

# 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

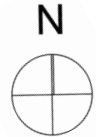
# Recommendation

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



Joynton Avenue



entry and signage



hallway



western space

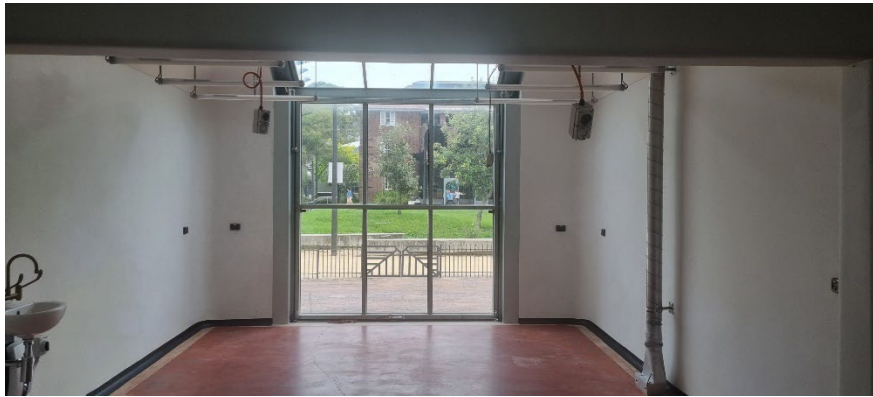




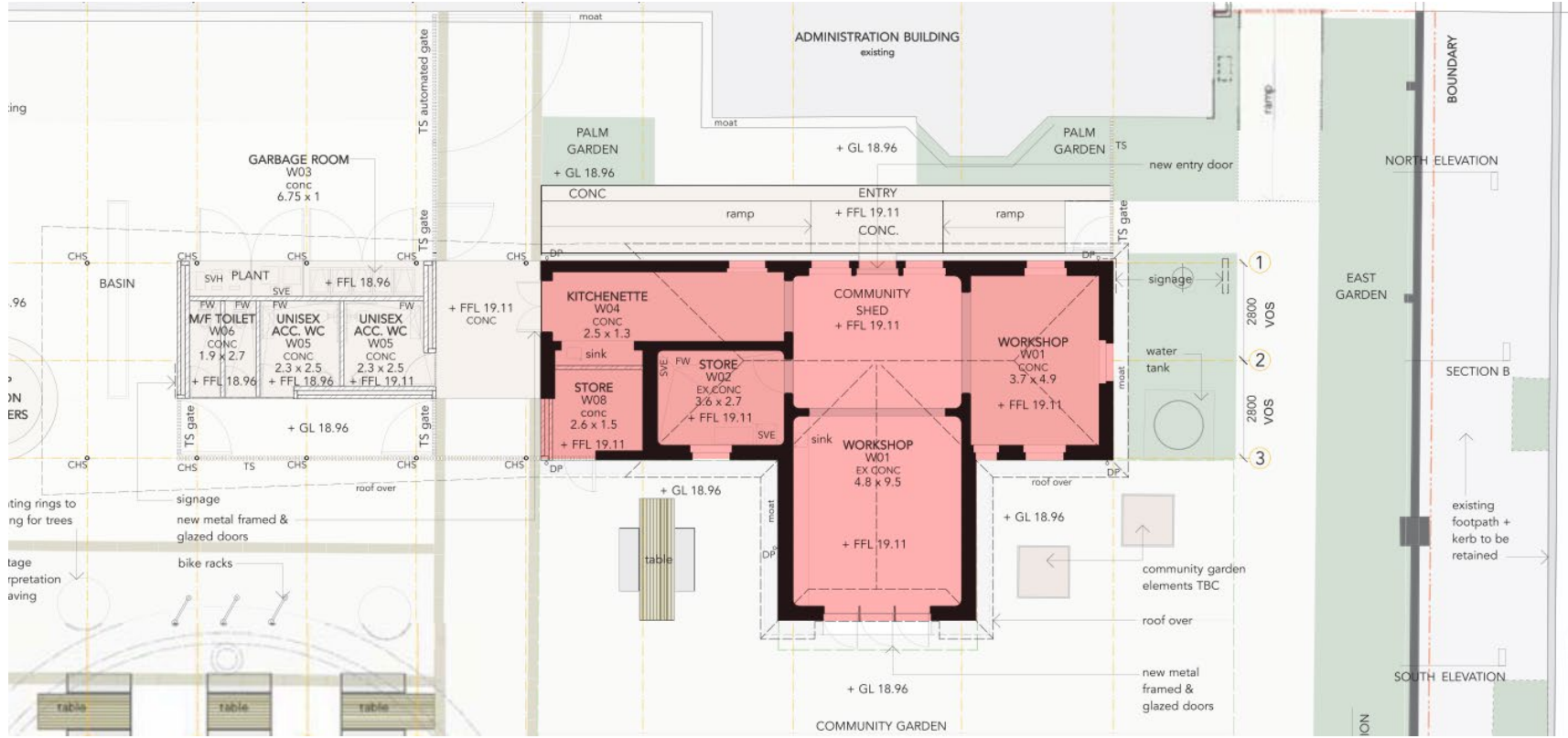
eastern space



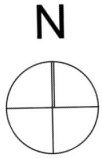
amenities at the rear



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