

An abstract graphic design featuring three green circles of varying sizes. The top circle is the largest, the middle one is smaller, and the bottom one is the largest again. Two thin black lines intersect at a point between the top and middle circles, extending towards the top-left and bottom-right corners of the page. The bottom-right circle is partially cut off by the edge of the page.

**Planning Proposal - Blacktown Local Environmental
Plan 1988**

**Blacktown Local Environmental Plan 1988 Amendment
No. 231**

**Amendment to Schedule 4 of Blacktown Local
Environmental Plan 1988 to Reclassify Council-owned
land at 6 Hobson and 3 Dexter Places, Plumpton**

**City of Blacktown
October 2010**

PLANNING PROPOSAL

Draft Local Environmental Plan to Reclassify "Woodstock" (at 6 Hobson and 3 Dexter Places, Plumpton to "Operational Land".

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PLANNING PROPOSAL

Draft Local Environmental Plan to Reclassify "Woodstock" (at 6 Hobson and 3 Dexter Places, Plumpton to "Operational Land".

Introduction

3 Dexter and 6 Hobson Places, Plumpton ("the site") is owned by Blacktown City Council. Part of the site is occupied by the heritage-listed Woodstock House. The site is described as Lot 423, DP 812674, 3 Dexter Place and Lot 428, DP 812674, 6 Hobson Place. The site is situated to the east of Rooty Hill Road North to the west of Aquilina Drive. The site has a total site area of approximately 3901.1 sq.m (3 Dexter Place has an area of 560.1 sq.m and 6 Hobson Place has a total site area of 3349 sq.m) and has a zoning of 2(a) Residential under the Blacktown Local Environmental Plan 1988 (BLEP 1988). Surrounding land is currently also 2(a) Residential.



Figure 1: Woodstock House, Plumpton

The site contains a heritage building that is of State significance which is currently vacant. Council acquired 3 Dexter Place in 1995 to protect the lot from residential development in order to prevent damage to a significant Morton Bay Fig Tree located on the Woodstock property.

Council acquired 6 Hobson Place in August 1998. At the time it was proposed that the property would be restored and refurbished as the administration centre of Council's Family Day Care service. The proposal did not proceed and Family Day Care is now located in the refurbished Administration Building within the former Grantham Poultry Research Station at Seven Hills.

PART 1 - Objectives and Intended Outcomes

Woodstock is currently an unused property. As the community use is not proceeding, it is considered that it would be more appropriate for Woodstock to be reclassified from "Community" to "Operational" so that an expression of interest for sale or lease of Woodstock can be undertaken upon substantial completion of restoration works. Community land cannot be sold and the leasing of such has restrictions. Operational land would ordinarily comprise land held as a temporary asset or as an investment, or land which may not be open to the general public. Council is currently undertaking restoration works on Woodstock, with funding obtained through the Works Improvement Programme. This will allow Council's DSU to issue an occupation certificate for Woodstock. Accordingly, the Planning Proposal intends to amend Schedule 4 of the Blacktown Local Environmental Plan 1988 (BLEP 1988) to reclassify Woodstock from "Community" land to "Operational" land. This would subsequently allow Council to sell Woodstock, or lease it on a wider scope.

PART 2 - Explanation of Provisions

The site consists of Lot 423, DP 812674 and Lot 428, DP 812674 (3 Dexter and 6 Hobson Places, Plumpton respectively), and is also known as Woodstock. The site is currently zoned as 2(a) Residential under the BLEP 1988. Currently, Woodstock is classified as "Community" land under the BLEP 1988. This classification was designated to Woodstock upon acquisition of the property at 6 Hobson Place in 1996 with the intention of it being used as the administration centre of Council's Family Day Care service.

The Planning Proposal supports the application to amend the BLEP 1988 to reclassify Woodstock from "Community" land to "Operational" land to allow Council to sell or lease the property.

PART 3 - Justification

Section A – Need for the Planning Proposal

A. *Is the Planning Proposal a result of any strategic study or report?*

The Planning Proposal is not the result of a strategic report or study. However, it is a direct result of a Report to Council which was considered by Council on 16 June 2010, which is confidential in nature. In the report, Council's Manager Community Development advised that the proposal to retain Woodstock House for "Community Use Offices" presents a number of challenges resulting in the site not being a preferred option for community groups/agencies. In particular:

- The location is inappropriate due to the close proximity of residential properties and potential impact on neighbours;
- The location is inappropriate due to the lack of facilities in the area, i.e. not close to transport, roads, town centres and other services. Community groups have indicated that they require locations in well activated areas near public transport.
- Operational costs – community groups have limited capacity to afford rental components and for most funded community agencies there has been little or no inclusion of rental components as part of their funding. The impact of this is that there is unlikely to be adequate income stream to cover additional expenses.

- B. *Is the Planning Proposal consistent with the local Council's community plan, or other local strategic plan?*

The Blacktown City 2025 Vision Strategic Plan sets out 8 Strategic directions for the City of Blacktown. One of the focus areas of the Urban Living and Infrastructure is to "promote the conservation, restoration and adaptive re-use to Blacktown's built heritage and history". Undertaking restoration works as well as maintaining the heritage status of Woodstock, and securing an appropriate future use for the building is consistent with this focus area. Also, another focus area within Urban Living and Infrastructure is to "Maintain and renew existing infrastructure through long term financial planning based on maintenance and renewal modelling". By allocating funds through the Works Improvement Programme, Council is able to conserve Woodstock to a habitable standard, which will ensure longevity of Woodstock. The Planning Proposal to reclassify Woodstock is considered to be consistent with the above strategic objective, and is a good example of using a site that have outgrown its planned use.

- C. *If the provisions of the Planning Proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.*

The "community" classification of Woodstock means that Woodstock cannot be sold, and leasing of such has restrictions, which may limit a commercial application.

The proposal for the Family Day Care Administration Centre did not proceed and Family Day Care is now location in the refurbished Administration Building within the former Grantham Poultry Research Station at Seven Hills. With no specific Council use envisaged, the alternatives available for the site (once restoration works are completed) are either sale or lease. Therefore, it is necessary to reclassify Woodstock through an amendment to BLEP 1988 to achieve Council's intended outcomes.

- D. *The concurrence of the landowner, where the land is not owned by the relevant planning authority.*

Not applicable, as Council is the owner of the land.

- E. *Is the Planning Proposal consistent with applicable Ministerial Directions?*

The following S117 Directions may apply to the Planning Proposal:

DIRECTION	COMMENT
1. Employment and Resources 1.1 Business and Industrial zones 1.2 Rural zones 1.3 Mining, Petroleum Production and Extractive Industries 1.4 Oyster Aquaculture 1.5 Rural Lands	Not Applicable

DIRECTION	COMMENT
2. Environment and Heritage 2.1 Environment Protection Zones 2.2 Coastal Protection 2.3 Heritage Conservation 2.4 Recreation Vehicle Access	Consistent Council is presently in the process of conserving Woodstock to a habitable state.
3. Housing, Infrastructure and Urban Development 3.1 Residential Zones 3.2 Caravan Parks and Manufactured Home Estates 3.3 Home Occupations 3.4 Integrating Land Use and Transport 3.5 Development near Licensee Aerodromes	Consistent Council is undergoing refurbishment works, which may encourage the residential use of Woodstock, depending upon the tendering process.
4. Hazard and Risk 4.1 Acid Sulphate Soils 4.2 Mine Subsidence and Unstable Land 4.3 Flood Prone Land 4.4 Planning for Bushfire Protection	Not Applicable
5. Regional Planning 5.1 Implementation of Rezoning Strategies 5.2 Sydney Drinking Water Catchments 5.3 Farmland of State and Regional Significance on the NSW Far North Coast 5.4 Commercial and Retail Development along the Pacific Highway, North Coast 5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) 5.6 Second Sydney Airport (Badgerys Creek)	Not Applicable
6. Local Planning Making 6.1 Approval and Referral Requirements 6.2 Reserving Land for Public Purposes 6.3 Site Specific Provisions	Consistent
7. Metropolitan Planning 7.1 Implementation of the Metropolitan Strategy	Consistent The Planning Proposal is consistent with the NSW Government's Metropolitan Strategy

Part 4 - Community Consultation

Community consultation has not yet occurred. Community Consultation requirements will be determined at the review (at Gateway Determination). As this proposal involves reclassifying land from "Community" to "Operational", a public hearing will also need to be held. This follows the requirements of Department of Planning's LEP Practice Note 09-003 and Section 57(6) of the Environmental Planning and Assessment Act 1979.

ATTACHMENT 1

i. Written Statement