provide evidence of the Council's continual involvement with the park since it acquired a lease to use the land as public open space in 1949. The sandstone gate posts and metal gates have landmark qualities for marking Percival Park and are aesthetically distinctive. The sandstone gate posts and metal gates make a contribution to the streetscape of Collins Avenue. The use of the sandstone gate posts and metal gates at the front of the park is rare for sewage pumping stations in Woollahra LGA and within the Sydney and NSW region. The sandstone gate posts and metal gates are a fine example of the construction of ornamental gates to a sewage pumping station, demonstrating the importance the Council had for the use of the land as a public open space.

The sandstone gate posts and metal gates are of local heritage significance for historical, aesthetic, rarity, and representative significance.

(5 September 2019: Shona Lindsay, Heritage Officer: Heritage Significance Assessment, p. 67-68)

The assessment recommends the listing of the *Sewage pumping station (SPS 46) – including interiors and moveable heritage, and sandstone gate posts and metal gates* as a local heritage item in Schedule 5 of Woollahra LEP 2014. The report concluded that the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* do not meet the threshold for State heritage listing.

The heritage assessment/inventory sheet provides the following recommendations:

1.5. Recommended heritage listing

It is recommended that the sewage pumping station (SPS 46) and sandstone gate posts and metal gates be added to the heritage schedule of the Woollahra LEP 2014 as an item of local heritage significance. This is to be based on the attached Heritage Inventory sheet. It is to be described as: Sewage pumping station (SPS 46) – including interiors and moveable heritage, and sandstone gate posts and metal gates

1.6. Recommended management

It is recommended to manage the sewage pumping station (SPS 46) and its significant components in accordance with the Heritage Council State Owned Heritage Asset Management Guidelines and the Minimum Standards of Maintenance and Repair in the NSW Heritage Regulations.

The impact of future works on the heritage significance of the building are to be assessed against the relevant heritage provisions of the Woollahra LEP 2014 and in accordance with Sydney Water Environment Impact Assessment guidelines (e.g. undertake a Heritage Assessment and/or Statement of Heritage Impact as required). If major works are proposed,

an archival and photographic record is to be undertaken in accordance with Heritage Council guidelines, with copies lodged with the Sydney Water Archives and Woollahra Council.

The faced brickwork and pebble crete should not be painted unless conservation requires this when recommended by an appropriate and qualified heritage consultant.

It is recommended that the sandstone gate posts and metal gates are continually managed by Woollahra Council. The impact of future works on the heritage significance of the sandstone gateposts and metal gates are to be assessed against the relevant provisions of the Woollahra LEP 2014 and in accordance with the Heritage Council of NSW publication 'Statements of Heritage Impact' as contained in the NSW Heritage Manual. Proposed works are to be guided by the conservation principles and guidelines of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013.

Part 2 – Existing site and context

2.1. The site

The *Sewage pumping station (SPS 46)* and *sandstone gate posts and metal gates* are located within Percival Park at 13 Collins Avenue, Rose Bay, Lot 2 DP 512907 (Figure 1, Figure 2, Figure 3). The site is bordered by Sydney Harbour to the north-west, residential properties to the north-east and south-west, and Collins Avenue to the south-east.

The sewage pumping station is known as Sewage Pumping Station No. 46 by Sydney Water. Other names of the sewage pumping station used by Sydney Water include SPS 46, Sewage Pumping Station 0046, SP0046 and WWPS46 (Waste Water Pumping Station).

The site is used by Sydney Water as a sewage pumping station. Percival Park is used as a public open space, which was established in 1949 after Council negotiated with the then Metropolitan Board of Water Supply and Sewage to obtain use of the land.

The subject site is not listed on the NSW State Heritage Register (SHR), nor is it identified as a local heritage item or located in a Heritage Conservation Area in Schedule 5 of *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014). The site is not in the vicinity of a listed heritage item.



Figure 1: Sewage pumping station (SPS 46) and sandstone gate posts and metal gates viewed from Collins Avenue looking north-west (Source: Shona Lindsay, Heritage Officer)

2.2. Existing context

The site is zoned SP2 Sewage System in Woollahra LEP 2014. The land to the east and west is zoned for residential use (R3 Medium Density Residential) and the land to the south is zoned B2 Local Centre. The Objectives for SP2 are:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.¹*

Part 3 – Existing planning controls

The existing relevant planning controls to this planning proposal are heritage planning controls. The *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* are not currently listed as a State or local heritage item.

Part 4 – Objectives of planning proposal

The objective of the planning proposal is to amend Woollahra LEP 2014, to list the *Sewage Pumping Station (SPS 46) – including interiors, crane and crane hoist, and moveable heritage (timber gate sign, timber cupboard), and sandstone gate posts and metal gates*, at 13 Collins Avenue, Rose Bay as a local heritage item. Heritage listing will provide ongoing protection and recognition of the heritage significance of the item.

Part 5 – Explanation of provisions

The planning proposal seeks the following amendments to Woollahra LEP 2014:

- Insert a listing for the *Sewage Pumping Station (SPS 46) – including interiors, crane and crane hoist, and moveable heritage (timber gate sign, timber cupboard), and sandstone gate posts and metal gates*, in Part 1 (Heritage Items) of Schedule 5 (Environmental Heritage). The exact wording of the amendment will be determined by the Parliamentary Counsel prior to the making of the LEP.
- Amend the Heritage Map (Sheet HER_005) to identify a heritage item on the site of the *Sewage Pumping Station (SPS 46) – including interiors, crane and crane hoist, and moveable heritage (timber gate sign, timber cupboard), and sandstone gate posts and metal gates* at 13 Collins Avenue, Rose Bay.

Part 6 – Justification

The planning proposal has strategic merit. The key reasons to amend Woollahra LEP 2014 are that heritage listing of the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* will provide ongoing protection and recognition of the heritage significance of the item.

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

¹ Woollahra LEP 2014

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 the recommendations of the heritage assessment/ inventory sheet, prepared by Shona Lindsay (Heritage Officer, Woollahra Council). The report concluded that the *Sewage pumping station (SPS 46) –including interiors and moveable heritage, and sandstone gate posts and metal gates* meets the criteria for listing as a local heritage item. The report recommended that the *Sewage pumping station (SPS 46) –including interiors and moveable heritage, and sandstone gate posts and metal gates*, be listed as a heritage item in Woollahra LEP 2014.

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 LEP 2014, to list the *Sewage pumping station (SPS 46) –including interiors and moveable heritage, and sandstone gate posts and metal gates* at 13 Collins Avenue, 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 item. Options, such as adding site-specific objectives and controls to *Woollahra Development Control Plan 2015*, or including heritage conservation conditions to a development consent for the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* 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 relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the relevant actions of the *Eastern City District Plan* (2018), as discussed below.

Greater Sydney Regional Plan: A Metropolis of Three Cities

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

Heritage listing of the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* will provide ongoing protection and recognition of the heritage significance of the item.

Eastern City District Plan

The planning proposal is generally consistent with the actions of the *Eastern City District Plan*, particularly actions 20, 54 and 63 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
- Assisting Council in preparing plans for tourism and visitation by protecting heritage to enhance cultural tourism.
- Identifying and protecting scenic and cultural landscapes.

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 2030 – 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.

The planning proposal is also consistent with the *Draft Woollahra Local Strategic Planning Statement* (endorsed by Council for exhibition 9 September 2019). In particular, the planning proposal is consistent with Planning Priority 5 under the theme of Liveability:

Planning Priority 5 Conserving our rich and diverse heritage

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 1** below).

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 2** below).

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 item, will be required when development is proposed for the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* 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 heritage assessment / inventory sheet measured the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* against the criteria for 'cultural significance' as defined in the Australia ICOMOS Burra Charter, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

The assessment found that the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* is of heritage significance at the local level. Table 1 below provides a summary of the assessment of the heritage significance of the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* against the seven criteria, at the local and State levels.

Table 2: NSW Heritage assessment criteria summary

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	x
(b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	x
(c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)	✓	x

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(d)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons	x	x
(e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)	✓ (sewage pumping station only)	x
(f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)	✓ (sandstone gate posts and metal gates only)	x
(g)	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> cultural or natural places; or cultural or natural environments. or a class of the local area's <ul style="list-style-type: none"> cultural or natural places; or cultural or natural environments. 	✓	x

6.4. State and Commonwealth interests

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

Yes. The planning proposal involves the local heritage listing of the *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates*. It does not involve amendments to the planning controls that will facilitate intensified development.

The *Sewage pumping station (SPS 46) and sandstone gate posts and metal gates* has access to adequate public infrastructure such as water, sewer, electricity and telephone services. The site is in proximity to regular and frequent public transport services.

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

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

Sydney Water were consulted during the heritage assessment process. Philip Bennet (Sydney Water) attended the site visit with Shona Lindsay (Heritage Officer) on 21 May 2019. Mr Bennet also reviewed the draft heritage significance assessment report and draft heritage inventory sheet. Sydney Water are generally supportive of the Assessment of

Heritage Significance and the proposed heritage listing of the sewage pumping station. Should the planning proposal proceed to public exhibition, consultation with Sydney Water will continue.

During the public exhibition additional public authorities, including but not limited to, will be notified:

- Sydney Water
- Office of Environment and Heritage, Heritage Division
- NSW Heritage Council
- The National Trust of NSW

Further consultation will take place with any other authorities identified by the Gateway Determination.

Part 7 – Mapping

The planning proposal amends the Woollahra LEP 2014 Heritage Map (Sheet HER_005) by applying an “Item – General” classification to the *Sewage pumping station (SPS 46) – including interiors and moveable heritage, and sandstone gate posts and metal gates.*

Extracts of the existing and proposed heritage maps are shown in **Error! Reference source not found.** and Figure 5.

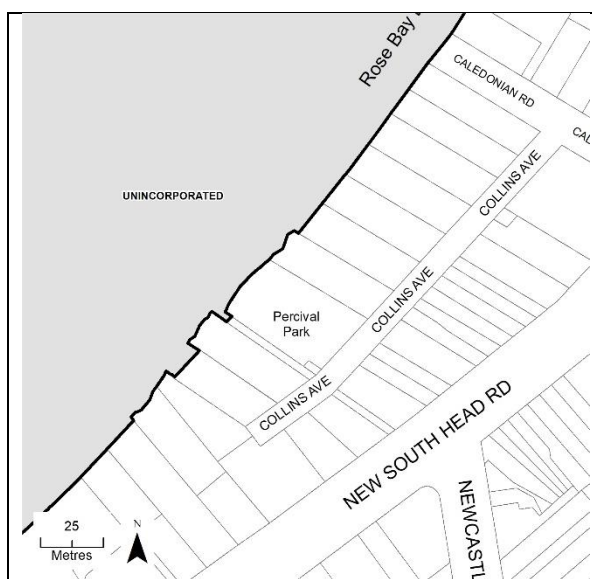


Figure 4: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_005)

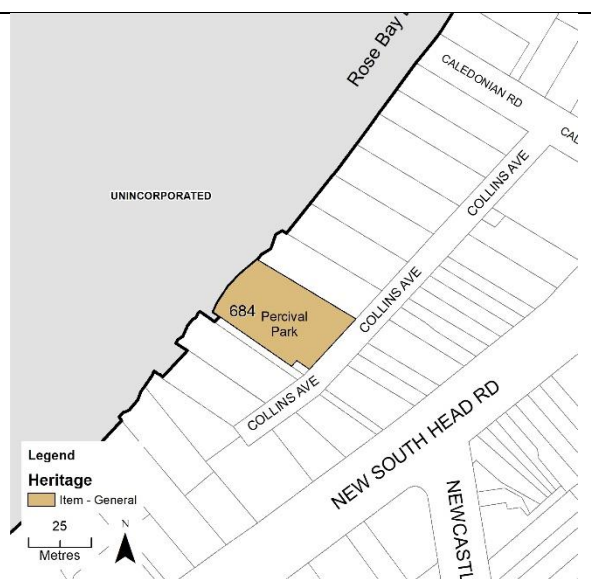


Figure 5: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_005)

Part 8 – Community consultation

8.1. Consultation with landowner

See response to question 11 above.

8.2. Public exhibition

Public exhibition will be undertaken in accordance with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions in the Gateway Determination.

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 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
Council Notice of Motion	November 2019
Environmental Planning Committee recommends proceeding	September 2019
Council resolution to proceed	September 2019
Local Planning Panel provides advice	October 2019
Environmental Planning Committee recommends proceeding	November 2019
Council resolution to proceed	November 2019
Gateway determination	February 2020
Completion of technical assessment	Usually none required
Government agency consultation	March 2020
Public exhibition period	March 2020
Submissions assessment	April 2020
Environmental Planning Committee considers assessment of planning proposal post exhibition	May 2020
Council decision to make the LEP amendment	May 2020
Council to liaise with Parliamentary Counsel to prepare LEP amendment	June 2020
Forwarding of LEP amendment to Greater Sydney Commission and Department of Planning and Environment for notification	July 2020
Notification of the approved LEP	July 2020

Schedules

Schedule 1 – Consistency with state environmental planning policies

State environmental planning policy	Comment on consistency
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 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 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 64 – Advertising and Signage	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

State environmental planning policy	Comment on consistency
SEPP No 65 – Design Quality of Residential Apartment Development	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p> <p>See section 6.3 of the planning proposal for more information.</p>
SEPP No 70 – Affordable Housing (Revised Schemes)	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Aboriginal Land) 2019	Not applicable.
SEPP (Affordable Rental Housing) 2009	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Building Sustainability Index: BASIX) 2004	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Coastal Management) 2018	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Concurrences) 2018	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Exempt and Complying Development Codes) 2008	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Gosford City Centre) 2018	Not applicable.
SEPP (Housing for Seniors or People with a Disability) 2004	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>

State environmental planning policy	Comment on consistency
SEPP (Infrastructure) 2007	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 (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 There are currently no identified state significant sites located in the Woollahra Municipality.
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	There are currently no potential urban renewal precincts in the Woollahra Municipality which are identified in the SEPP.
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.

State environmental planning policy	Comment on consistency
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
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</p> <p>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 site is in the Foreshores and Waterways Area, and is consistent with the principles of clause 13 Foreshores and Waterways Area.</p>

**Schedule 2 –
Compliance with section 9.1 directions**

Note any inconsistencies that are considered to be minor here for DPE and in the introduction to the PP and 6.2 question 6.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
1	Employment and resources	
1	Business and industrial zones	Not applicable. The land is not zoned for business or industry.
1.2-1.5	Directions 1.2-1.5	Not applicable. These directions are not relevant to the Sydney metropolitan area.
2	Environment and heritage	
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 <i>Sewage pumping station (SPS 46) and sandstone gate posts and metal gates</i> will provide ongoing protection and recognition of the heritage significance of the item.
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.
3	Housing, infrastructure and urban development	
3.1	Residential zones	Not applicable. The land is not zoned for residential purposes.
3.2	Caravan parks and manufactured home estates	Not applicable. The planning proposal does not affect caravan parks and manufactured home estates.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
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.
4	Hazard and risk	
4.1	Acid sulfate soils	Applicable and consistent. 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	Applicable. Consistent. Existing flood planning provisions will not be altered by the planning proposal.
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.
5	Regional planning	
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	<p>Applicable. The planning proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i>, particularly Objective 13: Environmental heritage is identified, conserved and enhanced.</p> <p>Heritage listing of the <i>Sewage pumping station (SPS 46) and sandstone gate posts and metal gates</i> will provide ongoing protection and recognition of the heritage significance of the item.</p> <p>Refer to Section 6.2 of this report and direction 7.1 of this table.</p>

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
6	Local plan making	
6.1	Approval and referral requirements	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
6.2	Reserving land for public purposes	Not 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 not allow a particular development to be carried out.
7	Metropolitan Planning	
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 <i>Sewage pumping station (SPS 46) and sandstone gate posts and metal gates</i> will provide ongoing protection and recognition of the heritage significance of the item.</p> <p>Refer to section 6.2 of this report and direction 5.10 of this table.</p>
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable.

Supplementary material (separately attached)

Appendix 1: Heritage Assessment/Inventory Sheet – Sewage Pumping Station (SPS 46) and Sandstone Gates and Metal Gates – Shona Lindsay

Appendix 2: Owners submission – Sewage Pumping Station (SPS 46)