

Reclassification of former Children's Museum

Proposal Title : **Reclassification of former Children's Museum**

Proposal Summary : **The Planning Proposal is to reclassify the former Children's Museum premises, located in the northwest corner of Holroyd Gardens, from Community Land to Operational Land. This is required to permit the lease and use of the existing, disused community building for a commercial purpose.**

PP Number : **PP_2011_HOLRO_001_00**

Dop File No : **11/17992**

Proposal Details

Date Planning : **07-Oct-2011**

LGA covered : **Holroyd**

Proposal Received :

Region : **Sydney Region West**

RPA : **Holroyd City Council**

State Electorate : **GRANVILLE**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Reclassification**

Location Details

Street : **Walpole Street**

Suburb : **Holroyd**

City : **Holroyd**

Postcode : **2160**

Land Parcel : **Part Lot 1001 DP 1037793**

DoP Planning Officer Contact Details

Contact Name : **Michael Druce**

Contact Number : **0298738564**

Contact Email : **michael.druce@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Dave Lee**

Contact Number : **0298409663**

Contact Email : **dave.lee@holroyd.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : **N/A**

Release Area Name :

Regional / Sub : **Metro West Central**

Consistent with Strategy : **Yes**

Regional Strategy : **subregion**

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

:

Residential /

Employment land) :

No. of Lots : 0

No. of Dwellings : 0

(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Yes

Lobbyists Code of

Conduct has been

complied with :

If No, comment :

Have there been No

meetings or

communications with

registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting

Notes :

External Supporting

Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : Council states that the objective is to reclassify certain land in the northwest corner of Holroyd Gardens to permit the lease and use of an existing but disused community building for a restaurant, function centre or other commercial purpose.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : Council has detailed that it involves:
Insertion in Schedule 5 - Classification or Reclassification of Public Land as Operational Land - of Holroyd LEP 1991 of the following: "Part of Lot 1001 DP 1037793, being part of Holroyd Gardens, Holroyd as shown edged heavy black on the map marked Holroyd LEP 1991 (Amendment No. 54)".

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? Yes

b) S.117 directions identified by RPA :

* May need the Director General's agreement

Is the Director General's agreement required? No

c) Consistent with Standard Instrument (LEPs) Order 2006 : No

d) Which SEPPs have the RPA identified?

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e) List any other matters that need to be considered :

Council has advised that any existing interests over the land are to be retained. The only interest identified is an easement to drain sewerage affecting the subject land which will be retained.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : The maps provided are adequate

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : It is proposed that the LEP amendment will be publicly notified through a local newspaper and Council's website and exhibited at Council's Administration Centre in Merrylands for 28 days. After the conclusion of the exhibition period, a public hearing will be held. Notice of the public hearing will be made through a local newspaper and Council's website 21 days prior to the date of the hearing.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **February 2012**

Comments in relation to Principal LEP :

Assessment Criteria

Need for planning proposal :

Council argues that the reclassification to operational is required to allow an under utilised asset to be used and maintained.

On the site are structures that were formerly used for a Childrens Museum which is now no longer in operation. To, at a minimum, maintain the assets adequate income is required to recoup costs of works to update the building and improve access. To achieve this, reclassification is required to allow it to be leased to private business.

Consistency with strategic planning framework :

The proposal is not inconsistent with the Draft West Central Subregional Strategy. It is consistent with Council's Community Strategic Plan 2011 G2.4 - Ensure Council efficiently manages its infrastructure and assets.

Environmental social economic impacts :

The proposal will have no impact on biodiversity. Although there is unlikely to be any more than negligible increase in traffic, parking and noise compared with the previous museum use this issue will be more fully addressed for any proposed activity at the Development Application stage.

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There is no identifiable detrimental social impact and there is likely to be a minor positive economic effect.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **28 Days**

Timeframe to make LEP : **6 Month** Delegation : **DDG**

Public Authority
Consultation - 56(2)(d)
:

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

Residential Land Release (MDP)

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal 120911.doc	Proposal	Yes
Subject land map 200911.pdf	Map	Yes

Planning Team Recommendation

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

S.117 directions:

Additional Information : **It is recommended that the Planning Proposal be approved to proceed. As it is a reclassification the Planning Proposal should state whether or not any interests are to be extinguished as a result of reclassification. The Planning Proposal should be placed on exhibition for a period of 28 days. It is recommended that a period of 6 months be given for completion.**

Supporting Reasons : **The Planning Proposal is a minor reclassification from Community to Operational of the now defunct Children's Museum. This will allow appropriate commercial activities to be carried out on the site and within the existing infrastructure.**

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Signature:

She.

Printed Name:

Scott Wilkinson

Date:

12/10/2011

