

# Local Planning Panel

## 11 December 2019

100 Joynton Avenue, Zetland

D/2018/875

Sydney Local Health District, NSW Health

City of Sydney Council

Kit Handley Architects/Levy Planning

# proposal

change of use of section of ground floor as a community health services facility, associated fit out and signage within heritage listed building

zone: R1. The development is permissible with consent

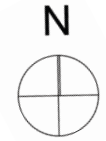
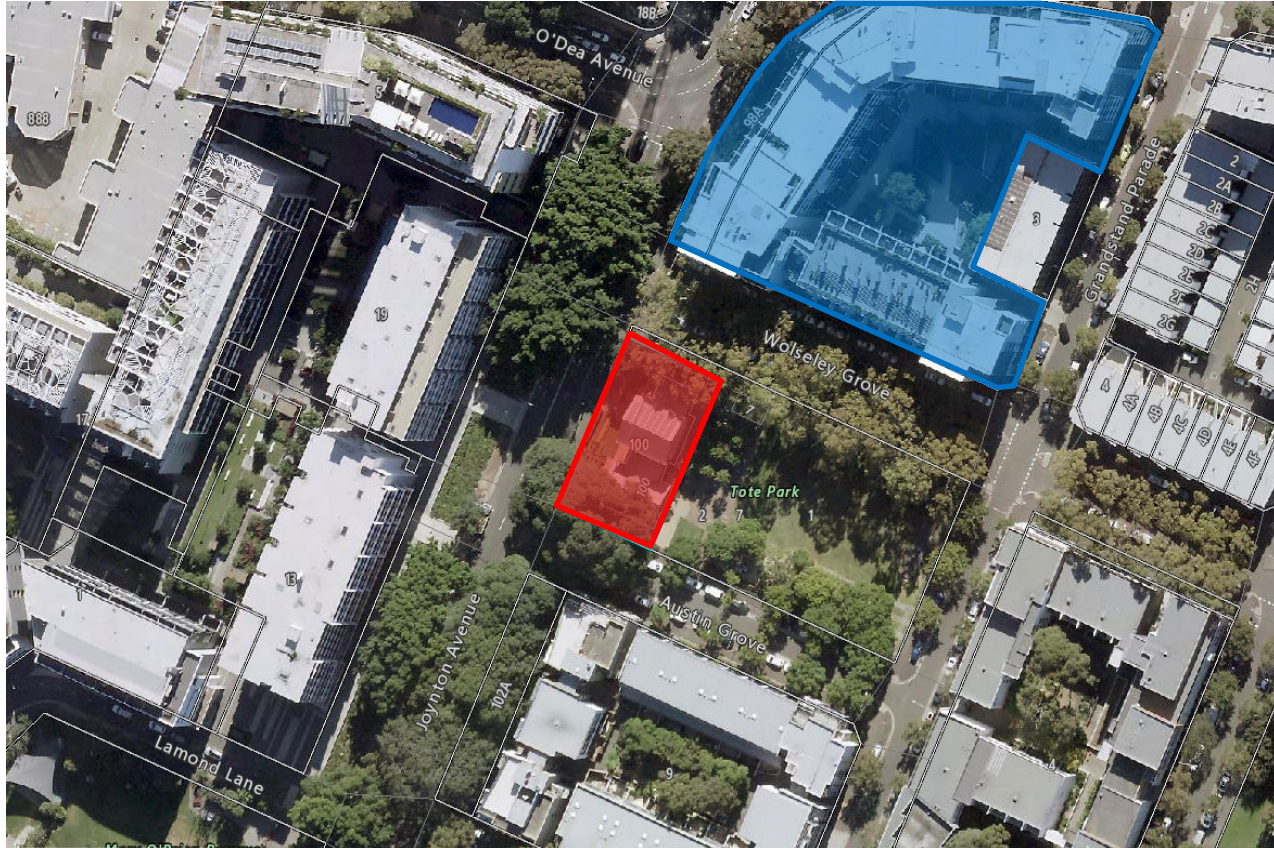
# recommendation



approve subject to conditions

# notification information

- exhibition period 3 September 2019 to 25 September 2019
- 1899 owners and occupiers notified
- 1 submission received – loss of street parking

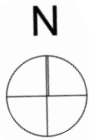
# submissions



-  subject site
-  submitters



site





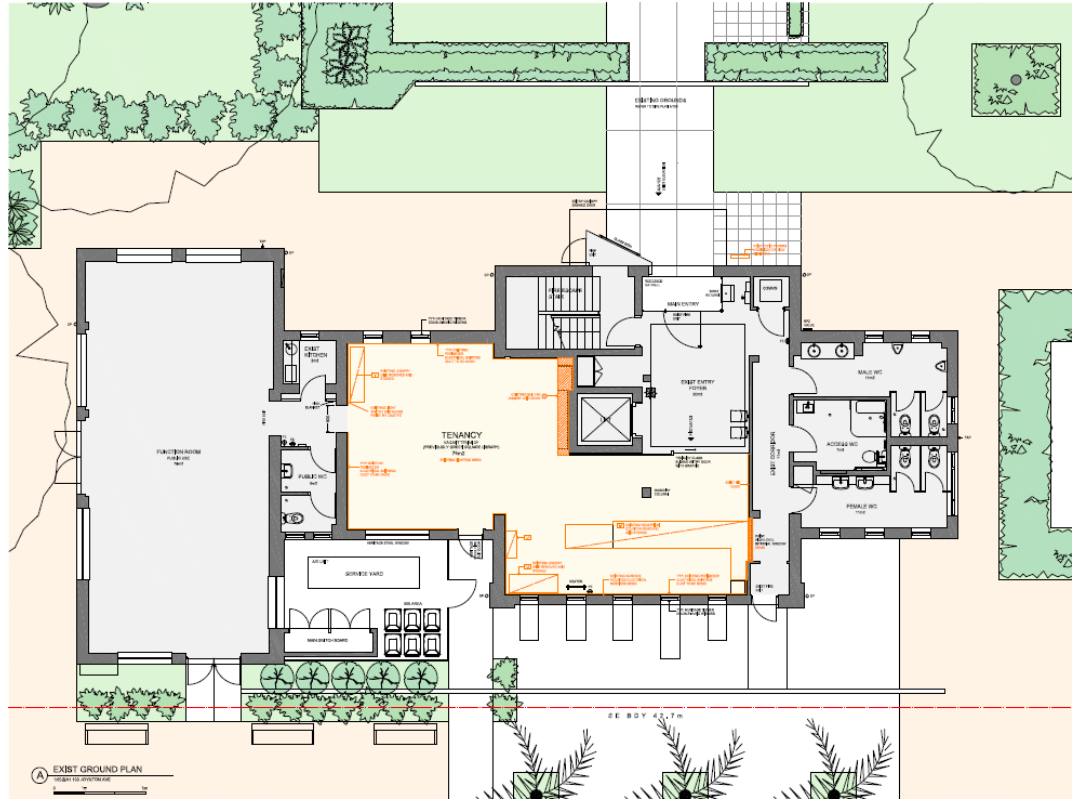
Joynton Avenue frontage





view from Tote Park to the east

# proposal

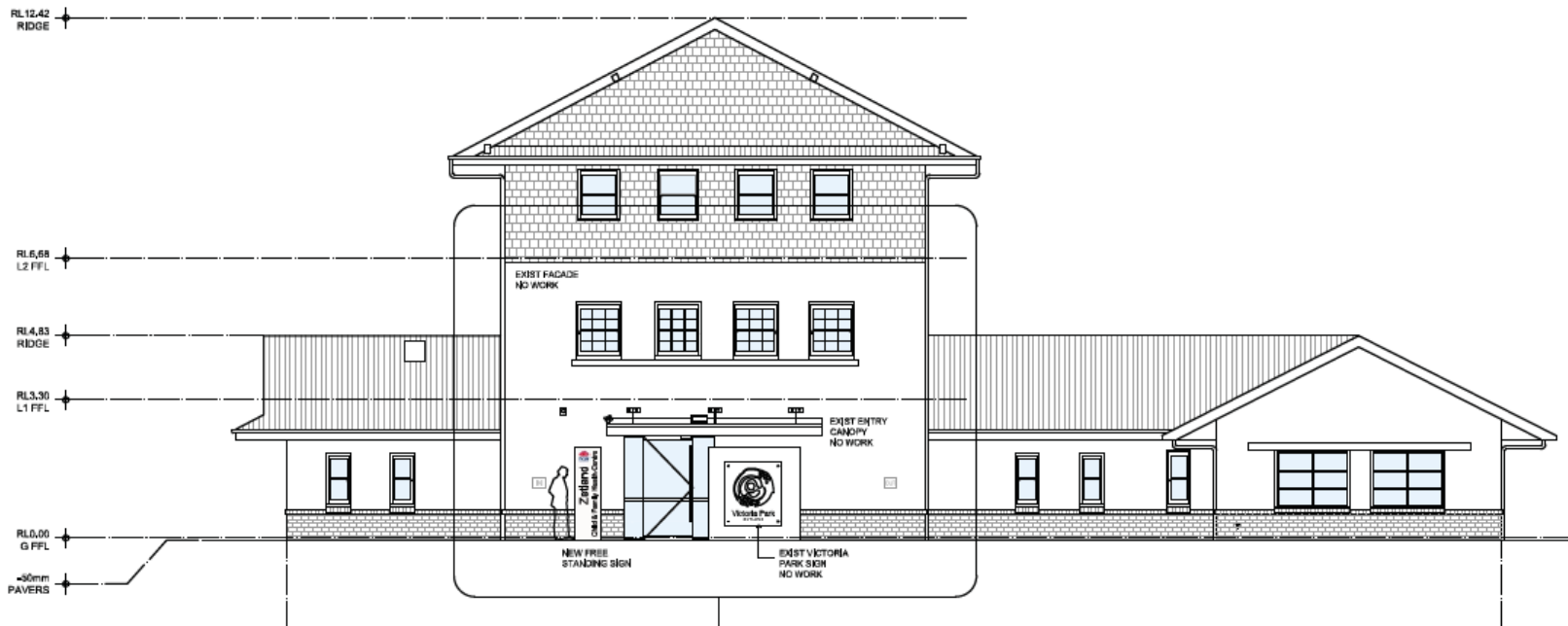


existing ground floor

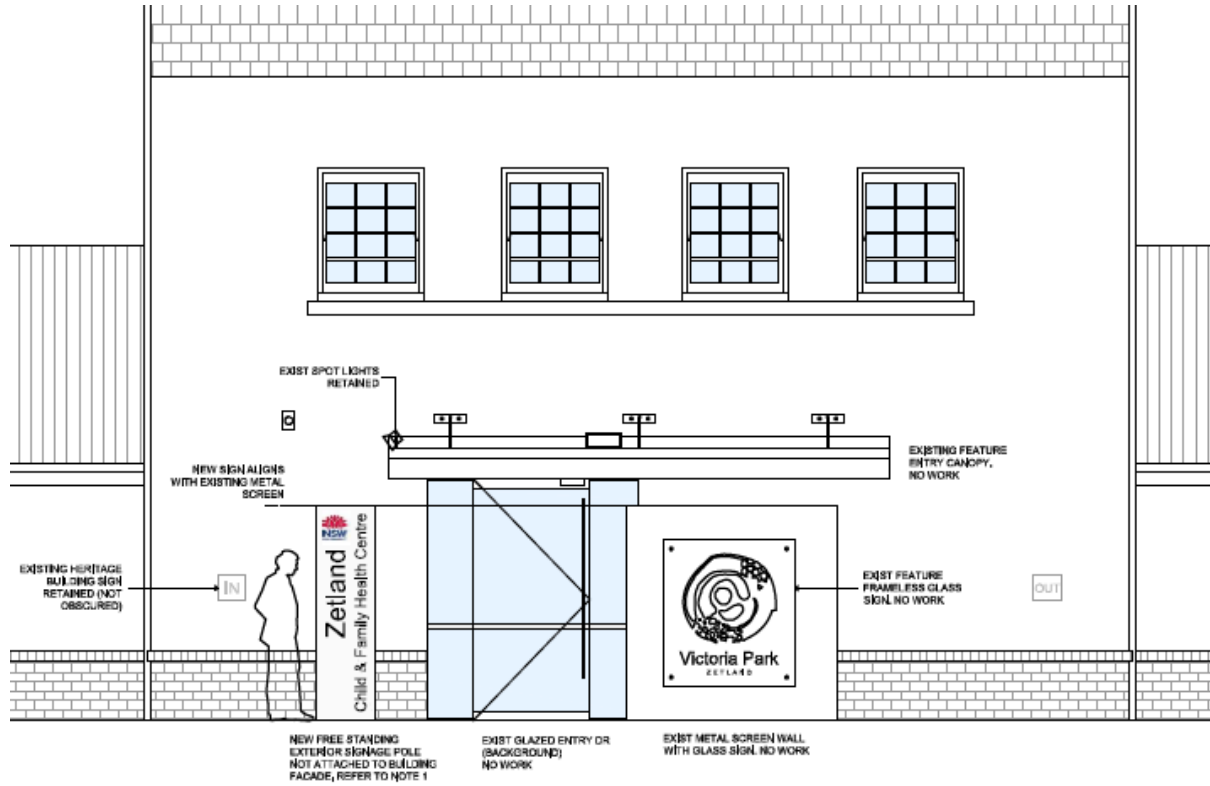








proposed Joynton Avenue elevation



proposed signage





building entry and proposed signage

# compliance with key LEP development standards

	control	proposed	compliance
height	12m	no change	n/a
floor space ratio	1:1	no change	n/a

# hours of operation

	base hours	hours recommended	trial period hours
Monday to Friday	8.00am to 5.30pm	8.00am to 5.30pm	n/a
Saturday	n/a	n/a	n/a
Sunday	n/a	n/a	n/a



# Issues - heritage

no significant issues

## Heritage

- building is a heritage item
- non-original fabric being removed, original fabric being retained
- supported subject to conditions

## Signage

- freestanding signage generally not permitted within R1 zone
- associated with a public building and community use, complies with controls
- no adverse heritage impacts

# recommendation

approve subject to conditions