



Planning, Development, Historical & Assets

Planning Proposal - Blacktown Workers Sports Club playing fields relocation, Walters Road, Arndell Park

Item: PD1026 Report: DD370005 File: MA2016/0003

Ordinary Meeting on 15 March 2017 Committee Meeting on 1 March 2017

Division is required

Topic	Outcome of community consultation for a proposal to include 'recreation facilities (outdoor)' as an additional permitted use in our planning controls for the industrial land at Walters Road, Arndell Park.
Analysis	The Planning Proposal will make it permissible for the Blacktown Workers Sports Club in Reservoir Road to relocate its existing sports fields to the rear of its site on land fronting Walters Road in Arndell Park. We received no objections to the proposal from the public during the exhibition period. Consultation with public authorities raised some issues that will be resolved at the detailed development application stage. We recommend that Council supports the amendment to Schedule 1 of Blacktown Local Environmental Plan (BLEP) 2015 and arrange for the changes to be made law. Attachments: Attachment 1 – Aerial photo and zoning plan Attachment 2 – Review of matters raised in public authority submissions
Report Recommendation	1. Support the Planning Proposal to amend Blacktown Local Environmental Plan 2015 to permit 'recreation facilities (outdoor)' on land at 217-221 Walters Road, Arndell Park. 2. Forward the Planning Proposal to the Department of Planning and Environment to request that the Greater Sydney Commission make the plan. 3. Advise the applicant and all submitters of the decision.

Key reasons

1. Council resolved to support the Planning Proposal and progress it to public exhibition
 - a. At its Ordinary Meeting on 17 August 2016, Council resolved to:
 - i. 'Support the Planning Proposal and forward it to the Minister for Planning seeking

a Gateway Determination

- ii. Exhibit the draft amendment once approval to proceed has been given.'
- b. The Planning Proposal will amend *Blacktown Local Environmental Plan (BLEP) 2015* to permit 'recreation facility (outdoor)' as an additional use on land at 217- 221 Walters Road, Arndell Park (Lot 14 Section 4 DP 6796 and Lot 10 DP 818679).
- c. This will be done by amending Schedule 1 of BLEP 2015 which allows additional specific uses that would otherwise be prohibited on individual sites.
- d. We submitted the Planning Proposal to the Department of Planning and Environment on 7 September 2016.
- e. The delegate for the Greater Sydney Commission issued a Gateway Determination for the Planning Proposal on 14 October 2016.

2. No objections to the Planning Proposal were raised in submissions

- a. We consulted with all the public authorities listed in the Gateway Determination and held a public exhibition from 23 November to 23 December 2016.
- b. We received 5 submissions from public authorities and no submissions from the general public.
- c. The following public authorities provided comments on the Planning Proposal:
 - i. Sydney Water had no objection to the proposal.
 - ii. WaterNSW had no objection to the proposal.
 - iii. Department of Primary Industries – Water had no objection to the proposal, but recommended that the applicant consult with the Department to ensure that all activities and works in proximity to the watercourse comply with state guidelines for works on waterfront land. This will take place at the development application stage.
 - iv. Endeavour Energy had no objection to the proposal subject to its standard safety requirements when developing the site and vegetation maintenance. These issues are typically not dealt with at the Planning Proposal stage but at construction stage.
 - v. The Office of Environment and Heritage had no objection to the Planning Proposal but has concerns about the development application for land clearing, earthworks and landscaping on the land. These issues will also need to be addressed at the later process stage.
- d. Attachment 2 contains a detailed summary of the submissions.

Context

1. The Planning Proposal will allow Blacktown Workers Sports Club to relocate its playing fields

- a. The Blacktown Workers Sports Club wishes to relocate its existing sporting fields to the rear of its site on Reservoir Road and build a Seniors Living Village in their place.
- b. The Planning Proposal is a first step in working towards the ultimate aim of providing a specifically designed aged persons facility on the existing sports fields on Reservoir Road, which will increase housing choice in one of Blacktown's older established

residential areas.

- c. Development on the land for the Seniors Living Village will be assessed at the development application stage. This process is separate from the Planning Proposal.
- d. The Planning Proposal is necessary as 'recreation facility (outdoor)' is not permissible on the land because it is zoned IN1 General Industrial and IN2 Light Industrial under Blacktown Local Environmental Plan (BLEP) 2015.
- e. To achieve the Club's outcome, an amendment to BLEP 2015 is required to add the 'recreation facility (outdoor)' land use to the site.
- f. If Council decides to proceed with the proposal, we will send it to the Department of Planning and Environment to have it made law.

Approval

Name and position	
→ Report author	Galt S., Policy Planner
→ Endorsed by	Taylor T., Manager Development Policy
→ Director approval	Glennys James, Director Design & Development
	Signature:
→ General Manager approval	Kerry Robinson, General Manager
	Signature:

Attachments

Ref	Description	Files
1		 A1DD370005.pdf
2		 A2DD370005.pdf

Recommendations

Report Recommendation	1. Support the Planning Proposal to amend Blacktown Local Environmental Plan 2015 to permit 'recreation facilities (outdoor)' on land at 217-221 Walters Road, Arndell Park. 2. Forward the Planning Proposal to the Department of Planning and Environment to request that the Greater Sydney Commission make the plan. 3. Advise the applicant and all submitters of the decision.
Committee Recommendation	1. Support the Planning Proposal to amend Blacktown Local Environmental Plan 2015 to permit 'recreation facilities (outdoor)' on land at 217-221 Walters Road, Arndell Park. 2. Forward the Planning Proposal to the Department of Planning and Environment to request that the Greater Sydney Commission make the plan. 3. Advise the applicant and all submitters of the decision. 4. It being noted that Mr. R. MacIndoe, applicant was received by the

Planning, Development, Historical & Assets Committee meeting
between 6.56 p.m. and 7.01 p.m.

Committee Division	Supported: Griffiths; Bleasdale; Israel; Camilleri Absent: Collins
Council Resolution	1. Support the Planning Proposal to amend Blacktown Local Environmental Plan 2015 to permit 'recreation facilities (outdoor)' on land at 217-221 Walters Road, Arndell Park. 2. Forward the Planning Proposal to the Department of Planning and Environment to request that the Greater Sydney Commission make the plan. 3. Advise the applicant and all submitters of the decision. 4. It being noted that Mr. R. MacIndoe, applicant was received by the Planning, Development, Historical & Assets Committee meeting between 6.56 p.m. and 7.01 p.m.
Council Division	Supported: Bleasdale; Bali; Diaz .J.G; Quilkey; Singh; Diaz .J.M; Griffiths; Benjamin S; Santos; Israel; Bunting; Camilleri Absent: Brillo F; Collins