



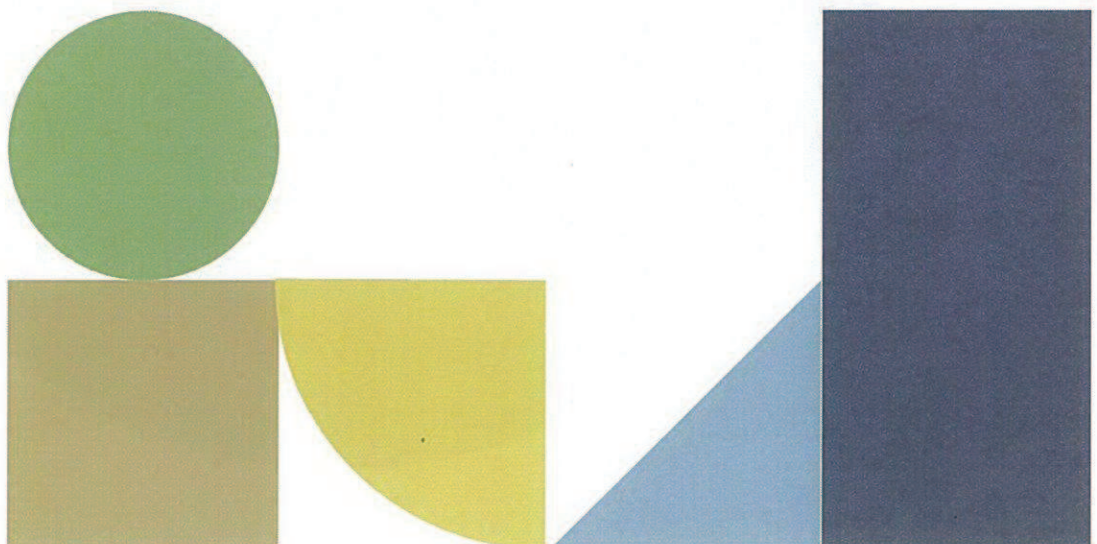
PLANNING PROPOSAL

Reclassification of a Council-owned sullage disposal depot in Park Road, Seven Hills
from Community Land to Operational Land

Prepared for: Blacktown City Council, Property Section

REF: 154/17

Date: 16 August 2017





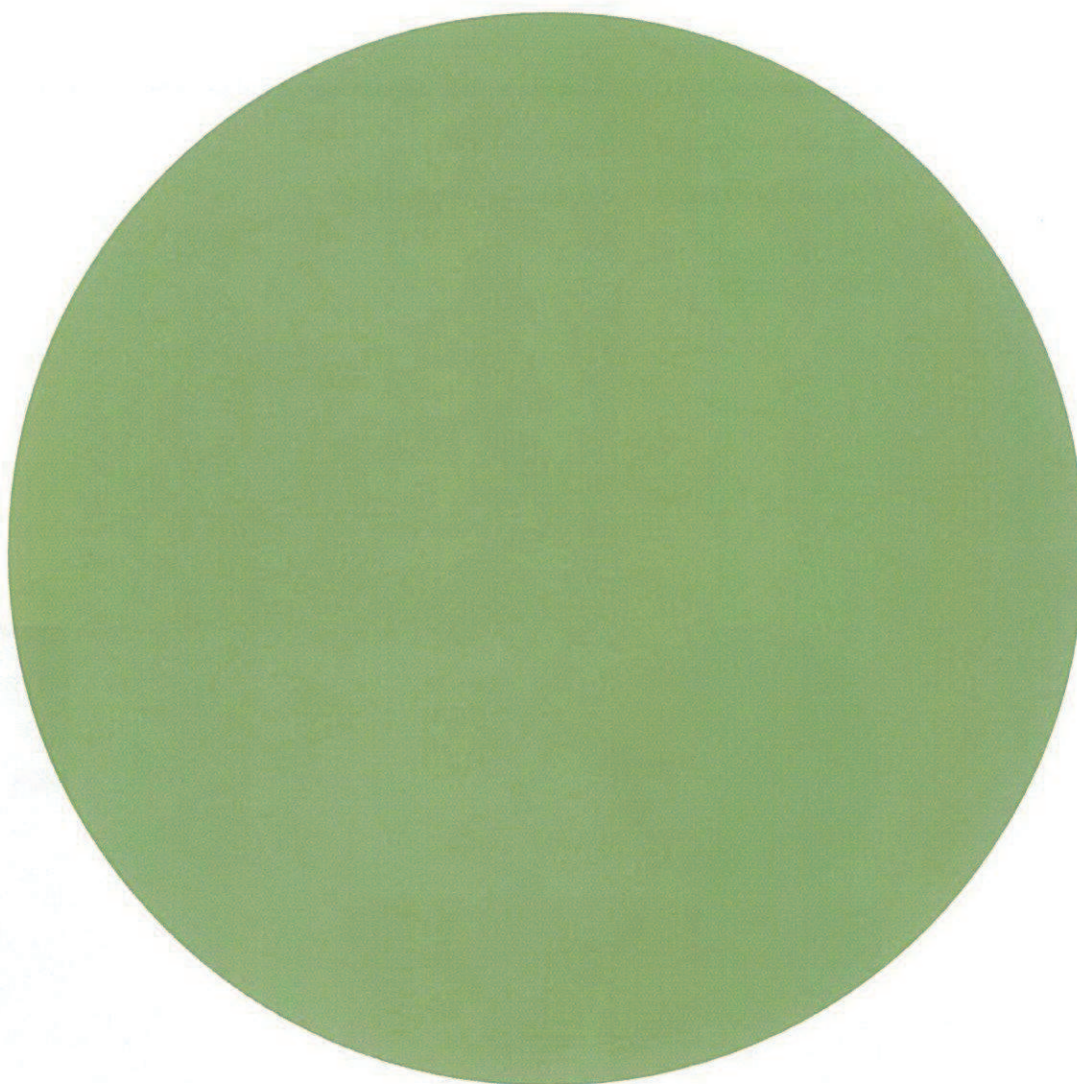
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1. Introduction

This planning proposal seeks to reclassify a Council-owned sullage disposal depot in the Seven Hills Industrial Area from 'community land' to 'operational land'. The subject land is situated in Park Road, Seven Hills and is known as Lot 3 DP226547.

The reclassification is sought via the following amendments to Blacktown Local Environmental Plan (BLEP) 2015:

1. Listing the subject land in Part 2 to Schedule 4 (Classification and reclassification of public land) of the LEP
2. Identifying the subject land on the LEP 'Land Reclassification Map - Sheet 17', as 'operational land'.

This planning proposal has been prepared for Blacktown City Council's Property Section in accordance with:

- Section 55 of the *Environmental Planning & Assessment Act 1979*
- NSW Department of Planning and Environment publications 'A guide to preparing planning proposals' and 'A guide to preparing local environmental plans'
- NSW Department of Planning and Environment Practice Note PN16-001 'Classification and reclassification of public land through a local environmental plan'.

2. Land to which the planning proposal applies

2.1 SITE DESCRIPTION AND LOCATION

The site is legally described as Lot 3 in Deposited Plan 226547. The site is located on the northern side of Park Road, Seven Hills within an established industrial precinct.

The site is owned by Blacktown City Council and is also known as Reserve 229.

The site has an area of 1,657 m². It is rectangular shaped with a frontage of 29 metres to Park Road and a depth of 58 metres. It is zoned IN1 General Industrial under BLEP 2015.

Supporting documentation can be found at:

- Annexure A - Photographs of the site
- Annexure B – Deposited Plan
- Annexure C – Survey plan



Figure 1 – Subject land (in yellow)



Figure 2 – Subject land (in red) and surrounding land uses

2.2 SURROUNDING DEVELOPMENT

The site is located within the Seven Hills Industrial Area. Bounded by Abbott Road to the north, Windsor Road to the east, Station Street to the west and Blacktown Creek to the south, this area comprises approximately 192 hectares of industrial and employment land and a broad range of land uses.

The site is adjoined by:

- The Servants of Jesus Community Church and a medical centre to the east (15 Park Road)
- A crane depot to the north and west (121 Station Road)
- Industrial and warehouse units to the south, across Park Road (22 Powers Road)

To the north east of the site is a new industrial subdivision and recently constructed Brumby Street.

2.3 OWNERSHIP AND LAND USE

The site was dedicated to Council as a 'public reserve' in 1965 as part of the subdivision of former Lot 9 DP18609. The Deposited Plan for the subject site (DP226547), showing the 'public reserve' dedication is provided at Annexure B.

In the early 1970s, Council established a sullage disposal depot on the site. The sullage depot, which sees minimal use at present, comprises of an area into which the sullage is pumped and associated corrugated iron structures. A site survey plan is provided at Annexure C.

Sullage is effluent from a septic tank. Where the sewer is not available (eg. rural areas) and alternative means of on-site effluent treatment and disposal cannot be provided, the contents of the septic tank are pumped into a tanker and transported to sullage depots such as the one in Park Road, Seven Hills. At the depot, the effluent is discharged into Sydney Water's sewer system via a settling tank.

The sullage depot is currently used by 1 contractor who services approximately 20 properties. The rapid and widespread urbanisation of rural land in the Blacktown and surrounding areas has resulted in the declining use of the depot.

2.4 ZONING AND CLASSIFICATION

2.4.1 Zoning

The site was zoned as open space under Blacktown Planning Scheme 1968 and then 6(a) Public Recreation under Blacktown Local Environmental Plan (LEP) 1988. These zonings reflected the 'public reserve' dedication of the land.

Under BLEP 2015¹, the zoning was changed to IN1 General Industrial to better reflect the existing use of the land and to be consistent with the zoning of adjoining lands and the broader Seven Hills Industrial Area. A sullage depot is regarded as a 'waste and resource management facility' for the purposes of the LEP. This land use is permitted in the IN1 General Industrial zone but not the RE1 Public Recreation zone.

2.4.2 Classification

Council categorised the site as 'community land' in 1994, following the enactment of the *Local Government Act* in 1993 which required that all public lands be classified as 'community land' or 'operational land'. The key differences are:

- 'Community land' is land that Council make available for use by the general public (eg. parks, reserves or sports grounds).
- 'Operational land' is land which facilitates the functions of Council, and may not be open to the general public (eg. a works depot or the sullage depot).

The site's community land classification reflected its previous public purpose zoning and dedication as a 'public reserve'.

Classification as 'community land' should reflect the importance of the land to the community due to its use or special features. To preserve these qualities, under the *Local Government Act 1993* 'community land':

- Cannot be sold
- Is restricted in the way it can be leased or licenced
- Must be categorised and subject to a Plan of Management.

No such restrictions apply to 'operational land'.

¹ Made on 7 July 2015.

2.4.3 Categorisation and plan of management

All 'community land' must be categorised and subject to a plan of management. The subject site is currently categorised as 'General Community Use' and is subject to the Plan of Management for General Community Use land, adopted by Council in 2010. The primary objective for General Community Use land, as outlined in the *Local Government Act 1993*, is 'to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public'.

The sullage depot is only meeting the needs of a small and declining segment of the community (ie. 20 rural properties). And given its location in an industrial area, is unsuitable for another public purpose, of benefit to the broader community, such as a park or community centre.

2.4.4 Why wasn't the land reclassified as part of BLEP 2015?

The site was not reclassified as 'operational land' at the time it was rezoned from Public Recreation to Industrial because, at its Extraordinary Meeting on 9 December 2013, Council resolved to defer all land reclassifications until after gazettal of the new Standard Instrument LEP (ie. BLEP 2015).

It was considered that the necessary public hearings and review processes associated with the reclassifications would have delayed the already lengthy LEP process.

2.5 RIGHTS AND INTERESTS

The site is not affected by any easements. However, it is subject to 2 reservations/interests, as referred to on the Certificate of Title (refer to Annexure D):

- Reservations and conditions in the Crown grant(s)
- Dedication as a public reserve [which occurred when the subject lot was created]

Under section 30(1) of the *Local Government Act 1993*, Crown grant reservations cannot be discharged from land via a reclassification.

However, under the same section, reclassification of land to 'operational land' may discharge its status as a public reserve.

2.6 SITE CONTAMINATION

A Site Investigation Report, examining potential for contamination on the site, has been prepared by Douglas Partners (refer to Annexure E). The investigation involved a site history review, site walkover, drilling of boreholes, establishment of 3 groundwater monitoring bores, collection and analysis of both soil and groundwater samples, and assessment of laboratory results.

Conclusions and recommendations are that:

- The site could be made suitable for a continued commercial/industrial use subject to further investigation and/or remediation of asbestos impacted fill towards the rear of the site (on the western boundary).
- Bore water not be used on the site as it is not of potable quality.
- A Remediation Action Plan or Work Method Statement be prepared to facilitate the remediation and validation process.

3. Planning Proposal

3.1 PART 1 - OBJECTIVES OR INTENDED OUTCOMES

The purpose of this planning proposal is to reclassify a Council sullage disposal depot in Park Road, Seven Hills (Lot 3 DP226547) from 'community land' to 'operational land' by way of an amendment to BLEP 2015.

This method of reclassification is in accordance with the 'Classification and reclassification of public land' provisions of the *Local Government Act 1993*².

3.2 PART 2 - EXPLANATION OF PROVISIONS

The proposed outcome will be achieved by:

- a. Amending BLEP 2015 Schedule 4 to include the subject land as follows:

Schedule 4 Classification and reclassification of public land

Part 2 Land classified, or reclassified, as operational land - interests changed

Column 1	Column 2	Column 3
Locality	Description	Any trusts etc not discharged
Park Road, Seven Hills	Lot 3 DP 226547	Nil

Note: The public reserve status of Lot 3 DP226547 is proposed to cease upon reclassification, in accordance with section 31 of the *Local Government Act 1993*. For this reason, the public reserve status is not listed in Column 3 above as a 'trust, etc' to be discharged.

- b. Adding a map to BLEP 2015 titled 'Land Reclassification Map Sheet 17' which identifies the subject land as 'operational land' using red outline.

3.3 PART 3 - JUSTIFICATION

SECTION A - Need for the Planning Proposal

1. Is the Planning Proposal a result of any study or report?

This planning proposal is the result of a report to Council (DD370010), recommending that the subject land be reclassified to 'operational land'. The reasons for reclassifying the land were:

- There is minimal contemporary need for a sullage depot
- There are alternative sullage collection and disposal options available in Windsor, St Marys and Homebush

² Sections 25 – 34.

- The site could be better utilised for other industrial purposes, consistent with surrounding land uses in the Seven Hills Industrial Area.

Having considered this report, Council resolved at its Ordinary Meeting of 15 March 2017 to:

'Prepare a Planning Proposal to reclassify land at Lot 3 DP 226547 Park Road, Seven Hills and submit it to the NSW Planning Portal seeking a Gateway Determination from the Greater Sydney Commission.'

Council had originally intended to reclassify the land as part of the new City-wide LEP (ie. BLEP 2015) at the time that the land was rezoned from Public Recreation to IN1 General Industrial. However, at its Extraordinary Meeting of 9 December 2013, Council resolved to defer all land reclassifications until after the new LEP was made. It was considered that the necessary public hearings and review processes associated with the reclassifications would have delayed the already lengthy LEP process.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

To reclassify the land to 'operational land', an LEP amendment is required in accordance with section 27 of the *Local Government Act 1993*. This planning proposal is the mechanism for amending the LEP. There is no other means of reclassifying the subject land.

SECTION B – Relationship to strategic planning framework

1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

A Plan for Growing Sydney

'A Plan for Growing Sydney' (published 2014) is the NSW Government's current plan for the Sydney Metropolitan Area over the next 20 years. The plan provides key directions and actions to guide Sydney's productivity, environmental management and liveability, including the delivery of housing, employment, infrastructure and open space.

The Government's vision for Sydney is that it be:

- A strong global city, with a competitive economy and supported by **quality services** and transport
- A great place to live with **communities that are strong**, healthy and well connected
- A **sustainable and resilient city** that protects the natural environment and has a balanced approach to the use of land and resources.

This planning proposal, by removing the restrictions associated with a 'community land' classification, will enable Council to make better use of the land. This could involve selling the land which would allow:

- The land to be used for a more viable industrial use that could better support employment growth
- Council to use the proceeds of the sale for other purposes that can better benefit the community (eg. to provide a quality community facility in a more appropriate location).

The planning proposal is therefore consistent with the overall intent of 'A Plan for Growing Sydney'. There are no specific priorities or actions in the plan of relevance to the planning proposal.

Towards our Greater Sydney 2056

The Greater Sydney Commission is an independent body established by the NSW Government in 2016 to manage planning for the Sydney Metropolitan Area.

'Towards our Greater Sydney 2056' (published in 2016) is a draft plan by the Greater Sydney Commission which will, when finalised, replace 'A Plan for Growing Sydney'. It is based around a 40 year vision for Greater Sydney to be a more productive, liveable and sustainable global city.

The planning proposal is consistent with this broad intent of this draft plan. There are no specific priorities or actions in the draft plan of relevance to the planning proposal.

Draft West Central District Plan

In the Greater Sydney Commission's plans, Blacktown forms part of the **West Central District of Sydney**, together with Cumberland, Parramatta and The Hills councils. The 'Draft West Central District Plan' (released in 2016) provides a 20 year vision for this district. It provides greater detail on how the broad objectives for Greater Sydney can be achieved (ie. being a more productive, liveable and sustainable global city).

The planning proposal is consistent with the broad intent of this draft district plan. There are no specific priorities or actions in the draft plan of relevance to the planning proposal.

2. Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

'Our Blacktown 2036' is Council's Community Strategic Plan (adopted 28 June 2017). Developed in partnership with the residents, local community groups, stakeholders and businesses, it expresses the community's vision and aspirations for the future of Blacktown City.

The vision for Blacktown City is that it be a 'City of Excellence – diverse, dynamic, progressive'.

The reclassification of the sullage depot will facilitate options to better utilise the site. At present, the sullage depot sees minimal use, servicing some 20 properties. This number will continue to decline as rural land (where septic tanks remain) continues to be turned over for urban development. By reclassifying the land to 'operational', Council is free to develop or sell the site and use the proceeds to provide or improve community facilities elsewhere, in more suitable locations.

The reclassification is a dynamic and progressive action, consistent with 'Our Blacktown 2036'.

3. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is considered to be consistent with applicable SEPPs and deemed SEPPs as demonstrated in the tables below.

Table 1: Consistency with State Environment Planning Policies (SEPP)

SEPP	Comment
SEPP No 1 - Development Standards	Not applicable.
SEPP No 14 - Coastal Wetlands	Not applicable.
SEPP No 15 - Rural Landsharing Communities	Not applicable.



SEPP No 19 - Bushland in Urban Areas	The site is void of bushland.
SEPP No 21 - Caravan Parks	Not applicable.
SEPP No 26 - Littoral Rainforests	Not applicable.
SEPP No 30 - Intensive Agriculture	Not applicable.
SEPP No 33 - Hazardous and Offensive Development	Currently does not apply but it may be valid in the assessment of any future Development Application for a use permitted in the IN1 General Industrial zone.
SEPP No 36 - Manufactured Home Estates	Not applicable.
SEPP No 44 - Koala Habitat Protection	Not applicable. This SEPP does not apply to land within Blacktown City.
SEPP No 47 - Moore Park Showground	Not applicable to land within Blacktown City.
SEPP No 50 - Canal Estate Development	Not applicable.
SEPP No 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable to land within Blacktown City.
SEPP No 55 - Remediation of Land	Not applicable as we are not rezoning or developing the land. Nonetheless, a Site Investigation Report has been prepared by Douglas Partners (refer to Annexure E). This will be relied upon should Council wish to sell or develop the land in the future. Any necessary remediation of the site would be undertaken at a later date.
SEPP No 62 - Sustainable Aquaculture	Not applicable.
SEPP No 64 - Advertising and Signage	Not applicable.
SEPP No 65 - Design Quality of Residential Apartment Development	Not applicable.
SEPP No 70 - Affordable Housing (Revised Schemes)	Not applicable.
SEPP No 71 - Coastal Protection	Not applicable.
SEPP (Affordable Rental Housing) 2009	Not applicable.
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable. The planning proposal does not affect the application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Not applicable. The planning proposal does not affect the application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Not applicable.
SEPP (Infrastructure) 2007	Not applicable. The planning proposal does not affect the application of this SEPP.



SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable to land within Blacktown City.
SEPP (Kurnell Peninsula) 1989	Not applicable to land within Blacktown City.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.
SEPP (Miscellaneous Consent Provisions) 2007	Not applicable.
SEPP (Penrith Lakes Scheme) 1989	Not applicable to land within Blacktown City.
SEPP (Rural Lands) 2008	Not applicable to land within Blacktown City.
SEPP (State and Regional Development) 2011	The planning proposal is a reclassification of industrially zoned land and will therefore is not affected by the application of this SEPP.
SEPP (State Significant Precincts) 2005	Not applicable.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable to land within Blacktown City.
SEPP (Sydney Region Growth Centres) 2006	Not applicable. The proposal does not relate to land within the North West Growth Centre.
SEPP (Three Ports) 2013	Not applicable to land within Blacktown City.
SEPP (Urban Renewal) 2010	Not applicable.
SEPP (Western Sydney Employment Area) 2009	Not applicable. The proposal does not relate to land within the Western Sydney Employment Area.
SEPP (Western Sydney Parklands) 2009	Not applicable. The proposal does not relate to land within the Western Sydney Parklands Area.

Table 2: Consistency with Sydney Regional Environmental Plans (SREP)(deemed SEPPs)

SREP	Comment
SREP No 8 - (Central Coast Plateau Areas)	Not applicable to land within Blacktown City.
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable.
SREP No 16 - Walsh Bay	Not applicable to land within Blacktown City.
SREP No 20 - Hawkesbury-Nepean River (No 2 - 1997)	Not applicable. The proposal does not relate to land within the Hawkesbury-Nepean River Catchment.
SREP No 24 - Homebush Bay Area	Not applicable to land within Blacktown City.
SREP No 26 - City West	Not applicable to land within Blacktown City.
SREP No 30 - St Marys	Not applicable. The proposal does not relate to land



	within the former ADI site at St Marys.
SREP No 33 - Cooks Cove	Not applicable to land within Blacktown City.
SREP (Sydney Harbour Catchment) 2005	Not applicable to land within Blacktown City.

4. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is consistent with the applicable Ministerial Directions under Section 117 of the *Environmental Planning and Assessment Act 1979* as demonstrated in the table below.

Table 3: Consistency with applicable Ministerial Directions (s.117 directions)

Direction	Comment
1 EMPLOYMENT AND RESOURCES	
1.1 Business and Industrial Zones	Consistent. The planning proposal will not alter the industrial zoning or floor space controls relating to the site.
1.2 Rural Zones	Not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	Consistent. The proposed reclassification of a relatively small industrial site will not compromise any State or regionally significant extractive industries.
1.4 Oyster Aquaculture	Not applicable.
1.5 Rural Lands	Not applicable.
2 ENVIRONMENT AND HERITAGE	
2.1 Environment Protection Zones	Not applicable.
2.2 Coastal Protection	Not applicable.
2.3 Heritage Conservation	Not applicable.
2.4 Recreation Vehicle Areas	Not applicable.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.
3 HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT	
3.1 Residential Zones	Not applicable.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable.
3.3 Home Occupations	Not applicable.



3.4	Integrating Land Use and Transport	Consistent. The reclassification of a relatively small industrial site will not impact on transport needs or infrastructure.
3.5	Development Near Licensed Aerodromes	Not applicable.
3.6	Shooting Ranges	Not applicable.
4 HAZARD AND RISK		
4.1	Acid Sulfate Soils	Not applicable.
4.2	Mine Subsidence and Unstable Land	Not applicable.
4.3	Flood Prone Land	Not applicable.
4.4	Planning for Bushfire Protection	Not applicable.
5 REGIONAL PLANNING		
5.1	Implementation of Regional Strategies	Not applicable.
5.2	Sydney Drinking Water Catchments	Not applicable.
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
5.5	(Revoked 18 June 2010)	Not applicable.
5.6	(Revoked 10 July 2008. See amended Direction 5.1)	Not applicable.
5.7	(Revoked 10 July 2008. See amended Direction 5.1)	Not applicable.
5.8	Second Sydney Airport: Badgerys Creek	Not applicable.
5.9	North West Rail Link Corridor Strategy	Not applicable.
5.10	Implementation of Regional Plans	The planning proposal is consistent with the NSW Government's plans for the Greater Sydney Metropolitan Region: 'A Plan for Growing Sydney' (2014) and the recently published draft 'Towards Our Greater Sydney 2056' (2016) which when finalised will replace 'A Plan for Growing Sydney'. Refer to 3.3 - Section B1 of this planning proposal for details.

6 LOCAL PLAN MAKING

6.1	Approval and Referral Requirements	Consistent. The planning proposal does not alter any of the principal clauses within BLEP 2015.
6.2	Reserving Land for Public Purposes	Not applicable. This Direction relates to land identified in LEPs, on the Land Reservation Acquisition Map, as being required for a public purpose and needing to be acquired by a relevant public authority. This planning proposal seeks to reclassify land that is already in Council's ownership but which is not considered of benefit the broader community.
6.3	Site Specific Provisions	Not applicable.

7 METROPOLITAN PLANNING

7.1	Implementation of 'A Plan for Growing Sydney'	The planning proposal is consistent with the NSW Government's 'A Plan for Growing Sydney' published in December 2014 and the recently published draft 'Towards Our Greater Sydney 2056' (2016) which when finalised will replace 'A Plan for Growing Sydney'. Refer to Section B1 of this planning proposal for details.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable.

SECTION C – Environmental, Social and Economic Impact

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

The site does not contain nor is it located near any critical habitat or habitat for threatened species, populations of endangered ecological communities. In any case, the planning proposal is to reclassify the land rather than alter how the land may be developed.

2. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

There are no environmental impacts arising from planning proposal as it seeks to reclassify the land (which has implications for how Council can manage the land) rather than alter how the land may be developed.

3. *How has the planning proposal adequately addressed any social and economic effects?*

The community stands to benefit socially and economically from this reclassification as:

- The 'operational land' classification will better reflect the current use and zoning of the land. A sullage depot is an operational use that is closed to the broader community.

- The site's location within a large industrial area makes it unsuitable for use as a community facility such as a park or community centre. Facilities such as these are better located in residential areas, where they are more accessible to the community and the amenity is higher.
- The 'operational land' classification will make it possible for Council to sell the site, enabling the proceeds of the sale to be used to provide or improve facilities that could better serve the community.

The reclassification will not preclude the ongoing use of the site for its current purpose if it is considered necessary or desirable.

The community engagement process and the public hearing will allow direct input from the community and may raise matters requiring further examination as the planning proposal evolves and progresses.

SECTION D – State and Commonwealth Interests

1. *Is there adequate public infrastructure for the planning proposal?*

The proposed amendment to the LEP will have not increase demand for public infrastructure.

2. *What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?*

State and Commonwealth authorities may be consulted in accordance with section 57 of the *Environmental Planning and Assessment Act 1979*, following the outcomes of the gateway determination.

3.4 PART 4 - COMMUNITY CONSULTATION

Council will consult the community and public authorities in relation to the planning proposal, in accordance with:

- The Department of Planning and Environment's 'Guide to Preparing Local Environmental Plans'
- A Gateway Determination to be issued by the Minister for Planning and Environment³

As the proposal is to reclassify land, it is proposed to place the planning proposal on public exhibition for 28 days⁴.

Council proposes to notify interested parties of the planning proposal by:

- Notice of the public exhibition in the local newspaper and on the Blacktown City Council website
- Letters to adjoining and nearby land owners and occupiers
- Letters to public authorities

A copy of the Department of Planning and Environment's Practice Note PN16-001 – 'Classification and reclassification of public land through a local environmental plan' will be included in the public exhibition material, as required.

³ Under section 56 of the *Environmental Planning and Assessment Act 1979*.

⁴ 28 days is the minimum consultation period for planning proposals to reclassify land, as per Planning and Environment LEP Practice Note PN16-001 – 'Classification and reclassification of public land through a LEP' and the Department's 'A guide to preparing local environmental plans'.

As the planning proposal seeks to reclassify public land from community to operational, Council will also hold a public hearing⁵. This will give the community an opportunity to expand on written submissions and discuss issues with an independent person in a public forum.

Practice Note PN16-001 – 'Classification and reclassification of public land through a local environmental plan' requires that the public hearing be held after the close of the exhibition period. This allows the person chairing the hearing sufficient time to consider written submissions and all issues raised. At least 21 days public notice is required to be given before the hearing.

No later than 4 days after receiving a report from the person who chairs a public hearing, Council must make a copy of the report available for inspection by the public⁶.

⁵ As required under section 57 of the *Environmental Planning and Assessment Act 1979* and section 29 of the *Local Government Act 1993*.

⁶ As per section 47G of the *Local Government Act 1993*.

4. Conclusion

This planning proposal seeks to reclassify a Council-owned sullage disposal depot (Lot 3 DP226547) in Park Road, Seven Hills from 'community land' to 'operational land'. This is proposed by way of an amendment to Blacktown LEP 2015.

At present, the sullage depot sees minimal use, servicing only 20 rural properties that still use septic tanks. This number will continue to decline as rural land continues to be turned over for urban development. The reclassification of the land to 'operational' will better reflect the non-public and operational nature of the current use and make it possible for Council to sell the site, enabling the site to be better utilised for a more productive industrial land use, consistent with its industrial zoning.

Alternative sullage disposal depots are located in Windsor, St Marys and Homebush.

This planning proposal is consistent with local, regional and State strategic plans.

Council supported the reclassification and preparation of this planning proposal by way of resolution at its Ordinary Meeting of 15 March 2017.

For these reasons the application is worthy of Council's support to forward the request to the Minister for a Gateway determination.

ANNEXURE A

Site Photos

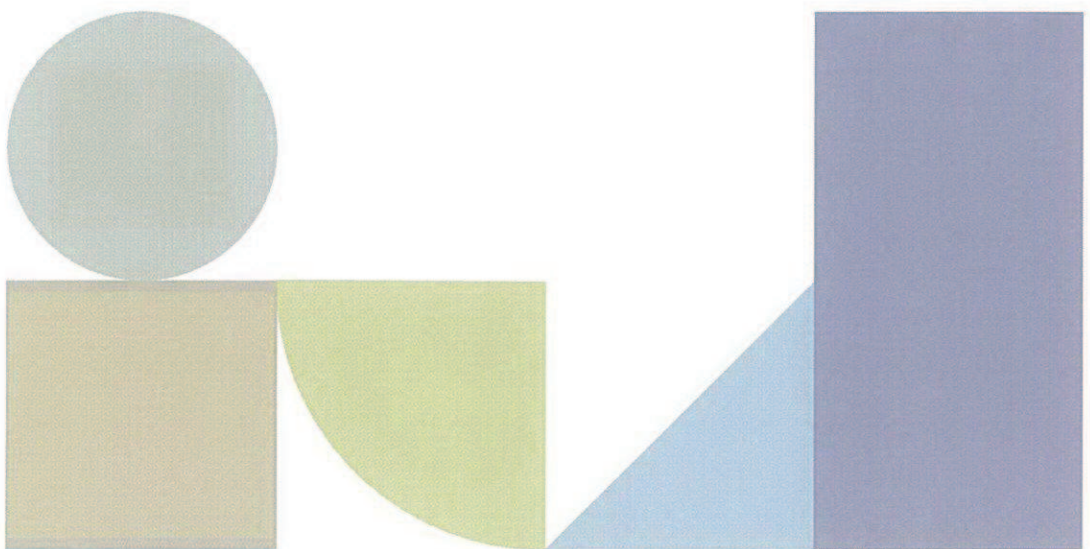




Photo 1 Entrance to site onto Park Road



Photo 2 The site viewed from main driveway off Park Road



Photo 3 Sullage pumping station on the site



Photo 4: Sullage pumping station on the site



Photo 5: Development immediately adjacent to the east of the site, comprising of a church and medical centre



Photo 6: Development opposite the sullage depot site, on the southern side of Park Road

ANNEXURE B

Deposited Plan 226547

Plan Form 3--TO BE USED WHERE IT IS INTENDED TO DESIGNATE PUBLIC ROADS, OR PUBLIC RESERVES OR GREAT CHANNING RESERVES, EASEMENTS, OR RESTRICTIONS AS TO USE.

66.14.

DP226547

Registered (66) *Quinn's A*

Ca. 231. of Acreage

This system: Reserve

Original Subdivision

Ref. Map: SEC. 24, T. 10 N., R. 10 E., S. 10 W.

Lot 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807,

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

[illegible]

CONVERSION TABLE OF INCHES TO METRIC	
INCHES	METRIC
1/16	0.0625
1/8	0.125
3/16	0.1875
1/4	0.25
5/16	0.3125
3/8	0.375
7/16	0.4375
1/2	0.5
9/16	0.5625
5/8	0.625
11/16	0.6875
3/4	0.75
7/8	0.875
1	1.0
1 1/8	1.125
1 1/4	1.25
1 3/8	1.375
1 1/2	1.5
1 5/8	1.625
1 3/4	1.75
1 7/8	1.875
2	2.0
2 1/8	2.125
2 1/4	2.25
2 3/8	2.375
2 1/2	2.5
2 5/8	2.625
2 3/4	2.75
2 7/8	2.875
3	3.0
3 1/8	3.125
3 1/4	3.25
3 3/8	3.375
3 1/2	3.5
3 5/8	3.625
3 3/4	3.75
3 7/8	3.875
4	4.0
4 1/8	4.125
4 1/4	4.25
4 3/8	4.375
4 1/2	4.5
4 5/8	4.625
4 3/4	4.75
4 7/8	4.875
5	5.0
5 1/8	5.125
5 1/4	5.25
5 3/8	5.375
5 1/2	5.5
5 5/8	5.625
5 3/4	5.75
5 7/8	5.875
6	6.0
6 1/8	6.125
6 1/4	6.25
6 3/8	6.375
6 1/2	6.5
6 5/8	6.625
6 3/4	6.75
6 7/8	6.875
7	7.0
7 1/8	7.125
7 1/4	7.25
7 3/8	7.375
7 1/2	7.5
7 5/8	7.625
7 3/4	7.75
7 7/8	7.875
8	8.0
8 1/8	8.125
8 1/4	8.25
8 3/8	8.375
8 1/2	8.5
8 5/8	8.625
8 3/4	8.75
8 7/8	8.875
9	9.0
9 1/8	9.125
9 1/4	9.25
9 3/8	9.375
9 1/2	9.5
9 5/8	9.625
9 3/4	9.75
9 7/8	9.875
10	10.0
10 1/8	10.125
10 1/4	10.25
10 3/8	10.375
10 1/2	10.5
10 5/8	10.625
10 3/4	10.75
10 7/8	10.875
11	11.0
11 1/8	11.125
11 1/4	11.25
11 3/8	11.375
11 1/2	11.5
11 5/8	11.625
11 3/4	11.75
11 7/8	11.875
12	12.0
12 1/8	12.125
12 1/4	12.25
12 3/8	12.375
12 1/2	12.5
12 5/8	12.625
12 3/4	12.75
12 7/8	12.875
13	13.0
13 1/8	13.125
13 1/4	13.25
13 3/8	13.375
13 1/2	13.5
13 5/8	13.625
13 3/4	13.75
13 7/8	13.875
14	14.0
14 1/8	14.125
14 1/4	14.25
14 3/8	14.375
14 1/2	14.5
14 5/8	14.625
14 3/4	14.75
14 7/8	14.875
15	15.0
15 1/8	15.125
15 1/4	15.25
15 3/8	15.375
15 1/2	15.5
15 5/8	15.625
15 3/4	15.75
15 7/8	15.875
16	16.0
16 1/8	16.125
16 1/4	16.25
16 3/8	16.375
16 1/2	16.5
16 5/8	16.625
16 3/4	16.75
16 7/8	16.875

ANNEXURE C

Survey plan

NOTES

- 1 - AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY.
- 2 - NO BOUNDARY SURVEY HAS BEEN MADE
- 3 - SITE AREA 1857m² BY DP228547
- 4 - ORIGIN OF LEVELS SSM32926 RL 54.750 A.H.D. VIDE SCIMS DATED 30/01/17
- 5 - 1/5/0.2/4 DENOTES TREE WITH SPREAD OF 5m TRUNK DIAMETER OF 0.2m & HEIGHT OF 4m

Notes:-

The levels and details on this plan have been determined by stadia methods and are within the general accepted accuracies for such surveys. All set out levels must be referred to the bench mark.

Bearings and Distances are by title plan only and are subject to Final Survey. Except where shown by dimension, the relationship of improvements to boundaries is diagrammatic only. The true positions are subject to Final Survey.

Tree sizes are estimates and indicative only.

Services and utilities shown have been located by physical evidence and/or by reference to service plans from the relevant authorities. Plans may not have been opened to verify the type of utility. Excavation has not been carried out to confirm underground location. Service details should be confirmed with the relevant service authority during design and prior to commencement of construction.

This plan has been prepared for the exclusive use of the client as listed in the title block.

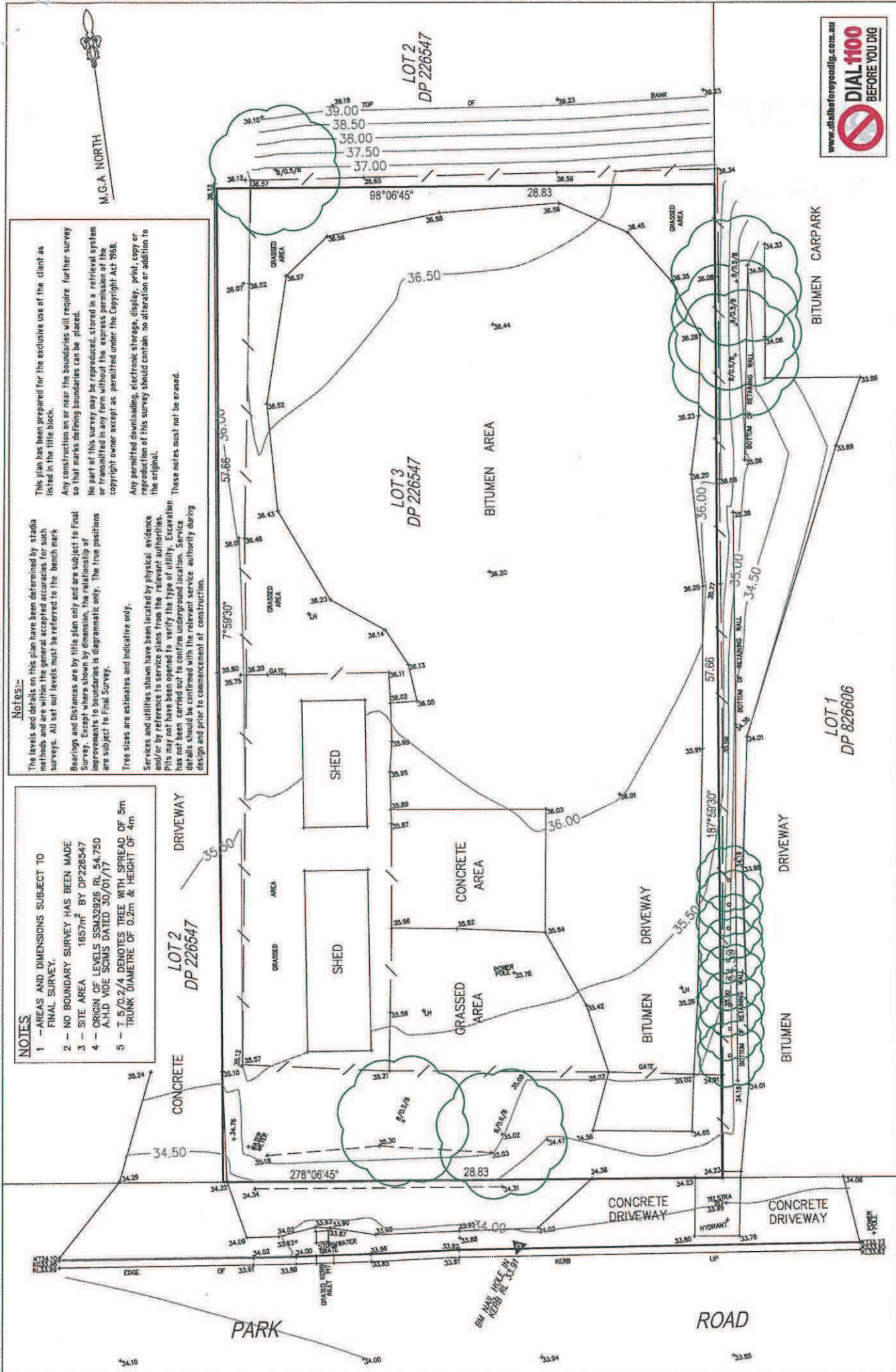
Any construction on or near the boundaries will require further survey so that marks defining boundaries can be placed.

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These notes must not be erased.

M.C.A. NORTH



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PLAN 1:200 @ A3 DESIGN SURVEY R.K.		CHECKED 30/01/2017	
PROJECTION: 1958 REDUCED TO: 20/01/2017 Drawing and Copyright: CREATED ON SITE BY SUPERINTENDENT FOR THE CITY OF BLACKTOWN COUNCIL SPONSORS ONLY, DO NOT SCALE			
 © 2014 www.calibreconsulting.com.au			
CLIENT :		BLACKTOWN CITY COUNCIL	
PLAN SHOWING SELECTED FEATURES & LEVELS OVER LOT 3 IN D.P. 228547 ON PARK ROAD, SEVEN HILLS		ISSUE DESCRIPTION DATE AMEND	
SHEET 1 OF 1 SHEETS		DRAWING No.	

ANNEXURE D

Certificate of Title – Lot 3 DP226547

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/226547

SEARCH DATE	TIME	EDITION NO	DATE
22/5/2017	1:47 PM	-	-

VOL 10061 FOL 238 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 3 IN DEPOSITED PLAN 226547
AT SEVEN HILLS
LOCAL GOVERNMENT AREA BLACKTOWN
PARISH OF PROSPECT COUNTY OF CUMBERLAND
TITLE DIAGRAM DP226547

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF BLACKTOWN

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 THE REGISTERED PROPRIETOR HOLDS SUBJECT TO SECTION 340D LOCAL GOVERNMENT ACT, 1919

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Blacktown City Council

PRINTED ON 22/5/2017

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