SHORT MINUTES : Ordinary Meeting MEETING DATE: 17.8.16 ENCL.NO.

DE3509 - DD360051 - Planning Proposal for the relocation of Transport Workers Union NSW headquarters to Minchinbury Industrial Estate MA2016/0006

MOTION (Atalla/Holmes)
That the recommendation DE3509 be adopted. **CARRIED**

COUNCIL DIVISION:

Supported: Crs Dickens, Smith, Holmes, Siljeg, White, Pendleton, Kelly, Benjamin, Atalla, Bleasdale, Lowles, Donaldson and Bali.

Absent: Crs Diaz and Robinson.

REFERRED TO: DDD FOR: Attention DATE: 26.8.16

COMMITTEE: Planning & Development MEETING DATE: 17.8.16 ENCL.NO.

DE3509
DD360051 - Planning Proposal for the relocation of Transport Workers Union NSW headquarters to Minchinbury Industrial Estate MA2016/0006
RECOMMENDATION
1. Support the Planning Proposal subject to the 2 changes recommended in the Key Reasons section and forward it to the Minister for Planning seeking a Gateway Determination.
2. Exhibit the draft amendment once approval to proceed has been given.

COMMITTEE DIVISION:
Supported: Crs Siljeg; White; Pendleton; Kelly; Benjamin; Bleasdale; Donaldson & Bali
Absent: Crs Atalla; Diaz; Dickens; Holmes; Lowles; Robinson & Smith

COMMITTEE RECOMMENDATION
ADOPTED
ORDINARY MEETING
17 AUG 2016

EXCEPTION
WITHOUT CHANGE

REFERRED TO: DDD FOR: Attention DATE: 18.8.16

Blacktown City Council

Director Design & Development
Planning & Development

Planning Proposal for the relocation of Transport Workers Union NSW headquarters to Minchinbury Industrial Estate

Report: **DD360051** File: **MA2016/0006**

Committee Meeting on 10 August 2016

Division is required

Topic	The Transport Workers Union (TWU) has submitted a Planning Proposal to amend Blacktown Local Environmental Plan (BLEP) 2015 to make 'business premises' and 'industrial training facilities' permissible uses on land at 22 and 24 John Hines Avenue, Minchinbury.
Analysis	The TWU is seeking these land use amendments to allow for the construction of a new purpose-built administration and training facility for its NSW Branch, which is operating out of a CBD location in Parramatta. The proposed uses are more suitable to an industrial precinct rather than a CBD environment, particularly as the training of transport workers often requires them to access the facility with their work vehicles. The proposal is supported in principle, however we recommend the inclusion of 'offices premises' as a land use, instead of 'business premises', as it more accurately reflects the nature of the intended use. We also recommend that 'industrial training facilities' should be permissible on all land in the City zoned B5 Business Development. Attachments: Attachment 1 - Locality map Attachment 2 - Land zone map Attachment 3 - Definitions
Report Recommendation	1. Support the Planning Proposal subject to the 2 changes recommended in the Key Reasons section and forward it to the Minister for Planning seeking a Gateway Determination. 2. Exhibit the draft amendment once approval to proceed has been given.

Key reasons

1. **The TWU relocation to Minchinbury will be of benefit to the community and better meets the organisation's needs**

a. The TWU has existed for over 120 years, advocating for the rights of men and women in Australia's transport industry.

b. The NSW Branch operates out of a CBD site in Parramatta. Whilst the site fulfils its requirements for office premises, a large part of its service to its members is based around training for transport workers. However these workers often need to access this training with their work vehicles, which is very difficult in a centre-based environment. It is therefore seeking a site that fulfils both objectives.

c. Given the unique nature of their business, there are limited opportunities for the TWU to find a suitable site that combines both activities.

d. If approved, the proposed LEP amendment will allow the organisation to continue to provide a vital service to its members by providing appropriate support and training in a location that can be easily accessed. It is noted that 3,800 of its members live within Blacktown City and 5,000 members work within the Minchinbury, Erskine Park and Eastern Creek employment/industrial areas.

e. The operation of the TWU at the subject site is likely to benefit the Blacktown community, as well as the wider region through:

- Employment opportunities for local workers
- Continued development of the M4 corridor for industrial and commercial development.

f. The proposed future use of the land is considered reasonable, and would be consistent with the nature and scale of surrounding development.

2. Our proposed changes to the Planning Proposal

a. The 'industrial training facilities' land use

i. This land use is already permissible in the IN1 General Industrial and IN2 Light Industrial zones. It is not permissible in the B5 Business Development zone (which applies to the Minchinbury Industrial Estate and the subject land).

ii. As the B5 zone is basically a Light Industrial zone with bulky goods premises also permissible, this omission is an anomaly that should be rectified.

iii. It is recommended that this land use be added to all B5 zoned land across Blacktown City, and not just the subject site in John Hines Avenue.

b. 'Business premises' land use

i. The TWU has selected this definition to cater for the administrative side of its operation. However, this definition is very broad and would not normally be applied to office or administrative operations as it allows the provision of services to the general public. Business premises is more likely to be applied to real estate agents, banks, solicitors and medical centres. The definition is therefore not consistent with the proposed use of the site.

ii. We support the use of the 'office premises' definition, which more accurately reflects the administrative and office component of the TWU operation.

iii. While it is not considered appropriate to allow office premises across the entire B5 zone, given the unique nature of the TWU operation it is considered appropriate to allow the use on the subject land.

iv. The 'business premises', 'office premises' and 'industrial training facilities' definitions are included in attachment 3.

Context

1. **Details about the site**
   a. A Locality Map and Land Zoning Map are contained in attachments 1 and 2 respectively. These maps show that the subject site comprises 2 vacant parcels of land situated within the Minchinbury Industrial Estate, being Lots 1 and 2 DP 1193931.
   b. The total area of the site is 5,610 sqm and is zoned B5 Business Development under BLEP 2015. Much of the estate is undeveloped, however, there are some existing developments to the north-west and south of the site, including large warehouses such as Bunnings.
2. **Why is the TWU seeking to relocate to the Minchinbury Industrial Estate?**
   a. The TWU purchased the subject land with the intention of relocating its NSW Branch from its current location, being 31 Cowper Street, Parramatta.
   b. The main impetus for the proposed relocation is that parking is becoming a critical problem at the Parramatta location. Many of the visitors to the offices are members driving their transport vehicles. On street parking is becoming difficult to secure, while the formal parking stations nearby are not suitable for parking heavy vehicles.
   c. The TWU has indicated that the subject site is an optimal location for its operation because:
      - It is a large site located outside of a business area that would enable it to construct a purpose-built facility that caters to the unique needs of the business
      - Many of its members live and work within the Blacktown local government area
      - It is located in close proximity to the M7 and M4 motorways, which is ideal for the carriage of freight across the Sydney basin and throughout NSW.
   d. The TWU headquarters conducts training to its members, officials, delegates and health and safety representatives. The proponent has indicated that courses typically would involve approximately 300 people coming to the site over a 12 month period.
   e. Approximately 52 employees work for TWU's NSW Branch in Parramatta, including administrative, legal, finance and customer service staff.

Approval

	Name and position
➔ **Report author**	Galt S., Senior 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		A1DD360051.pdf
2		A2DD360051.pdf
3		A3DD360051.pdf

Recommendations

Report Recommendation	1. Support the Planning Proposal subject to the 2 changes recommended in the Key Reasons section and forward it to the Minister for Planning seeking a Gateway Determination. 2. Exhibit the draft amendment once approval to proceed has been given.

Locality Map

22 & 24 John Hines Avenue, Minchinbury
Lots 1 & 2 DP 1193931

Scale 1:6132

0m 60m 120m 180m 240m 300m

Air Photo Date: January, 2014 Plot Date: 28/07/2016

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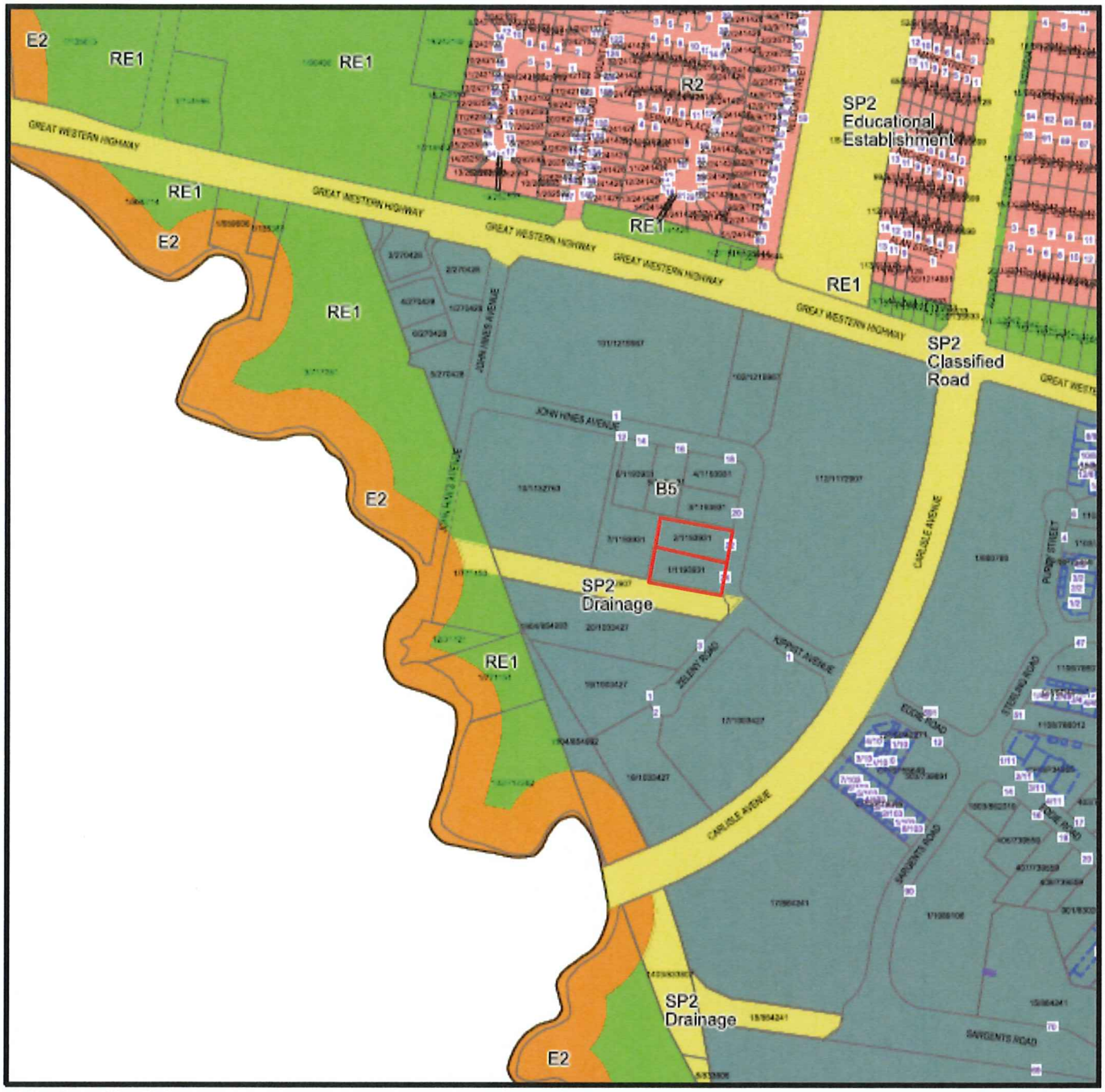

Air Photo Date: 9/6/10 - 11/9/10 Plot Date: 28/07/2016 Copyright Blacktown City Council

- Parcel Extent.Crown Land Extent
- Parcel Extent.Lease Extent
- Parcel Extent.Strata Common Extent
- Parcel Extent.Strata Unit Extent
- Parcel Extent.Torrens Title Extent
- Pathway.Extent Registered
- Local Government Area.Gazetted Boundary
- Railway.Centreline
- EP-LZN Land Zoning.E2 LEP Extent
- EP-LZN Land Zoning.R2 LEP Extent
- EP-LZN Land Zoning.RE1 LEP Extent
- EP-LZN Land Zoning.SP2 LEP Extent
- EP-LZN Land Zoning.B5 LEP Extent
- EP-LZN Land Zoning.E2 LEP Boundary
- EP-LZN Land Zoning.R2 LEP Boundary
- EP-LZN Land Zoning.RE1 LEP Boundary
- EP-LZN Land Zoning.SP2 LEP Boundary
- EP-LZN Land Zoning.B5 LEP Boundary

Scale 1:6132

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Blacktown City Council

Plotted by: swadmin %dunmore%bcc\Plot_Templates_NV\a4_portrait_external.eml

Land use definitions

'Industrial training facilities' means:

…a building or place used in connection with vocational training in an activity (such as … truck driving…) that is associated with an industry…but does not include an educational establishment, business premises or retail premises.

'Business premises' means:

… a building or place at or on which:

(a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
(b) a service is provided directly to members of the public on a regular basis.

'Office premises' means:

…a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.