

Planning & Development.

Minute Number:
 ✓ 28/03/2012
 23/01/2013

Council Meeting Date:

Report Number: SD320009

Director City Strategy & Development Author: Darcy M., Manager: Taylor T.

ITEM: <#> DE124

SUBJECT:

SD320009 - Planning Proposals Received during the Preparation of the New City-wide Comprehensive Local Environmental Plan

DIVISION REQUIRED: ☐ Yes

SUBJECT DETAIL:

FILE NUMBER: RZ-06-1982/20

BLACKTOWN CITY 2030 Vision

Strategy: Urban living and infrastructure

SUMMARY OF REPORT:

1. In June 2006 Council resolved to prepare a new City-wide Comprehensive Local Environmental Plan (LEP) in accordance with the State Government's *Standard Instrument (Local Environmental Plans) Order 2006* and in replacement of Blacktown LEP (BLEP)1988. To date Council has considered various aspects of the new City-wide LEP, on an issue by issue basis.
2. This report will consider a number of submissions and/or Planning Proposals that have been received during the drafting of the City-wide LEP. These Planning Proposals request Council consideration of rezoning of certain land as part of the City-wide LEP.
3. The Planning Proposals subject to this report are situated outside of the Urban Renewal Precincts (URPs) of Blacktown, Seven Hills, Mount Druitt and Rooty Hill.
4. Attachments to this report are:
 - Attachment 1 - Federation of Parents and Citizens' Associations of NSW Submission - Prohibition of certain land uses in Rural and Environmental Zones
 - Attachment 2 - RU4 Rural Small Holdings Zone proposed Land Use Table

- Attachment 3 - E2 Environmental Conservation Zone proposed Land Use Table
- Attachment 4 - Site map of Meurants Lane (ex Football NSW site) demonstrating existing zoning under BLEP 1988
- Attachment 5 - Site map of Department of Defence land at 143 Blacktown Road, Blacktown, detailing existing zoning under BLEP 1988
- Attachment 6 - Table detailing various lots of 6(a) Public Recreation zoned land proposed to be rezoned to R2 Low Density Residential
- Attachment 7 - Site map of 160 Douglas Road, Blacktown (Lot 25 DP 25617) detailing existing zoning under BLEP 1988
- Attachment 8 - Site map of Part Lot 2 DP 1024857, Rice Place and Palm Place, Shalvey detailing existing zoning under BLEP 1988
- Attachment 9 - Site map of Lot 1 DP 1097685 Vardys Road, Kings Langley detailing existing zoning under BLEP 1988.
- Attachment 10 - Planning Proposal for Vardys Road, Kings Langley.

RECOMMENDATION:

1. Council endorse the recommendations to rezone certain land under the new City-wide Local Environmental Plan (LEP) as detailed in Sections 3 to 7 inclusive of this report.
2. Council endorse the recommendations to reclassify certain land from "community" to "operational" land as detailed in this report and include these lands in Schedule 4 of the new City-wide LEP.
3. As part of the new City-wide LEP exhibition Council engage an independent expert to conduct a Public Hearing into the reclassifications as per the provisions of the Local Government Act 1993.
4. The relevant landowners be advised of Council's decision at the time of public exhibition of the City-wide LEP.
5. For the reasons identified in this report, the proposed zoning for Lot 1 DP 1097685 Vardys Road, Kings Langley under the new City-wide LEP proceed in accordance with the recommendation in Section 8i and 8j of this report.
6. The General Manager be delegated authority to convert the Land Zoning Map and any clauses relating to the Planning Proposals that have been addressed in this report into the required statutory draft Local Environmental Plan (LEP) format for the purposes of public exhibition, and following any feedback from the Department of Planning and Infrastructure.

REPORT:

1. Introduction

- a. In June 2006 Council resolved to prepare a new City-wide Comprehensive Local Environmental Plan (LEP) in accordance with the State Government's *Standard Instrument (Local Environmental Plans) Order 2006* and in replacement of Blacktown LEP (BLEP) 1988. To date Council has considered various aspects of the new City-wide LEP, on an issue by issue basis. Key aspects of the new LEP that have been considered to date include:
 - i. Section 62 consultation with other authorities and agencies (2007 and 2009);

- ii. the Rural Zone (2007);
 - iii. the Recreation, Environment Protection and Waterways Zones (2007);
 - iv. the Special Activities and Infrastructure Zones (2008);
 - v. proposed Heritage Provisions (2010);
 - vi. proposed zones for Industrially Zoned Land (2010);
 - vii. the Blacktown Planning Strategy (2011);
 - viii. proposed zones for Business Zoned Land (2011);
 - ix. proposed height controls for land zoned B1 Neighbourhood Centre or B2 Local Centre (2011);
 - x. Blacktown City Centre Masterplan - CBD Precinct (2011); and
 - xi. Mount Druitt Major Centre Masterplan (2011).
- b. This report will consider a number of submissions and/or Planning Proposal requests that have been received during the drafting of the City-wide LEP.
- c. The submissions and/or Planning Proposals have been lodged by both the general public and internal sections within Council.
- d. The land subject to this report is situated **outside** of the designated **Urban Renewal Precincts** (URPs) of Blacktown, Seven Hills, Mount Druitt and Rooty Hill.
- e. This report has been divided into the following sections:
- i. Section 1 – Introduction
 - ii. Section 2 – Background
 - iii. Section 3 – Proposal to Prohibit Certain Land Uses in Rural and Environmental Zones
 - iv. Section 4 – Meurants Lane, Glenwood (ex Football NSW site)
 - v. Section 5 – 143 Blacktown Road, Blacktown (Department of Defence Land)
 - vi. Section 6 – Various Parcels of Public Recreation Land
 - vii. Section 7 – Land Reclassification Proposals
 - viii. Section 8 – Vardys Road, Kings Langley
 - ix. Section 9 – Pecuniary Interest Exemptions in Relation to the New LEP
 - x. Section 10 – Conclusion

2. Background

- a. Council, at its meeting of 21 June 2006, considered a Report (PD260086) regarding the preparation of a new City-wide LEP in accordance with the Standard Instrument LEP. At that meeting Council resolved amongst other things:

“...to establish a register of future LEP amendments that are considered worthy of further investigation and/or inclusion as part of Council’s City-wide draft LEP. All inclusions on this register shall be approved by the General Manager, who shall also determine whether a proposal is worthy of progression ahead of Council’s Standard LEP, in which case the General Manager shall resolve to prepare a draft LEP and submit it to the LEP Review Panel for consideration. Further, the General Manager be delegated authority to resolve not to prepare a draft LEP amendment where he deems the proposal to have no planning merit or is unjustifiably inconsistent, in his view, with Council or NSW Government Policy.”

- b. Since this time a number of submissions and/or Planning Proposals have been received by Council and placed on this register. Some of these Planning Proposals, however, have been considered ahead of the City-wide LEP and they have been progressed accordingly (eg 1-3 Kilbenny Street, Kellyville Ridge). This report therefore aims to deal with the remaining Planning Proposals.
- c. It should be noted, however, that this report only deals with those Planning Proposals for lands **outside** of the Urban Renewal Precincts (URPs) of Blacktown, Mount Druitt, Rooty Hill and Seven Hills. The Strategic and Precinct Planning Section of Council is dealing with Planning Proposals within the URPs to ensure that they are consistent with the Masterplans that have been prepared for those precincts. These Planning Proposals are being reported to Council separately in the very near future.
- d. This report will consider each submission and recommend whether the rezoning request should be supported and, if so, recommend what relevant planning provisions need to be included in the new City-wide LEP (eg zoning, clause amendments and the like). Further, a recommendation of a proposed zoning under the new City-wide LEP, if applicable, will be made.

3. Proposal to Prohibit Certain Land Uses in Rural and Environmental Zones

- a. A letter has been received from the Federation of Parents and Citizens' Associations of NSW requesting that Council consider prohibiting a number of land uses in any future Rural and Environmental Zones within the new City-wide LEP. These uses include: educational establishments; places of public worship and child care centres.
- b. In the submission the Federation of Parents and Citizens' Associations of NSW requested the prohibition based on:
 - i. schools, churches and child care centres are commonly comprised of larger buildings which are often incompatible with the generally sloping and/or vegetated nature of these lands;
 - ii. non-urban zones are usually isolated/distant from communities they serve, thus increasing vehicular trips/traffic; and
 - iii. future needs will be provided when the population growth occurs, thus reducing traffic and increasing walkability.
- c. A copy of the submission is held at **Attachment 1** to this report.
- d. Under the new City-wide LEP the following Rural and Environmental Zones have been adopted by Council:
 - i. RU4 Rural Small Holdings Zone
 - ii. E2 Environmental Conservation Zone
- e. Council, at its meeting of 20 June 2007, considered a Report (PD270074) detailing the proposed zoning of rural land under the new City-wide LEP. At the meeting Council adopted the RU4 Rural Small Holdings Zone for all land currently zoned Rural under BLEP 1988. A Land Use Table was also endorsed for the RU4 Zone, which permits with consent educational establishments and places of public worship. Both uses were considered compatible with the surrounding rural nature of the area

and neither use was expected to prejudice the orderly and economic development of future urban lands. Most of the land proposed to be zoned RU4 in the Blacktown LGA is within the North West Growth Centre Precincts.

- f. The justification for permitting educational establishments and places of public worship in the RU4 Zone is considered sound. It is therefore **recommended** that Council not alter the RU4 Land Use Table that was adopted on 20 June 2007 and that the Federation of Parents and Citizens' Associations of NSW be advised that Council cannot concur with its suggestion that those land uses be prohibited.
- g. Child care centres were, however, prohibited in the RU4 Rural Small Holdings Zone. The report stated that:

"Child care centres are a use which should be located near services, transport and residential development. The rural areas of the Blacktown LGA are not ideal locations for child care centres and this use should be located in existing urban areas in concert with the precinct planning process".

This prohibition is consistent with what was sought in the Federation of Parents and Citizens' Associations' submission.

- h. A copy of the proposed RU4 Land Use Table as adopted at the meeting of 20 June 2007 is held at **Attachment 2**.
- i. Council at its meeting 19 September 2007 considered a Report (PD270086) which examined, amongst other things, proposed Environmental Zones under the new City-wide LEP. At the meeting Council adopted the E2 Environmental Conservation Zone for certain lands throughout the LGA, as well as a Land Use Table. The Land Use Table is consistent with the NSW Federation of Parents and Citizens' Associations' submission, in that educational establishments, places of public worship and child care centres are all proposed to be prohibited under the adopted E2 Zone of the new City-wide LEP.
- j. A copy of the E2 Environmental Conservation zone proposed Land Use Table as adopted at the meeting of 19 September 2007 is held at **Attachment 3**.

4. Meurants Lane, Glenwood (ex Football NSW site)

- a. In September 2007 Council received a request from Football NSW to rezone Valentine Park, Meurants Lane, Glenwood from 6(b) Private Recreation to predominantly 2(a) Residential, with a portion of 6(a) Public Recreation and 5(a) Special Uses – Drainage (RZ-07-2578).
- b. The Planning Proposal was reported to Council at its Ordinary Meeting on 9 December 2009 (SD290148). The rezoning was subsequently published on the legislation website on 26 November 2010 (i.e. it took effect from that date).
- c. The Council Report detailed a residual portion of Council-owned land, being Lot 12 DP 1084455 on the corner of Meurants Lane and Old Windsor Road which was not subject to the original 2007 Planning Proposal as it was not owned by Football NSW. In a submission to the original rezoning (RZ-07-2578/4) the then Roads and Traffic Authority (RTA) indicated that they required this land to facilitate a disabled access path from the top level of Meurants Lane to the level of the bus station at the T-way

on Old Windsor Road. On this basis the 6(b) Private Recreation zone at the corner of Meurants Lane and Windsor Road was retained on the plan. The Council Report recommended that:

"The residual 6(b) Private Recreation zoned land, owned by Council, on the corner of Meurants Lane and Old Windsor Road be rezoned to an appropriate Special Purpose – Road zoning under the new Comprehensive City-wide Local Environmental Plan."

- d. A copy of a plan illustrating the "residual" site and its existing zoning is held at **Attachment 4** to this report.
- e. Further, the subject "residual" site was dedicated as a public road under Section 10 of the *Roads Act 1993* on 3 July 2009.
- f. Having regard to Council owning the "residual" site and the RTA's request that the site be used to provide access to the T-Way, the most appropriate zone for the site would be a R2 Low Density Residential zone reflecting the adjoining zone proposed under the new City-wide LEP. Under the new City-wide LEP Council has consistently zoned Council-owned roads to reflect the adjoining zoning. A zoning of SP2 Infrastructure would be a more appropriate zone if the land was owned by the RTA, which it is not.
- g. In light of the above it is **recommended** that Lot 12 DP 1084455 be rezoned under the new City-wide LEP from 6(b) Private Recreation to R2 Low Density Residential.

5. 143 Blacktown Road, Blacktown (Department of Defence Land)

- a. During the drafting of the City-wide LEP Council has consulted with public authorities on 2 occasions. The first Section 62 consultation was undertaken in late 2006 and reported to Council on 16 May 2007. A decision was made to consult again in September 2009 acknowledging the lapse in time from the initial consultation in 2006.
- b. The Department of Defence, in their response to the September 2009 Section 62 consultation, requested that their Blacktown Multi-use Depot site at 143 Blacktown Road, Blacktown (Lot 21 DP 17975) be zoned SP2 – Defence. Defence has been working with the Department of Planning and Infrastructure to have defence land across the State zoned uniformly as SP2 – Defence. **Attachment 5** provides a site map and details the existing zoning under BLEP 1988.
- c. At its Ordinary Meeting of 3 September 2008 Council considered a report (PD280066) on proposed zonings for sites presently zoned for a special purpose, under the new City-wide LEP. It was resolved at this meeting to seek a proposed zoning of SP1 Special Activities Zone (Public Administration Building) for the subject Defence site.
- d. The difference between the SP1 Special Activities Zone and SP2 Infrastructure Zone is considered minor and will have no significant impact on the subject site or adjoining sites. Further, given that the Department of Defence are pursuing a uniform zoning for their entire landholdings across NSW, it is **recommended** that the subject site be zoned SP2 Defence under the new City-wide LEP.

6. Various Parcels of Public Recreation Land

- a. In preparing the City-wide LEP Council has taken the opportunity to review some of its 6(a) Public Recreation land. High quality, well integrated, accessible, appealing and safe open space is essential to building and sustaining healthy communities. Open space contributes towards cultural richness, diversity and quality of lifestyle. Council currently provides a vast range of open space and recreation facilities that aim to meet the needs of our growing and diverse community.
- b. In assessing Council's open space land parcels some sites have been identified for potential consolidation to allow greater efficiency of Council resources whilst continuing to achieve positive community outcomes.
- c. When assessing a 6(a) Public Recreation site for rezoning a list of criteria for assessing whether a site requires rezoning was developed by Council's Sport and Recreation Services Section. This criteria includes:
 - i. limitations in size and embellishment potential;
 - ii. unfavourable configuration;
 - iii. unfavourable location;
 - iv. extensive maintenance and management obligations with little or no benefit to our community;
 - v. close proximity to higher quality and more useable open space;
 - vi. conflicting land use, i.e. transmission tower; and
 - vii. safety.
- d. Arising from Council's review of its public open spaces, a number of 6(a) Public Recreation sites have been recommended for rezoning. The majority of the sites are poorly located and/or do not serve an open space purpose. It is proposed that the sites be zoned under the new City-wide LEP to the proposed zoning of the adjoining land. In all instances this is a R2 Low Density Residential Zone.
- e. Further, the proposed rezoning of the sites has been reviewed and endorsed by Council's Section 94 Committee.
- f. The table at **Attachment 6** identifies the sites that are proposed to be rezoned, lists the current zoning under BLEP 1988, details the proposed zoning under the new City-wide LEP, provides justification for the rezoning and details any relevant background and/or comments.
- g. It is **recommended** that the 8 sites in the Table at **Attachment 6** be rezoned under the new City-wide LEP to a R2 Low Density Residential Zone.

7. Land Reclassification Proposals

- a. Under the provisions of the *Local Government Act 1993* land owned by Council is classified as either "community" land or "operational" land. A change in zoning of Council-owned land may affect the classification of that land. Should there be a need to reclassify Council-owned land, the *Local Government Act 1993* provides that a

Public Hearing is required, which must be chaired by an independent expert.

- b. In order to facilitate the reclassification of a site to "operational land", under the Standard Instrument LEP the site must be listed at *Schedule 4 Classification and reclassification of public land*. A Public Hearing must also be held as part of the reclassification process. For the sites that need to be reclassified as a part of the new City-wide LEP, it is proposed that a Public Hearing be held as part of the exhibition of the draft LEP. The results of the Public Hearing will be reported back to Council post exhibition.
- c. It is **recommended** that Council use the process of the City-wide LEP to undertake a number of reclassifications. These reclassification proposals are detailed below.

i. 160 Douglas Road, Blacktown (Lot 25 DP 25617)

- Council at its meeting of 26 May 2010 considered a Confidential Report (WF2015A) which reviewed outstanding community facility works in *Contributions Plan No 1 – 1980's Release Areas (CP No 1)*.
- *CP No. 1* proposed that Council construct a child care centre and neighbourhood centre at 160 Douglas Road, Doonside. The site had previously been identified as unsuitable for a neighbourhood centre due to its close proximity to residential areas, narrow footpaths and a lack of activity in the area. There is also no local unmet demand for a child care centre.
- In light of this Council resolved to dispose of the Douglas Road site. The site is currently zoned part 2(a) Residential, 6(a) Public Recreation and 5(a) Special Uses (Drainage) under BLEP 1988. The portion of the site currently zoned 2(a) Residential is classified as "community" land.
- A map identifying the site and its existing zoning is held at **Attachment 7** to this report.
- To begin the process of disposing of this land, the portion of the site zoned 2(a) Residential and classified as "community" land needs to be reclassified to "operational" land.
- It is therefore **recommended** that part of Lot 25 DP 25617 be reclassified from "community" land to "operational" land.

ii. Reserve 834 - Quakers Hill Parkway, Quakers Hill (Lot 4 DP825478)

- Justification to rezone Reserve 834 (Lot 4 DP825478) from 6(a) Public Recreation to R2 Low Density Residential was outlined earlier in this report at Section 6 (and at **Attachment 6**). In summary, the site is landlocked and therefore not able to be accessed by the general public for use as open space.
- The rezoning will necessitate a reclassification from "community" land to "operational" land. By reclassifying the site to "operational" land this will broaden Council's options for the site, including the ability to dispose of the site if deemed appropriate.
- It is therefore **recommended** that the site (Lot 4 DP825478) be reclassified

from “community” land to “operational” land under the new City-wide LEP.

iii. Part Lot 2 DP 1024857, Rice Place and Palm Place, Shalvey

- At its meeting of 12 September 2007 Council considered a report (PD270086) detailing proposed Recreation, Environment Protection and Waterways Zones for the new-City wide LEP.
- The report identified 2 Council owned sites that are currently zoned 6(a) Public Recreation but are not proposed to be zoned RE1 Public Recreation under the new City-wide LEP. The sites are located in Reserve 341 and act as a pedestrian accessway leading into the Reserve from Rice Place and Palm Place respectively. **Attachment 8** contains a map that identifies these sites and their existing zoning under BLEP 1988.
- The pedestrian accessways through Reserve 341 have been the subject of complaints to Council over a number of years from adjoining owners. The complaints have related to anti-social behaviour and rubbish dumping.
- It is **recommended** that Part Lot 2 DP 1024857 in Rice Place and Palm Place, Shalvey be rezoned from 6(a) Public Recreation to R2 Low Density Residential and be reclassified from “community” land to “operational” land under the new City-wide LEP.

8. Vardys Road, Kings Langley

- a. A Planning Proposal has been received from Don Fox Planning on behalf of Tilrox Pty Ltd seeking the rezoning of land situated on the north-eastern corner of Vardys and Sunnyholt Roads, Kings Langley (Lot 1 DP 1097685).
- b. The Planning Proposal seeks to rezone the subject site from 2(a) Residential to 2(c) Residential under BLEP 1988. The equivalent zoning for 2(c) Residential under the new City-wide LEP would be a R4 High Density Residential Zone. A copy of the Planning Proposal is included at **Attachment 10**.
- c. The site is undeveloped and has an area of approximately 1.74 hectares. The site has a number of significant development constraints, including limited road access and drainage issues associated with the creek that runs through the site.
- d. A map identifying the site and its existing zoning under BLEP 1988 is held at **Attachment 9** to this report.
- e. Directly south of the site is the Blacktown Urban Renewal Precinct (URP). The land directly to the south on the southern side of Vardys Road within the Blacktown URP will be proposed to be zoned for a higher residential density under the Blacktown City Centre Masterplan which will be considered by Council in April 2012.
- f. Under BLEP 1988 medium density housing development is permitted with consent in the 2(a) Residential Zone. Under the new City-wide LEP the surrounding residential land is proposed to be R2 Low Density Residential. The proposed R2 Low Density Residential Zone will not permit multi dwelling housing (the equivalent of medium density housing under the new City-wide LEP). (Refer to proposed Residential Zones Report SD320003 to the Policy Committee on 15 February 2012).

- g. The draft Blacktown Housing Strategy recommends that the majority of the higher density zones be situated in the Urban Renewal Precincts, in close proximity to train stations, higher order commercial centres and other amenities. An R4 High Density Residential zoning is therefore not considered appropriate on this site as it is not contained within a URP and would be directly adjacent to existing low density residential development. Residential flat developments would therefore be significantly out-of-character with its immediate surroundings and they would likely result in a significant impact on the existing community, particularly given that vehicle access to the site is presently restricted solely from Evan Place, Kings Langley.
- h. It is acknowledged, though, that this site will be extremely difficult and expensive to develop given the significant creek system that traverses the site and the site's limited available road access points. On this basis it is considered that upzoning to an R3 Medium Density Residential Zone **may** be appropriate in order for the owner to attain a viable economic from the site in consideration of the significant development costs. Maintaining low density on this site will significantly reduce its development viability and increase the likelihood of the site being effectively "sterilised" against further development.
- i. As there has already been significant community opposition to and concern with any change in zoning on this site, and an R4 proposed zoning is envisaged to engender significant future community debate, a compromise might be to rezone the northern part of the site to R2 Low Density Residential and the southern part of the site to R3 Medium Density Residential with access to be provided to this section of the site via Vardys Road. This would maintain the status quo of being able to construct medium density development (i.e. townhouses) on that part of the site that would have minimal impact on surrounding neighbours, whilst providing lower density transitional land uses on land accessed via Evan Place.
- j. On the basis of the above it is **recommended** that Lot 1 DP 1097685 Vardys Road, Kings Langley be rezoned to R2 Low Density Residential and R3 Medium Density Residential under the new City-wide LEP.
- k. It is not appropriate to make a decision on this site known to the applicant or general public until the new LEP is placed on public exhibition.

9. Pecuniary Interest Exemptions in Relation to the New LEP

- a. Prompted by the release of the *Standard Instrument (LEPs) Order 2006*, the Director-General of the Department of Local Government issued a Circular in October 2006 reminding all local government Councillors of their obligations under Section 451 of the Local Government (LG) Act 1993 that required any Councillor who has a pecuniary interest in any matter that Council is considering to declare that interest and absent themselves from the meeting at any time that the matter is being considered or discussed.
- b. In the event that the number of Councillors declaring such an interest, at any one time, would leave Council without a quorum, Council would therefore be unable to make a decision. Such a situation could arise, for example, when Council considers a new 'residential' zoning regime, as most Councillors will be prevented from considering and voting on the matter due to their ownership of residential land in the City. For that reason Section 458 of the LG Act provides that the Minister may conditionally or unconditionally allow Councillors who have a pecuniary interest in the matter to nevertheless take part in debate and to vote on that matter.

- c. Therefore in June 2007 when considering a confidential report on the proposed Rural Zone for the new City-wide Comprehensive LEP, Council resolved, amongst other things that:

"Pursuant to Section 458 of the Local Government Act 1993, the Minister for Local Government be requested to grant an exemption from the provisions for Section 451 of the Act, in respect of all Council resolutions regarding the City of Blacktown draft comprehensive Local Environmental Plan being prepared in accordance with the "Standard Template", for all Councillors of the City of Blacktown so as to enable those Councillors to be present when this matter is under consideration and vote on this matter. Failure to grant an exemption from voting would mean that so many Councillors would be prevented from voting such that a decision would be unable to be made".

- d. In May 2008 Council wrote to the (then) Minister for Local Government, the Hon Paul Lynch MP, asking that he approve an exemption under Section 458 to allow Councillors who have a pecuniary interest to nevertheless take part in consideration or discussion, and to vote on all matters relating to the preparation of the new Standard LEP for the City of Blacktown. Pecuniary interest exemptions were subsequently granted for all current Councillors in 2009.

10. Conclusion

- a. This report has been prepared to consider a number of Planning Proposals and one submission from the Federation of Parents and Citizens' Associations of NSW and other sections of Council that have been received during the drafting of the new City-wide LEP as well as site specific Planning Proposals for land outside of the Urban Renewal Precincts.
- b. All the sites subject to this report are situated outside the adopted Urban Renewal Precincts of Blacktown, Seven Hills, Mount Druitt and Rooty Hill.
- c. Having considered the sites nominated, recommendations have been made in relation to future zonings under the new City-wide LEP.
- d. Further, some sites also require reclassification from 'operational' to 'community' land, necessitating a future Public Hearing chaired by an independent expert.

RECOMMENDATION:

1. Council endorse the recommendations to rezone certain land under the new City-wide Local Environmental Plan (LEP) as detailed in Sections 3 to 7 inclusive of this report.
2. Council endorse the recommendations to reclassify certain land from "community" to "operational" land as detailed in this report and include these lands in Schedule 4 of the new City-wide LEP.
3. As part of the new City-wide LEP exhibition Council engage an independent expert to conduct a Public Hearing into the reclassifications as per the provisions of the Local Government Act 1993.
4. The relevant landowners be advised of Council's decision at the time of public exhibition of the City-wide LEP.
5. For the reasons identified in this report, the proposed zoning for Lot 1 DP 1097685 Vardys Road, Kings Langley under the new City-wide LEP proceed in accordance with the recommendation in Section 8i and 8j of this report.

6. The General Manager be delegated authority to convert the Land Zoning Map and any clauses relating to the Planning Proposals that have been addressed in this report into the required statutory draft Local Environmental Plan (LEP) format for the purposes of public exhibition, and following any feedback from the Department of Planning and Infrastructure.

ATTACHMENTS:

COMMITTEE RECOMMENDATION:

1. Council endorse the recommendations to rezone certain land under the new City-wide Local Environmental Plan (LEP) as detailed in Sections 3 to 7 inclusive of this report.
2. Council endorse the recommendations to reclassify certain land from "community" to "operational" land as detailed in this report and include these lands in Schedule 4 of the new City-wide LEP.
3. As part of the new City-wide LEP exhibition Council engage an independent expert to conduct a Public Hearing into the reclassifications as per the provisions of the Local Government Act 1993.
4. The relevant landowners be advised of Council's decision at the time of public exhibition of the City-wide LEP.
5. For the reasons identified in this report, the proposed zoning for Lot 1 DP 1097685 Vardys Road, Kings Langley under the new City-wide LEP proceed in accordance with the recommendation in Section 8i and 8j of this report.
6. The General Manager be delegated authority to convert the Land Zoning Map and any clauses relating to the Planning Proposals that have been addressed in this report into the required statutory draft Local Environmental Plan (LEP) format for the purposes of public exhibition, and following any feedback from the Department of Planning and Infrastructure.

COMMITTEE DIVISION

Supported: Bleasdale; Atalla; Collins; Robinson; Donaldson

COUNCIL RESOLUTION:

1. Council endorse the recommendations to rezone certain land under the new City-wide Local Environmental Plan (LEP) as detailed in Sections 3 to 7 inclusive of this report.
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3. As part of the new City-wide LEP exhibition Council engage an independent expert to conduct a Public Hearing into the reclassifications as per the provisions of the Local Government Act 1993.
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COUNCIL DIVISION

Supported: Atalla; Lowles; Tyrrell; Green; Pendleton; Griffiths; Kelly; Robinson; Diaz; Collins; Dickens; Bilic; Bali; Donaldson; Bleasdale

Create Action

ZONE INDEX

Lot Parcel Coverage - Strata Unit

Lot Parcel Coverage - Torrens Title

Strata Development Coverage - Registered

Boundaries [GIS]

Suburb Boundary

Creek Catchment Areas [GIS]

Waterway Coverage

State Planning Controls [GIS]

SEPP Land Zone UL Unzoned Land Coverage

LEP Items [GIS]

BLEP88 Land Zone Coverage - 2(a)

BLEP88 Land Zone Coverage - 4(a)

BLEP88 Land Zone Coverage - 4(b)

BLEP88 Land Zone Coverage - 4(c)

BLEP88 Land Zone Coverage - 5(b)

BLEP88 Land Zone Coverage - 5(c)

BLEP88 Land Zone Coverage - 6(a)

BLEP88 Road Closed to Vehicles Boundary

System Items [GIS]

drafting_lines line_10

Lot 1 DP 1097685

EXISTING ZONING

THIS MAP IS AN EXTRACT FROM
BLACKTOWN
LOCAL ENVIRONMENTAL PLAN 1988,
AS AMENDED.

Locality

Scale

1:2500

County

Cumberland

