

Blacktown Local Environmental Plan 1988 (Amendment No 235) - To extend the trading days for Parklea Markets to include Fridays

Proposal Title :	Blacktown Local Environmental Plan 1988 (Amendment No 235) - To extend the trading days for Parklea Markets to include Fridays		
Proposal Summary :	The Planning Proposal seeks to amend the definition of "week-end market" under clause 31 of Blacktown Local Environmental Plan 1988 to extend the number of trading days for Parklea Markets to include Fridays as an extra trading day. Currently, the trading days for Parklea Markets are restricted to "Saturday or Sunday or on any public holiday which occurs on a Monday between 7.30am and 6pm".		
PP Number :	PP_2011_BLACK_006_00	Dop File No :	11/16794

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Resubmit**

S.117 directions : **1.1 Business and Industrial Zones**
 3.4 Integrating Land Use and Transport
 6.3 Site Specific Provisions
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : This report recommends that the Planning Proposal be amended and resubmitted to the Gateway prior to consultation. It is recommended that the Gateway provide the following points to Council in it's determination:

1. Part 3 Section B - Planning Proposal be amended to correctly identify all S.117 Directions (and consistency to) as well as any relevant draft State Environmental Planning Policies;
2. Table 1, Part 3 Section A - Planning Proposal be amended to correctly address the cumulative impacts of all Planning Proposals and development applications currently subject to the site and the relationship to out of centre development;
3. Given the traffic and site access concerns that have been raised as a result of the two preceding Planning Proposals for Parklea Markets [PP_2010_BLACK_002_00 & PP_BLACK_004_00]; a traffic study should be included as part of the Planning Proposal prior to consultation with agency's and the community and is a matter which was previously identified by the PAC;
4. Part 3 Section D of the Planning Proposal be amended to adequately address State and Commonwealth Interests, including potential impacts to existing State Infrastructure and other outcomes that will be addressed as an outcome of a relevant traffic study;
5. If this site is to emerge and grow as an activity 'centre', this should be well articulated in the Planning Proposal.

Should Gateway decide to proceed with the proposal without resubmission, the following conditions are recommended:

1. Exhibited for 28 days
2. Consultation with the Roads and Traffic Authority and Ministry of Transport concurrent to Community Consultation
3. The Director General's delegate pursuant to the item (6) of section 117 (2) Direction –

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6.3 Site Specific Provisions agrees that the provisions for the Planning Proposal that are inconsistent and are of minor nature.

4. The Planning Proposal is to be submitted within 9 months from the week following the Gateway determination.

5. A Traffic Study being conducted prior to Planning Proposal put on exhibition.

6. The Planning Proposal be amended to Planning Proposal be amended to correctly address the cumulative impacts of all Planning Proposals and development applications currently subject to the site and the relationship to out of centre development. If this site is to emerge and grow as an activity 'centre', this should be well articulated in the Planning Proposal

Supporting Reasons :

In summary, the Planning Proposal is supported for the following reasons:

- The site strategically located close to public transport (Strategic Bus Corridors - located at the intersection of the Blacktown-Parklea and Parramatta-Rouse Hill Transitways) and the proposed North West Rail Link and is located at the junction two major roads i.e. Sunnyholt Road and Old Windsor Road. These two roads have been significantly upgraded to 2-3 lanes each way;
- Consistent with the objectives of the Draft North West Subregional Strategy 2007 that future urban growth "should be located close to infrastructure such as train stations and Strategic Bus Corridors to ensure the maximum use of such infrastructure";
- Consistent with the Draft Centres Policy as the proposal will provide more jobs in Western Sydney, improve competition and attract customers or tourists from other regions. It will increase consumer choice and provide an extra day of shopping convenience per week, and improve sustainability due to its proximity to the high profile transport system. This information should be better addressed in the Planning Proposal;
- Consistent with the aims of the Draft State Environmental Planning Policy (Competition) 2010 in that it will promote economic growth and competition with the new centres established in the locality including Glenwood, Stanhope, Norwest, Kellyville District Centre and Rouse Hill Town Centre. It will increase both consumer choice and competition by trading the additional day on Friday. The proposal is also less than the original proposal from the early 1990's;
- The population of the Blacktown North area is growing at 3.8% per year. The strong levels of population growth in the trade area will support the level of retail demand in the short, medium and longer term';
- The Economic Impact Assessment under taken for the Planning Proposal on behalf of the applicant states that the Impact on existing centres will be insignificant with no centre experiencing more than 3% loss in turnover and assuming no further increase in supply all existing centres will experience growth in real turnover from 2009 to 2011. Further, extending trading hours will bring a number of economic and social benefits including:
 - o additional casual employment;
 - o increased consumer choice;
 - o improved competition;
 - o contribution to meeting growing demand;
 - o improved sustainability due to its proximity to a high profile public transport system;
 - o improved equity particularly for the 7.2% of households in the primary trade area without motor vehicles; and
 - o increased tourism (day trippers) with potential multiplier benefits for local businesses.

Panel Recommendation

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Recommendation Date : **29-Sep-2011**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Council is to consult the Roads and Traffic Authority and the NSW Department of Transport regarding the potential cumulative impacts of the proposed activities on the traffic and public transport networks. Consultation with these agencies is to occur prior to the commencement of public exhibition, and Council is to amend the planning proposal accordingly to reflect the comments and views of the public authorities and submit the proposal to the regional team for concurrence.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and**
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).**

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

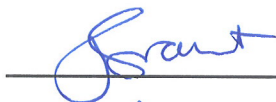
- Department of Transport NSW**
- Road and Traffic Authority**

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal prior to the commencement of public exhibition. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Juliet Grant

Date:

October 2011