

Local Planning Panel

22 May 2024

application details

3 Joynton Avenue, Zetland

D/2022/148

applicant: City Projects and Properties

owner: City of Sydney

architect/designer/consultants: City Projects and Properties

Proposal

Change of use of the 'Banga Shed' to a community centre

hours of operation:

- Mondays to Saturdays – 7am to 12am (midnight)
- Sundays – 7am to 10pm

Recommendation

Approval subject to conditions

Notification

- exhibition period 7 March 2024 to 4 April 2024
- 855 owners and occupiers notified
- no submissions received

Site





Joynton Avenue



site

Joynton Avenue



entry and signage



hallway



western space



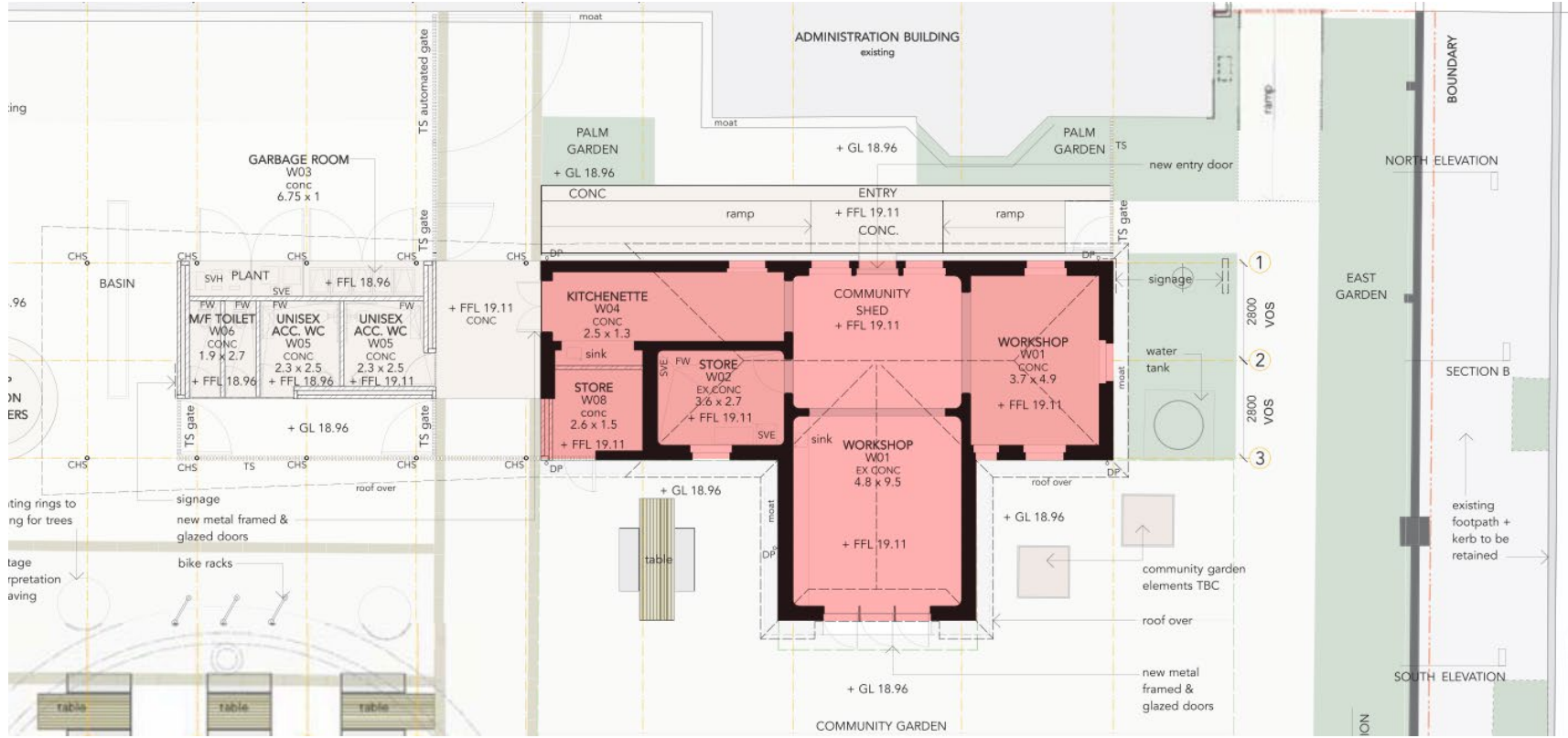
eastern space



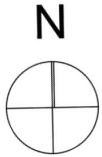
amenities at the rear



southern space



JOYNTON AVENUE



existing floor plan

Compliance with LEP/DCP

- permissible – *community centre* (SSLEP 114)
- consistent with objective of zone (5(a) Special Use - Hospital)
- no relevant LEP development standards or provisions
- no relevant DCP non-compliances

Hours of operation

	base hours	extended hours	proposed hours
Monday to Saturday	7am to 10pm	10pm to 12 midnight	7am to 12 midnight*
Sunday			7am to 10pm

*extended hours recommended to be subject to a trial period

Issues

- hours of operation – extended hours
- managed by:
 - acoustic report
 - plan of management
 - trial period – recommended condition (2)

Recommendation

Approval subject to conditions