

PD3.1. PD400011 - Cancellation of Planning Proposal to rezone and reclassify land on the northern section of Alpha Park, Blacktown

Director: Glennys James, Director Planning & Development
Responsible Manager: Chris Shannon, Manager Strategic Planning
File: F15/2580

Division is required

Previous item DD380111

Topic Cancellation of a Planning Proposal to rezone and reclassify the northern section of Alpha Park, Blacktown.

Analysis The Planning Proposal sought to rezone part of the northern section of Alpha Park, Blacktown from RE1 Public Recreation to B4 Mixed Use and apply a building height control of 26 metres. It also sought to reclassify the land from 'community' to 'operational' to facilitate the possible redevelopment of the land for a tertiary educational establishment.

The Department of Planning, Industry and Environment (DPIE) has now advised it is not prepared to support the Planning Proposal as it will result in a loss of open space in the CBD.

Attachment/s

1. Location Plan [**PD400011.1** - 1 page]
2. Land Zoning Plan [**PD400011.2** - 1 page]

Report Recommendation

1. Council not proceed with the Planning Proposal to rezone and reclassify land on the northern section of Alpha Park, Blacktown.
2. The Department of Planning, Industry and Environment be advised of Council's decision.

Key reasons

- 1. Lack of support from Department of Planning, Industry and Environment**
 - a. On 6 April 2020 we received a letter from the DPIE advising that it has now assessed our Planning Proposal against the Premier's "Priority 11 – Greener public spaces" and that it now does not support the Proposal. The letter states that it does not support the urban design objectives of the Proposal, that growth in the CBD will require more open space, and that the Proposal will result in a loss of open space in the area.

Supporting analysis

- 1. Letter of advice received from Department of Planning, Industry and Environment**
 - a. We received a letter from DPIE on 6 April 2020 advising it does not support the Planning Proposal. This advice arrived 18 months after we forwarded the Planning

Proposal to DPIE to be made. The letter states that DPIE is unable to support the Planning Proposal for the following reasons:

- i. The Proposal's design objectives to screen the Westpoint car park and provide additional activation of Alpha Park is not agreed with, as mixed use residential development fronting Alpha Street would view the multi-deck Westpoint car park resulting in poor amenity. The Department considers it doubtful that the Proposal would improve park activation and at best it is premature until there is commensurate redevelopment of the site opposite.
- ii. The Blacktown CBD has been affected by the loss of several other existing open space areas that have been the subject of recent reclassification/rezoning proposals, and the increase in population resulting from the Blacktown CBD Planning Proposal will require additional open space.
- iii. The Proposal affects the part of the park that contains a range of community and recreational facilities (park entries, community centre, tennis and basketball courts) and would result in a loss of these recreational opportunities in the area.

2. Our response to the concerns raised

- a. It is disappointing that we received this advice from DPIE 18 months after the Planning Proposal had been sent in for finalisation. These concerns were not raised with us when we received the Gateway Determination or during the public exhibition.
- b. We agree with DPIE that there needs to be sufficient open space to support population growth in the Blacktown CBD, and in the City more broadly. Our Planning Proposal was based on providing a university campus that would also serve to activate Alpha Park. The purpose of the proposal has now changed given that a university campus will be built on Main Street as part of the Warrick Lane redevelopment. We now no longer need to continue with this Planning Proposal at this point in time.
- c. The comment that there has been a loss of several other existing open space areas in the CBD is not correct. In fact, the Main Street open space area being developed as part of the Warrick Lane redevelopment results in an increase in open space. It was rezoned from a commercial land use to open space in 2013. Additionally, Council has recently adopted a Planning Proposal to create a new civic/open space on the corner of Flushcombe Road and Alpha Street. These spaces were identified to address the growing demand for public space in the CBD from the future increase in residential population. There has been no loss of open space in the CBD as suggested by DPIE.

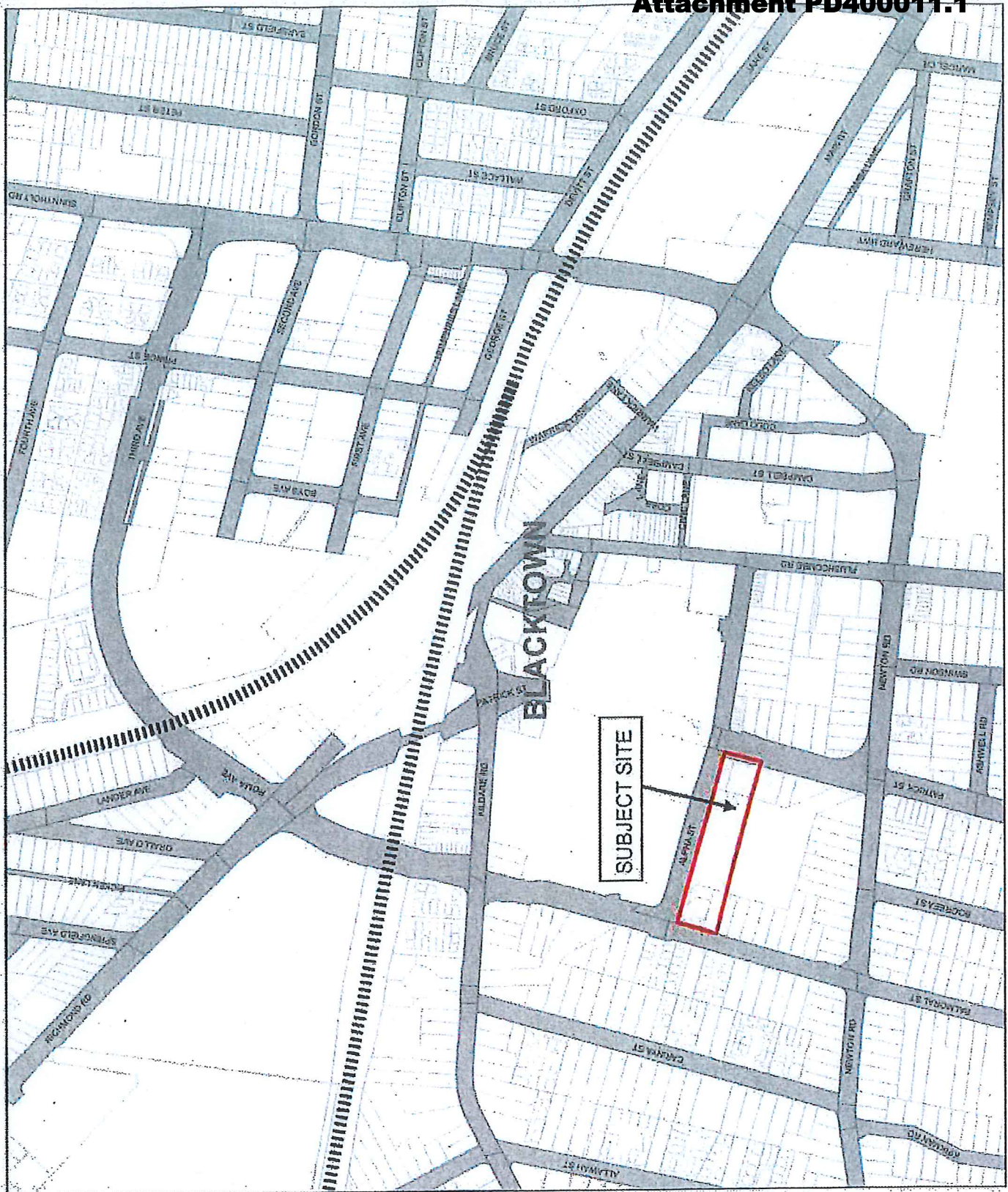
Context

1. Intent of Planning Proposal no longer required

- a. On 13 June 2018 Council resolved to adopt the Planning Proposal to rezone the northern portion of Alpha Park from RE1 Public Recreation to B4 Mixed Use and to reclassify the land from 'community' to 'operational'. It also proposed a maximum height of building control of 26 metres. The adopted Planning Proposal was forwarded to DPIE on 17 July 2018 for finalisation to be made.
- b. The intent of the Planning Proposal was to provide for a tertiary educational establishment along the Alpha Street frontage that would also promote the ground level activation of Alpha Park through supporting community and/or

retail/community uses, with residential/student 'shop-top' housing. This intent has now been replaced with a university campus locating on Main Street as part of the Warrick Lane redevelopment.

End of report

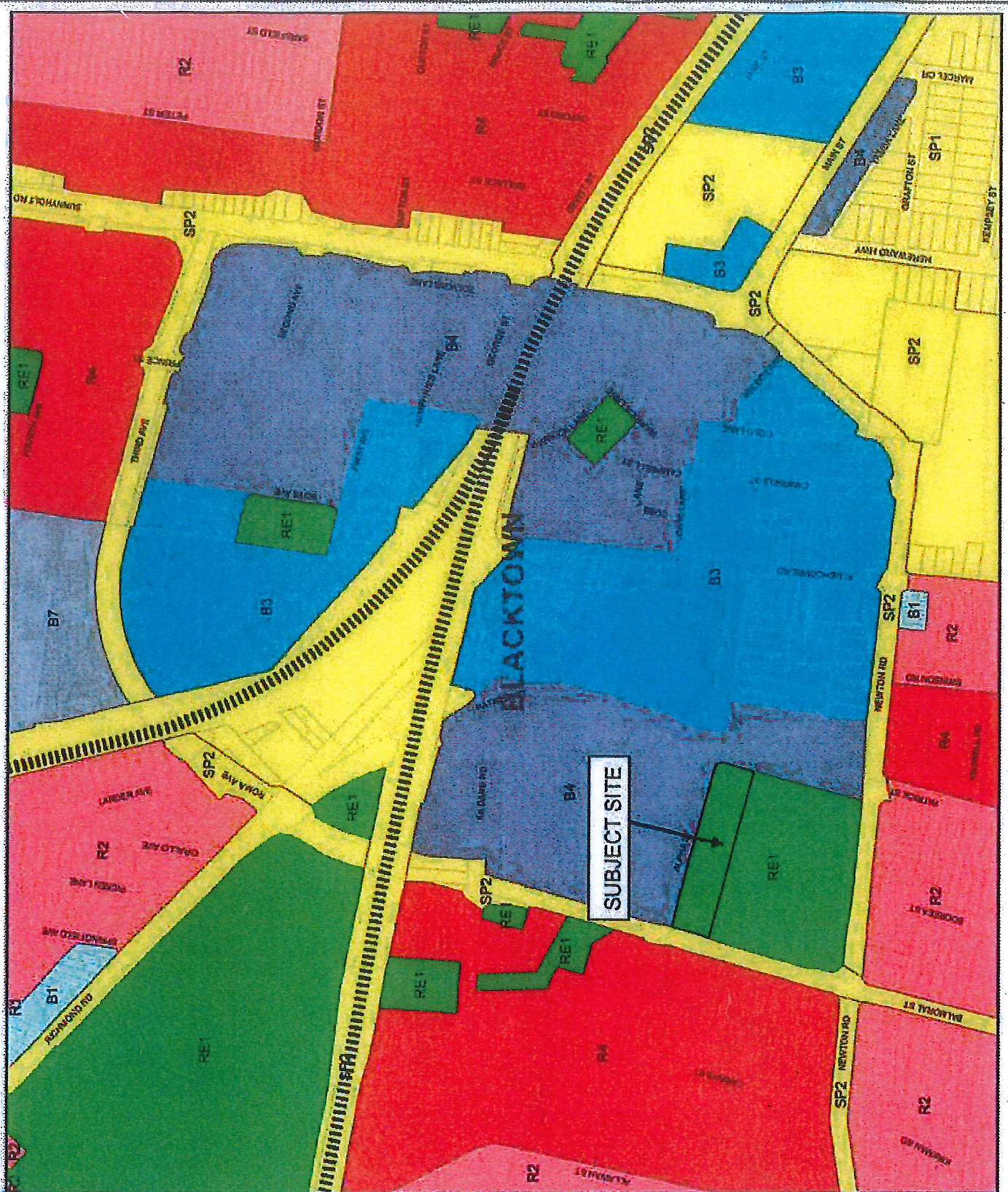


Blacktown Local
Environmental
Plan 2015
Amendment
Alpha Park
Land Application Map - LAP

Cadastral

Cadastral 1900 1/15 © Blacktown City Council





**Blacktown Local
Environmental
Plan 2015
Amendment
Alpha Park
p - LZN Existing**

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