

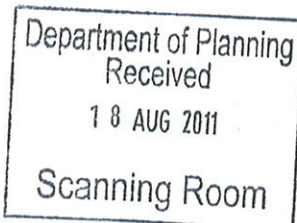


PCU025118

File no: RZ-10-2299

16 August 2011

Peter Goth
Regional Director
Sydney West Region
Department of Planning
Locked Bag 5020
PARRAMATTA NSW 2124



Dear Peter,

Planning Proposal to Reclassify the Woodstock Property located at Lot 428, DP 812674, H/No. 6 Hobson Place, Plumpton, and Lot 423, DP 812674, H/No. 3 Dexter Place, Plumpton from "Community Land" to "Operational Land"

I wish to advise that Council has prepared a Planning Proposal to amend Schedule 4 of the *Blacktown Local Environmental Plan 1988* (BLEP 1988) to reclassify the historic Woodstock property located at Lot 428, DP 812674, H/No. 6 Hobson Place, Plumpton, and Lot 423, DP 812674, H/No. 3 Dexter Place, Plumpton from "Community Land" to "Operational Land". Both are Council-owned sites. The historic house "Woodstock" and a significant Moreton Bay Figtree are situated on Lot 428. Lot 423 is a vacant site that acts as a buffer and prevents damage to the adjoining Moreton Bay Figtree.

Council Officers have considered the Planning Proposal and are satisfied that the document meets the Gateway Determination criteria. On this basis, as the relevant planning authority, Council resolved at its Ordinary Meeting of 18 May 2011, to forward it to the Minister for the next step in the process, being the Gateway Determination pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979*.

As noted above, the Planning Proposal seeks to reclassify Council-owned land at 6 Hobson Place and 3 Dexter Place, Plumpton under BLEP 1988. By way of background, in August 1998 Council acquired Lot 428 (H/No. 6 Hobson Place) with the intention of it being conserved and used as a Family Day Care Administration Centre which did not proceed.

Therefore, with regard to any future use of the property, the proposed LEP amendment is considered appropriate for a number of reasons, being:

- The location of Woodstock Property for community use offices is inappropriate due to the close proximity of residential properties and potential impact on neighbours.
- There is a lack of facilities in the area, i.e. it is not close to transport, roads, town centres and all other services. Community groups have indicated that they require locations in accessible areas, near public transport.

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- 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 an adequate income stream to cover operational expenses.

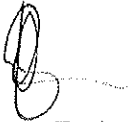
The subject land is presently zoned 2(a) Residential and as such does not warrant rezoning. With respect to reclassifying the land from "community" to "operational" Council is mindful of its obligations for exhibiting and conducting a public hearing as per the Department's LEP Practice Note 09-003 and Section 57(6) of the Environmental Planning and Assessment Act 1979.

Attached for your reference and information are:

- A copy of the report to Council (SD310008, considered on 18 May 2011) regarding the subject Planning Proposal; and
- A copy of the Planning Proposal itself (dated October 2010), which contains a detailed justification and deals with the issues relating to this draft LEP.
- A Classification Map prepared by Council which shows the Woodstock Property.

Should you require any further information regarding this matter, please contact Council's Team Leader Planning Policy, Sue Galt on 9839 6216 or Strategic/Policy Planner, Kaushal Nair on 9839 6094.

Yours faithfully,



Trevor Taylor
Manager Development Policy & Regulation