

**ORD22081811.2. DD380124 Revised CBDs Planning Proposal - additional permitted use to apply to 81 to 97 Main Street, Blacktown**

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**File:** F15/2580

**Division is required**

**Topic** Adoption of the component of the Blacktown and Mount Druitt CBDs Planning Proposal that adds 'car park' as an additional permitted use on the properties at 81-97 Main Street, Blacktown.

**Analysis** The CBDs Planning Proposal was amended to add 'car park' as an additional permitted use to Schedule 1 of *Blacktown Local Environmental Plan 2015* for the RE1 Public Recreation zoned land at 81-97 Main Street, Blacktown. Making car parking permissible for these properties allows for the relocation of the existing Warrick Lane car park to a basement car park under a future public open space area on 81-97 Main Street.

The additional permitted use was exhibited from 11 July to 8 August 2018. No objections were received.

The additional permitted use component of the Planning Proposal is being progressed separately from the remaining components that relate to building heights, zoning changes and the introduction of a design competition. The remaining components are subject to completion of a Traffic Study to the satisfaction of the Roads and Maritime Services and will be reported to Council separately.

**Attachment/s**

1. Location map [DD380124.1]
2. Revised Planning Proposal [DD380124.2]

**Report Recommendation**

1. Adopt the component of the revised CBDs Planning Proposal to enable 'car park' as an additional permitted use in the RE1 Public Recreation zone on 81-97 Main Street, Blacktown.
2. Forward the Planning Proposal to the Department of Planning and Environment to request that the Minister make the Plan.

## **Key reasons**

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**1. The amendment will facilitate the redevelopment of Warrick Lane**

- a. The Warrick Lane redevelopment proposes to relocate the at-grade car parking spaces into an underground car park below the future public open space on 81-97 Main Street, Blacktown. A Planning Proposal is needed to add 'car park' as an additional permitted use in the RE1 Public Recreation zone on Main Street.

- b. The CBDs Planning Proposal was revised to add 'car park' as an additional permitted use in Schedule1 of *Blacktown Local Environmental Plan 2015*. Revising the CBDs Planning Proposal is the most expeditious way of permitting car parking on 81-97 Main Street, as it alleviates the need to prepare a standalone Planning Proposal, which would have been a much longer process.

## **2. Outstanding agency issue with the broader CBDs Planning Proposal**

- a. It is recommended that we progress the additional permitted use component of the CBDs Planning Proposal separately from the remaining components relating to an increase in building heights, zoning changes and the introduction of a design competition. These components will be reported separately as they require consideration of traffic modelling at the request of the Roads and Maritime Services.
- b. As the timeframe for RMS' support of the CBDs Planning Proposal is uncertain, progressing the additional permitted use separately to the other provisions of the CBDs Planning Proposal is the most expeditious way of making a car park permissible on 81-97 Main Street, Blacktown.

## **Supporting analysis**

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### **1. Consideration of public feedback**

- a. The additional permitted use component of the Planning Proposal was exhibited for public comment from 11 July to 8 August 2018.
- b. We received one submission. This submission was from Endeavour Energy, who raised no objection to the proposal. The submission advised of the location of several low voltage underground cables on the site, which are not protected by an easement, but are protected assets under the *Electricity Supply Act 1995*. This is not an issue in progressing the Planning Proposal but will need to be considered in the future Development Application for the site.

## **Context**

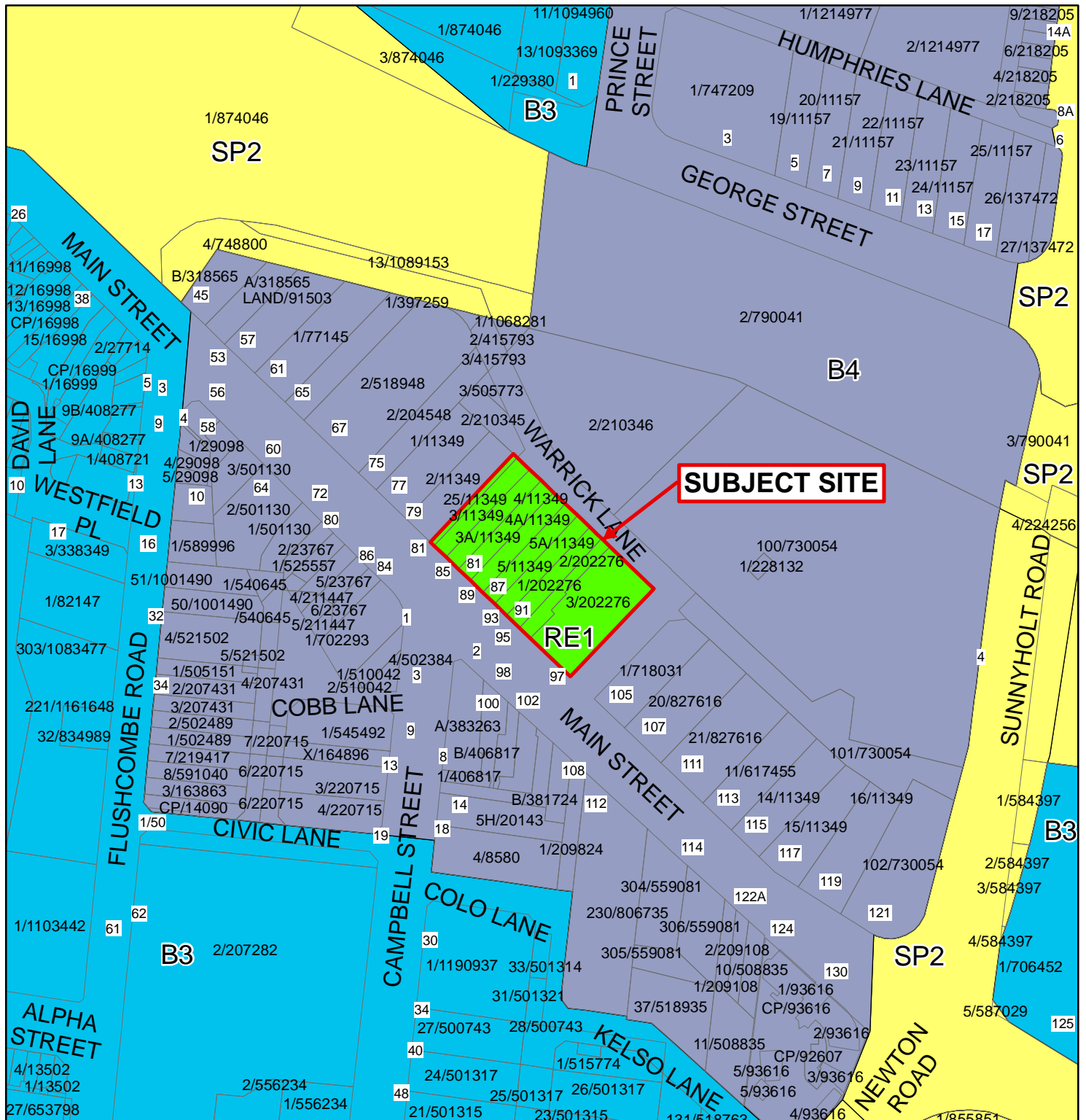
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- 1. The Director Planning and Development resolved under delegated authority on 14 May 2018 to revise the CBDs Planning Proposal to include the additional permitted use of 'car park'.

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End of report

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### Legend

- Subject Site
- Cadastre
- B3 Commercial Core
- B4 Mixed Use
- RE1 Public Recreation
- SP2 Infrastructure

### Location



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## **BLACKTOWN CITY COUNCIL**

### **PLANNING PROPOSAL**

**LEP Amendment to Blacktown Local Environmental Plan 2015  
81-97 Main Street, Blacktown**

## Contents

<b>PART 1 – Objectives or intended outcomes .....</b>	<b>3</b>
1.1 Applicable land .....	3
1.2 Current planning controls.....	3
<b>PART 2 – Explanation of provisions .....</b>	<b>3</b>
2.1 Permit ‘car park’ as an additional permitted use in Schedule 1 of <i>Blacktown Local Environmental Plan 2015</i> on lots 25 and 3-5A DP 11349 and Lots 1-3 DP 202276, 81-97 Main Street, Blacktown.....	3
<b>PART 3 – Justification .....</b>	<b>4</b>
3.1 Section A – Need for the Planning Proposal.....	4
3.2 Section B – Relationship to strategic planning framework.....	4
3.3 Section C – Environmental, social and economic impact .....	12
3.4 Section D – State and Commonwealth interests .....	12
<b>PART 4 – Mapping.....</b>	<b>12</b>
<b>PART 5 – Community consultation.....</b>	<b>12</b>
<b>PART 6 – Project timeline .....</b>	<b>13</b>

## **PART 1 – Objectives or intended outcomes**

In May 2018 the Director of Design and Development resolved to revise the Blacktown and Mount Drutt Planning Proposal for the inclusion of the additional permitted use of ‘car park’ and to seek a Gateway Determination from the Department of Planning and Environment. The Revised Gateway was issued on 28 June 2018.

Due to an outstanding issue with a state government agency, the broader CBDs Planning Proposal is unable to be reported to Council for adoption. To facilitate the additional permitted use this component of the revised CBDs Planning Proposal needs to be excised.

The draft plans for the redevelopment of the Warrick Lane site propose the relocation of the existing car parking spaces into a basement car park below the RE1 Public Recreation zone on 81-97 Main Street, Blacktown.

This Planning Proposal seeks to add ‘car park’ as an additional permitted use to Lots 25 and 3-5A DP 11349 and Lots 1-3 DP 202276, 81-97 Main Street, Blacktown. This will facilitate the future redevelopment of Warrick Lane in the Blacktown CBD by relocating the existing at-grade car park into a basement car park beneath a future public space area on the RE1 Public Recreation zoned land on 81-97 Main Street.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the Act) and guidelines for preparing Planning Proposals published by the Department of Planning and Environment (DPE).

This Planning Proposal relates only to matters to be amended in the Blacktown LEP 2015.

### **1.1 Applicable land**

The Planning Proposal applies to the RE1 Public Recreation zoned land at 81-97 Main Street, Blacktown.

### **1.2 Current planning controls**

Under the RE1 Public Recreation zone, car parks are not a permitted use.

## **PART 2 – Explanation of provisions**

### **2.1 Permit ‘car park’ as an additional permitted use in Schedule 1 of *Blacktown Local Environmental Plan 2015* on lots 25 and 3-5A DP 11349 and Lots 1-3 DP 202276, 81-97 Main Street, Blacktown.**

Car park is not a permissible land use in the RE1 Public Recreation zone under *Blacktown Local Environmental Plan 2015*. The Planning Proposal seeks to list ‘car park’ in Schedule 1 of Blacktown Local Environmental Plan 2015 as an additional permitted use in the RE1 Public Recreation zoned land on 81-97 Main Street, Blacktown.

## **PART 3 – Justification**

### **3.1 Section A – Need for the Planning Proposal**

#### **Is the Planning Proposal a result of any strategic study or report?**

The proposal to create a new public open space with basement car parking is the first stage of the Warrick Lane redevelopment which is one of Council's key Transformational Projects. Council's Community Strategic Plan, *Our Blacktown 2036*, outlines Council's approach to achieving the community's aspirations for the City. Alongside the 6 strategic directions is a set of Transformational Projects that completes the vision for the City. The Transformational Projects identify key priorities for our community, including "breakthrough" areas to advance the long term strategy. Council, along with the other relevant stakeholders, will work towards delivering these projects, ensuring the vision is achieved. The Transformational Projects support delivery of the strategic directions. As strategies are confirmed, they will also become key actions in the Delivery Program and Operational Plan. The relevant Transformational Project is:

1. Blacktown City Centre – Warrick Lane development – University campus – Health precinct – Council offices.

#### **Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The draft plans for the redevelopment of the Warrick Lane car park propose the relocation of the existing car parking spaces into a basement car park below the RE1 Public Recreation zone on 81-97 Main Street, Blacktown. Car parking is not a permissible land use in the RE1 Public Recreation zone under *Blacktown Local Environmental Plan 2015*. A Planning Proposal is required to amend Blacktown Local Environmental Plan 2015 to permit a car park on 81-97 Main Street, Blacktown.

### 3.2 Section B – Relationship to strategic planning framework

Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Greater Sydney Region Plan: A Metropolis of Three Cities and the Central District Plan)?

#### Metropolitan Strategy – Greater Sydney Region Plan “A Metropolis of Three Cities”

Planning Direction	Objective	Does this objective apply to this Planning Proposal	How does this planning proposal implement the Planning Direction and Objective?
A city supported by infrastructure	<b>Objective 1:</b> Infrastructure supports the three cities	No	Not applicable
	<b>Objective 2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact	No	Not applicable
	<b>Objective 3:</b> Infrastructure adapts to meet future needs	No	Not applicable
	<b>Objective 4:</b> Infrastructure use is optimised	Yes	This planning proposal implements this Planning direction and objective by ensuring infrastructure use is optimised by co locating infrastructure on one site.
A collaborative city	<b>Objective 5:</b> Benefits of growth realised by collaboration of governments, community and business	No	Not applicable
A city for people	<b>Objective 6:</b> Services and infrastructure meet communities’ changing needs	Yes	This planning proposal implements this planning priority and objective as it will assist in delivering key social infrastructure for the Blacktown CBD. The proposed central park and public car parking facility will be important social infrastructure for the southern part of the Blacktown CBD. The central park and basement car park will service future residents that will be housed in this part of the CBD over the next 20 years.
	<b>Objective 7:</b> Communities are healthy, resilient and socially connected	No	Not applicable
	<b>Objective 8:</b> Greater Sydney’s communities are culturally rich with diverse neighbourhoods	No	Not applicable
	<b>Objective 9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation	No	Not applicable
Housing the city	<b>Objective 10:</b> Greater housing supply	No	Not applicable
	<b>Objective 11:</b> Housing is more diverse and affordable	No	Not applicable
A city of great places	<b>Objective 12:</b> Great places that bring people together	Yes	Not applicable
	<b>Objective 13:</b> Environmental heritage is identified, conserved and enhanced	No	Not applicable



A well-connected city	<b>Objective 14:</b> A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	No	Not applicable
	<b>Objective 15:</b> The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	No	Not applicable
	<b>Objective 16:</b> Freight and logistics network is competitive and efficient	No	Not applicable
	<b>Objective 17:</b> Regional connectivity is enhanced	No	Not applicable
Jobs and skills for the city	<b>Objective 18:</b> Harbour CBD is stronger and more competitive	No	Not applicable
	<b>Objective 19:</b> Greater Parramatta is stronger and better connected	No	Not applicable
	<b>Objective 20:</b> Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	No	Not applicable
	<b>Objective 21:</b> Internationally competitive health, education, research and innovation precincts	No	This Planning Proposal enables the implementation of the redevelopment of Warrick Lane, a transformational project, aiming to establish a university presence in Blacktown, close to the existing health and education precinct.
	<b>Objective 22:</b> Investment and business activity in centres	No	Not applicable
	<b>Objective 23:</b> Industrial and urban services land is planned, retained and managed	No	Not applicable
	<b>Objective 24:</b> Economic sectors are targeted for success	No	Not applicable
A city in its landscape	<b>Objective 25:</b> The coast and waterways are protected and healthier	No	Not applicable
	<b>Objective 26:</b> A cool and green parkland city in the South Creek corridor	No	Not applicable
	<b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced	No	Not applicable
	<b>Objective 28:</b> Scenic and cultural landscapes are protected	No	Not applicable
	<b>Objective 29:</b> Environmental, social and economic values in rural areas are protected and enhanced	No	Not applicable
	<b>Objective 30:</b> Urban tree canopy cover is increased	No	Not applicable
	<b>Objective 31:</b> Public open space is accessible, protected and enhanced	No	Not applicable
	<b>Objective 32:</b> The Green Grid links parks, open spaces, bushland and walking and cycling paths	No	Not applicable
A city in its	<b>Objective 33:</b> A low-carbon city contributes to net-zero emissions by	No	Not applicable

landscape	2050 and mitigates climate change		
	<b>Objective 34:</b> Energy and water flows are captured, used and re-used	No	Not applicable
	<b>Objective 35:</b> More waste is re-used and recycled to support the development of a circular economy	No	Not applicable
A resilient city	<b>Objective 36:</b> People and places adapt to climate change and future shocks and stresses	No	Not applicable
	<b>Objective 37:</b> Exposure to natural and urban hazards is reduced	No	Not applicable
	<b>Objective 38:</b> Heatwaves and extreme heat are managed	No	Not applicable

### District Plan – Central City District Plan

Planning Priorities	Relevant Action	How does this planning proposal implement the Planning Priority and Action
C 1: <b>Planning for a city supported by Infrastructure</b>	<b>Action 4:</b> Sequence infrastructure provision using a placed based approach.	This planning proposal implements this planning priority and action by facilitating the construction of a central park with basement car parking for the Blacktown CBD. The creation of a central park for the southern part of the Blacktown CBD is an important place making element of Council's placed based planning controls for the Blacktown CBD.
	<b>Action 5:</b> Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.	This planning proposal implements this planning priority and action as the construction of a central park with basement car parking maximises the use of the limited space that is available within Blacktown CBD to provide social infrastructure. The proposal also allows for the share use of infrastructure as the central park will be able to be used for both public recreational activities and public car parking.
C 2: <b>Working through collaboration</b>		<b>Not Applicable</b>
C 3: <b>Providing services and social infrastructure to meet people's changing needs</b>	<b>Action 8:</b> Deliver social infrastructure that reflects the needs of the community now and in the future.	This planning proposal implements this planning priority and action as it will assist in delivering key social infrastructure for the Blacktown CBD. The proposed central park and public car parking facility will be important social infrastructure for the southern part of the Blacktown CBD. The central park and basement car park will service future residents that will be housed in this part of the CBD over the next 20 years.
	<b>Action 9:</b> Optimise the use of available public land for social infrastructure.	This planning proposal implements this planning priority and action as this proposal optimises the use of public land through providing both recreation and car parking facilities on one site. The provision of the basement car park ensures that land on the surface can be maximised for recreational activities.
C 4: <b>Fostering healthy, creative, culturally rich and socially connected communities</b>		<b>Not applicable</b>
C 5: <b>Providing housing supply, choice a affordability, with access to jobs, services and public transport</b>		<b>Not applicable</b>

C 6: Creating and renewing great places and local centres, and respecting the District's heritage		Not applicable
C7: Growing a stronger and more competitive Greater Parramatta		Not applicable
C 8: Delivering a more connected and competitive GPOP Economic Corridor		Not applicable
C 9: Delivering integrated land use and transport planning a 30-minute city		Not applicable
C 10: Growing investment, business opportunities and jobs in strategic centres	<b>Action 37 c:</b> Creating vibrant, safe places and a quality public realm	A safe inner city car park supports the cultural life of the city, the retail activity and the night economy, creating a vibrant place for the whole community.
C 11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land		Not applicable
C 12: Supporting growth of targeted industry sectors		Not applicable
C 13: Protecting and improving the health and enjoyment of the District's waterways		Not applicable
C 14: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element		Not applicable
C 15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes		Not applicable
C 16: Increasing urban tree canopy cover and delivering Green Grid connections		Not applicable
C 17: Delivering high quality open space		Not applicable
C 18: Better managing rural areas		Not applicable
C 19: Reducing carbon emissions and managing energy, water and waste efficiently		Not applicable
C 20: Adapting to the impacts of urban and natural hazards and climate change		Not applicable
C 21: Preparing local strategic planning statements informed by local strategic planning		Not applicable
C 22: Monitoring and reporting on the delivery of the plan		Not applicable

### Is the Planning Proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

Council's Community Strategic Plan, Our Blacktown 2036, outlines Council's approach to achieving community's aspirations for the City. Alongside the 6 strategic directions is a set of transformational projects that completes the vision for the City. The transformational projects identify key priorities for our community, including "breakthrough" areas to advance the long term strategy. Council, along with the other relevant stakeholders, will work towards delivering these projects, ensuring the vision is achieved. The transformational projects support delivery of the strategic directions. As strategies are confirmed, they will also become key actions in the Delivery Program and Operational Plan. The relevant Transformational Project is:

1. Blacktown City Centre – Warrick Lane development – University campus – Health precinct – Council offices.

### Is the Planning Proposal consistent with the applicable state environmental planning policies?

State Environmental Planning Policy	Consistency/Response
SEPP 32: Urban Consolidation (Redevelopment of Land)	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP.
SEPP 55: Remediation of Land	Yes  There is no knowledge of prior contaminating uses on the land.
SEPP 64: Advertising and Signage	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP.
SEPP (Infrastructure ) 2007	Yes  This Planning Proposal will not contradict or hinder the application of this SEPP.

### Is this Planning Proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Number	Directions/Objectives	Consistency/Response
1	Employment and Resources Business and Industrial Zones (4)(c) Requires that a Planning Proposal that will affect land within an existing business zone must not reduce the total potential floor space area for employment uses and related services in business zones .  (5)(b) permits a Planning Proposal to be inconsistent with this direction where justified by a study (prepared in	Consistent  This Planning Proposal is consistent with the Ministerial Direction as the planning proposal does not apply to commercial zoned land nor does it propose a change to the existing zone.

Number	Directions/Objectives	Consistency/Response
	support of the Planning Proposal) which gives consideration to the objectives of this direction.	
<b>2. Environment and Heritage</b> <b>2.3 Heritage Conservation</b>	<p>A Planning Proposal must contain provisions that facilitate the conservation of:</p> <p>(4)(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area.</p> <p>(5) A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:</p> <p>(a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land.</p>	<p>Yes</p> <p>The Planning Proposal does not seek to change the existing Standard Instrument clause contained in Blacktown LEP 2015, Clause 5.10 Heritage Conservation and does not remove any listed heritage items.</p>
<b>3. Housing, Infrastructure and Urban Development</b> <b>3.1 Residential Zones</b>	<p>(4) A Planning Proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> <p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>(5) A Planning Proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p>	<p>Yes</p> <p>The proposal relates to land that is zoned RE1 Public Recreation</p>
<b>3.4 Integrating Land Use and Transport</b>	<p>The objectives of this direction are:</p> <p>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p>	<p>Yes</p> <p>This Planning Proposal is consistent with the objectives of this direction in that it will create parking close to essential services, amenities and public transport.</p>

Number	Directions/Objectives	Consistency/Response
	(e) providing for the efficient movement of freight.	
<b>3.5 Development Near Licensed Aerodromes</b>		Yes
	<p>(4) In the preparation of a Planning Proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must:</p> <p>(a) consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome,</p> <p>(b) take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth,</p> <p>(c) for land affected by the OLS:</p> <p>(i) prepare appropriate development standards, such as height, and</p> <p>(ii) allow as permissible with consent development types that are compatible with the operation of an aerodrome</p> <p>d) obtain permission from that Department of the Commonwealth, or their delegate, where a Planning Proposal proposes to allow, as permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Act.</p>	<p>The site on Main Street Blacktown is not in the vicinity of a licensed aerodrome. Additionally, it is not in the OLS of Bankstown Aerodrome or the proposed OLS of the Western Sydney Airport.</p>
<b>4. Hazard and Risk</b>		Yes
<b>4.1 Acid Sulfate Soils</b>		
	<p>The direction requires that:</p> <p>(6) A relevant planning authority must not prepare a Planning Proposal that proposes an intensification of land uses on land identified as having a probability of containing Acid Sulfate Soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulphate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act.</p>	<p>No part of the Blacktown CBD is mapped as having Acid Sulfate Soils.</p>
<b>4.3 Flood Prone Land</b>		Yes
	<p>The objectives of this direction are:</p> <p>a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>Main Street Blacktown is not flood prone.</p>
<b>6. Local Plan Making</b>		Yes
<b>6.2 Reserving Land for Public Purposes</b>		
	<p>The objectives of this direction are:</p> <p>a) to facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for</p>	<p>This planning proposal does not seek to reduce the amount of land zoned for open space in the Blacktown.</p>

Number	Directions/Objectives	Consistency/Response
		acquisition.

### 3.3 Section C – Environmental, social and economic impact

**Is there any likelihood that critical habitat or threatened species, populations of ecological communities, or other habitats, will be adversely affected as a result of the proposal?**

No impacts. The subject sites are located in the built-up areas of the Blacktown city centre.

**Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

The environmental impacts of any specific development facilitated by this Planning Proposal would be considered pursuant to a development application. It is not to be expected that this Planning Proposal would have any negative environmental effect.

**Has the Planning Proposal adequately addressed any social and economic effects?**

No specific study has been conducted, as the Planning Proposal aims to facilitate the replacement of existing car parking.

### 3.4 Section D – State and Commonwealth interests

**Is there adequate public infrastructure for the Planning Proposal?**

Yes. The Planning Proposal will facilitate the provision of key public infrastructure.

**What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the Planning Proposal?**

Relevant State Public Authorities have been consulted. No issues necessitating changes to Planning Proposal have been raised.

**Is there a net community benefit?**

The Planning Proposal will result in a net community benefit as it will facilitate the redevelopment of Warrick Lane, a transformational project. The car park will be servicing the growing population accessing the offers of the City Centre.

## PART 4 – Mapping

This Planning Proposal will not change any maps, the additional permitted use will be achieved by the addition of clause 10 to Schedule 1 of *BLEP 2015*.

## PART 5 – Community consultation

Public consultation is to be consistent with Clause 57 of the Environmental Planning and Assessment Act 1979.

**PART 6 – Project timeline**

Tasks	Timeframe
Revised Gateway Determination	June/July 2018
Public Authority Consultation	August 2018
Update Planning Proposal/report to Council	September 2018
Department review of final Planning Proposal	October 2018