

Blacktown Local Environmental Plan 1988 (Amendment No 238) - Amendment to State Environmental Planning Policy (Western Sydney Employment Area) 2009

Proposal Title :	Blacktown Local Environmental Plan 1988 (Amendment No 238) - Amendment to State Environmental Planning Policy (Western Sydney Employment Area) 2009		
Proposal Summary :	Planning Proposal to amend State Environmental Planning Policy (Western Sydney Employment Area) 2009 to facilitate the development of a Bunnings Warehouse on Lot 101, DP 1166084, 183 Reservoir Road, Huntingwood.		
PP Number :	PP_2012_BLACK_004_00	Dop File No :	12/14033

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

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

Additional Information : **It is recommended that the Planning Proposal proceed subject to the following conditions:**

- 1. Exhibited for 28 days;**
- 2. Consultation with Transport for NSW – Roads and Maritime Services;**
- 3. The Planning Proposal is to be completed within 6 months from the week following the Gateway determination.**
- 4. The Planning Proposal be amended prior to exhibition to:**
 - **rezone the land as IN2 - Light Industrial under SEPP WSEA (to allow Bunnings as Hardware and building supply and garden centre);**
 - **introduce IN2 - Light Industrial as new zone in the SEPP WSEA and make the zone consistent with the Blacktown Principal Local Environmental Plan;**
 - **provide maps consistent with the above.**

Supporting Reasons : **1. The proposal has been supported by the local Council.**

2. An IN2 - Light Industrial zone would be consistent with the current draft Blacktown Principal LEP.

3. The proposal is consistent with current Department policy, ie, Bunnings Hardware can be located within industrial zones.

4. Bunnings Warehouses are permissible under the Hardware and Building Supplies definition.

Panel Recommendation

Recommendation Date : **13-Sep-2012** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. The inclusion of 'hardware and building supplies' and 'garden centre' as additional permitted uses is not supported in this instance. Council is to either introduce the IN2 Light Industrial zone to the SEPP and zone the site IN2, or include 'hardware and building supplies' and 'garden centre' as permissible uses with consent in the IN1 General Industrial**

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zone.

2. Prior to undertaking public exhibition, Council is to amend the planning proposal to include maps consistent with the desired zoning chosen by Council. These maps should be placed on public exhibition with the planning proposal.

3. 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).

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

- Transport for NSW (Roads and Maritime Services)

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, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. 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).

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

Signature:



Printed Name:

NEIL SELMAN

Date:

27/9/12