

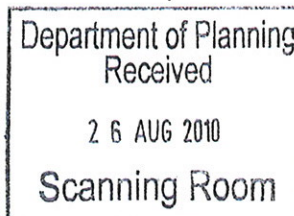


PCU013908



File No: RZ-10-1190

24 August 2010



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

Dear Sir/Madam,

Planning Proposal to amend Clause 46 of Blacktown Local Environmental Plan 1988 to Permit the Development of a Motel and Associated Conference Facilities on the Parklea Market Site - Part of Lot 100, DP 1092236, Sunnyholt Road, Glenwood

Council is in receipt of a request to amend Clause 46 of Blacktown Local Environmental Plan (LEP) 1988. The Application relates to part of Lot 100, DP 1092236, Sunnyholt Road, Glenwood – land predominantly occupied by the Parklea Markets. The applicant proposes to develop a 3.5 star (100 room) motel with conference facilities and associated car parking on the vacant land at the rear of the Parklea Markets site fronting Almona Street.

Council Officers have considered the Planning Proposal and are satisfied that the document meets the gateway determination criteria. On this basis and, as the relevant planning authority Council has resolved, on 11 August 2010, 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.

The Planning Proposal indicates that the intended outcome of the draft plan is to permit the development of a 3.5 star (100 room) motel with conference facilities and associated car parking. Under the current zoning of a 5(a) Special Uses – Markets a motel is a prohibited land use. Amending the existing clause in Blacktown LEP 1988, which allows additional uses on that section of the Parklea Markets site (Clause 46) is the preferred legal mechanism to allow a motel and conference facilities at this location.

The proposed clause amendment to Blacktown LEP 1988 is considered fairly minor in nature and a motel at the proposed location is considered an acceptable and compatible form of land use. A copy of the Planning Proposal, which contains justification and deals with the issues relating to this draft LEP, is attached.

Should you require any further information regarding this matter, please contact Council's Team Leader - Development Policy, Sue Galt or Town Planner – Policy, James Matthews on 9839 6000.

Yours faithfully,

Sue Galt

TEAM LEADER - DEVELOPMENT POLICY

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