

Planning Proposal

Part Lot 100, DP 1099234, Sunnyholf Road,
Glenwood

Proposed Amendment to Clause 46 of Blacktown Local Environmental Plan 1988



Prepared by
economiapds
planning + development

June 2010

 **pds**
planning + development

**suite 811, 185 Elizabeth Street
sydney nsw 2000
tel: +61 2 9267 5411
fax: +61 2 9267 5422**

ABN: 93 105 162 445

Disclaimer:

This report has been prepared on behalf of and for the exclusive use of Almona Pty Ltd. Economia PDS Pty Ltd accepts no liability or responsibility whatsoever in respect of any use of or reliance upon this report by any third party.

Use or copying of this report in whole or in part without the written permission of Economia PDS Pty Ltd is strictly not permitted.

Table of Contents

1.1 Objectives or Intended Outcomes

1.2 Explanation of the Provisions

1.3 Justification

- Section 1.3.1 Need for the Planning Proposal
- Section 1.3.2 Relationship to Strategic Planning Framework
- Section 1.3.3 Environmental, Social & Economic Impact
- Section 1.3.4 State and Commonwealth Interests

1.4 Community Consultation

Table of Contents

- Figure 1:** Aerial View of Site
- Figure 2:** Site Plan
- Figure 3:** Zoning map
- Figure 4:** Regional Context

- Table 1:** Key Site Characteristics & Location Details
- Table 2:** Net Community Benefit Test Assessment
- Table 3:** Assessment against Ministerial Directions

Appendix A: Relationship to Strategic Planning Framework

PART 1 - OBJECTIVES OR INTENDED OUTCOMES

The objective of the planning proposal is to enable Blacktown Council to consider providing consent for development of a motel and associated conference facilities at the existing service centre fronting on Old Windsor Road, Glenwood (outlined in red in Figure 1 below).

The intended outcome will be the development of a 3.5 star (100 room) motel with conference facilities and associated car parking in the vacant land at the rear of the site fronting Almona Street (refer Figure 2 – Site Plan).

Currently on the site are a Caltex service station, Outback Steakhouse restaurant, Hungry Jacks restaurant and car wash all with associated integrated car parking facilities with access and egress off Old Windsor Road.

Access to the proposed motel site will be off Almona Street via Miami Street which has a signalised intersection with Old Windsor Road.

Figure 1 – Aerial View of Site

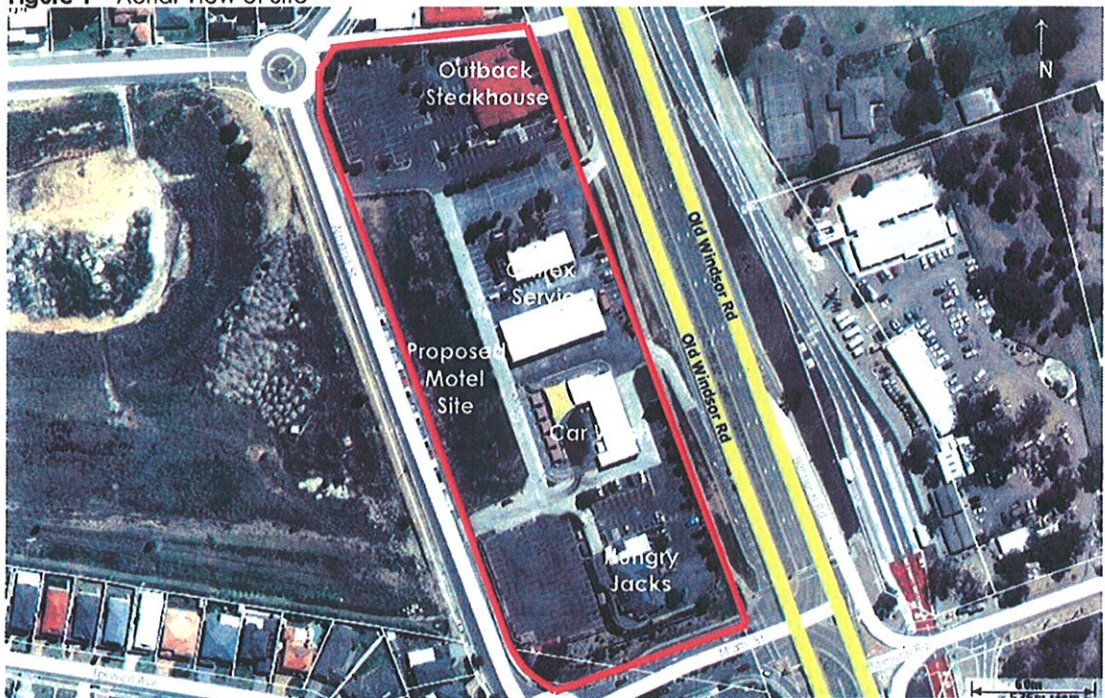
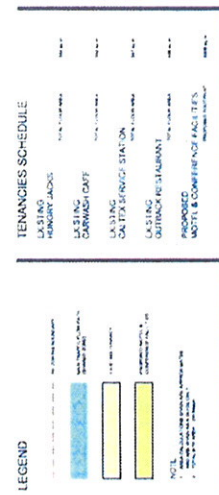
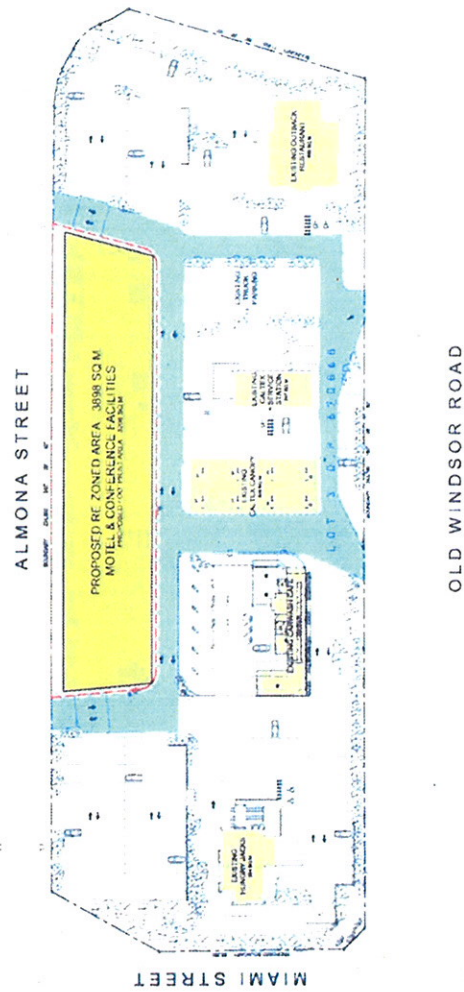


Figure 2 – Site Plan



SITES

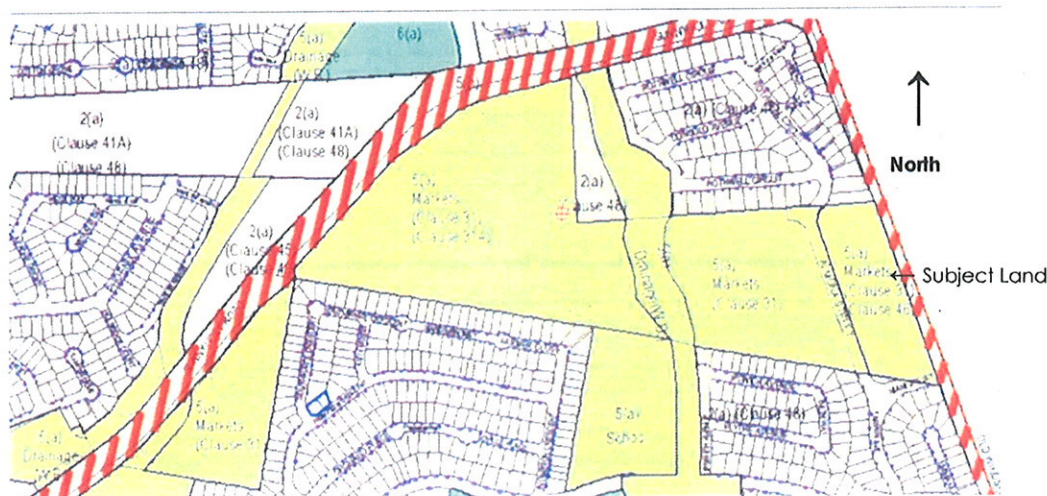
PROPOSED RE-ZONING, PARK LEA
OLD WINDSOR ROAD, FOR ALMONA PTY LTD
LOT 3 DP.870666

Quirk Design

[illegible]

The site is currently zoned ~~zoned 5(a)-5(a) Special Uses - Markets (Special Uses - General Zone)~~ pursuant to Blacktown Local Environmental Plan (BLEP) 1988 and is identified by black lettering as "Markets" on the accompanying zoning map (refer to Figure 3).

Figure 3 – Zoning Map (Source: Blacktown Council)



Clause 46 of ~~Blacktown Local Environmental Plan (BLEP)~~ 1988 allows Council to consent to development on this specific site for the purposes of a service centre as follows:

46. (1) This clause applies to land, being part of Lot 3, DP 870666, Old Windsor Road, Parklea (*superseded by Lot 100, DP 1092236, Sunnyholt Road, Glenwood*), as shown edged heavy black on the map marked —Blacktown Local Environmental Plan 1988 (Amendment No. 133).
- (2) In addition to the purposes permitted, with the consent of the council, within the Special Uses - General Zone, a person may, with the consent of the council, use the land to which this clause applies for the purpose of a service centre.
- (3) Despite paragraph (c) of the definition of **service centre** in clause 6 (1), the Council may consent to restaurant facilities (as described in that paragraph) provided at the service centre that involve a total floor area of not more than 800 square metres.

The objective of this Planning Proposal will be achieved by amending the site specific provisions in Clause 46 of BLEP 1988 to include motel and associated conference facility and allow the land use to be carried out within the existing zone over the land.

PART 3 - JUSTIFICATIONS

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is a result of the following:

- A. Recognition of the emerging **business market in** north-western Sydney, ~~business market~~, in particular the Norwest Business Park and proposed employment precincts of Marsden Park and Box Hill, **will result in** ~~and~~ the growing need to service this market with a mix of accommodation facilities.
- B. Recognition **that** the **subject** site is conveniently located in **close relation** ~~to proximity~~ to the North-West T-way and only 50m from a T-way stop and interchange (refer Figure 4 below).
- C. Recognition in the *Draft North West Sub-regional Strategy 2007* that "a major challenge facing the North West is an employment capacity target of 130,000 jobs by 2031."
- D. Recognition the site has developed to its full potential as a service centre while a significant portion of the site remains under-utilised.

The site, which is the subject of the Planning Proposal, is well located to service both existing and proposed major employment precincts in the North West region. Refer to Figure 4 and Table 1 for details of the sites unique characteristics and ideal location.

The motel/conference centre development which is the subject of this planning proposal will provide an additional 30 full-time jobs (approx.) in the hospitality industry. Many of these jobs will be taken up by local residents.

Figure 4: Regional Context

