

SHORT MINUTES : Ordinary Meeting MEETING DATE: 25.07.18 ENCL.NO.

PD3.2 - DD380114 - Planning Proposal to reclassify 91 Main Street, Blacktown F15/2580

MOTION (Cr Bunting/Cr Quilkey)

1. Prepare a Planning Proposal to reclassify Lot 5A DP11349, 91 Main Street, Blacktown from Community Land to Operational Land.
2. Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination. **CARRIED**

COUNCIL DIVISION:

Supported: Cr Quilkey, Cr JM Diaz, Cr Singh, Cr Gillies, Cr Benjamin, Cr Israel,
Cr Santos, Cr Bleasdale, Cr Bunting & Cr Camilleri.

Absent: Cr Bali, Cr JG Diaz, Cr Griffiths, Cr Collins & Cr Brillo.

REFERRED TO:	DDD	FOR:	Attention	DATE:	27.07.18
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COMMITTEE: Planning, Development, Historical & Assets MEETING DATE: 25.7.18 ENCL.NO.

PD3.2

DD380114 - Planning Proposal to reclassify 91 Main Street, Blacktown F15/2580

RECOMMENDATION

1. Prepare a Planning Proposal to reclassify Lot 5A DP11349, 91 Main Street, Blacktown from Community Land to Operational Land.
2. Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination.

COMMITTEE DIVISION:

Supported: Cr Camilleri, Cr Bleasdale, Cr Israel, Cr Collins, Cr Griffiths

EXCEPTION
WITHOUT CHANGE



REFERRED TO: DDD

FOR: Attention

DATE: 26.7.18

PD180718 3.2. DD380114 Planning Proposal to reclassify 91 Main Street, Blacktown

Director: Director Design & Development

Author: Glen Weekley

File: F15/2580

Division is required

Topic	Preparation of a Planning Proposal to reclassify Lot 5A DP 11349, 91 Main Street, Blacktown from Community Land to Operational Land.
Analysis	The land is zoned RE1 Public Recreation under <i>Blacktown Local Environmental Plan 2015</i> . The draft plans for the redevelopment of Warrick Lane propose the relocation of the existing at-grade carpark to an underground carpark beneath public open space on 81-97 Main Street, Blacktown. A Planning Proposal is needed to reclassify 91 Main Street from Community Land to Operational Land under the <i>Local Government Act 1993</i> in order to facilitate this redevelopment.
Attachment/s	1. Plan showing the location of the reclassification [DD380114.1]
Report Recommendation	<ol style="list-style-type: none">1. Prepare a Planning Proposal to reclassify Lot 5A DP11349, 91 Main Street, Blacktown from Community Land to Operational Land.2. Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination.

Key reasons

1. Facilitation of the Warrick Lane redevelopment

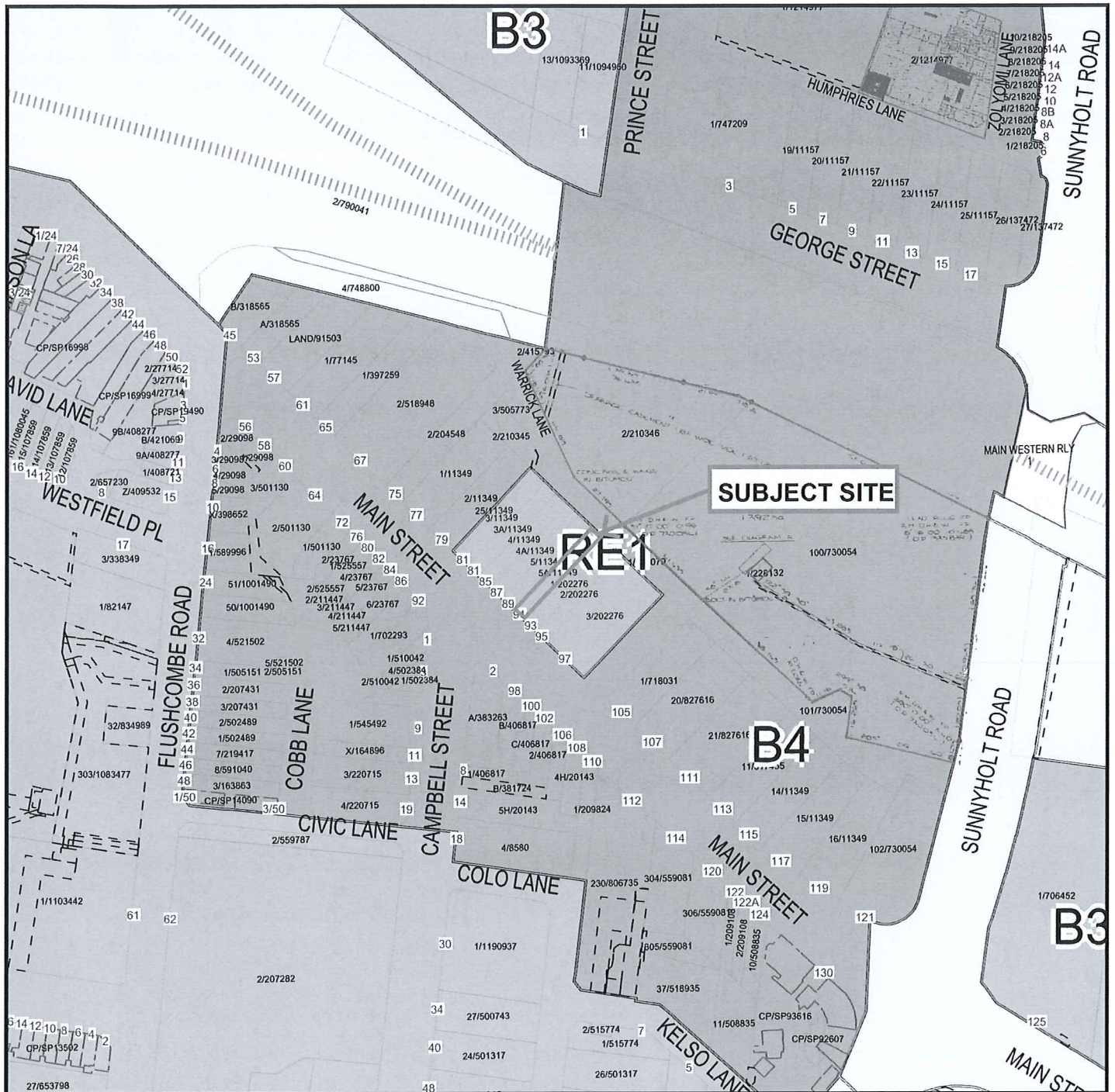
- a. The draft plans for the redevelopment of the Warrick Lane carpark propose the relocation of the existing at-grade car parking spaces into a basement carpark below the RE1 Recreation zoned land at 81-97 Main Street, Blacktown. Council owned land needs to be classified as Operational Land under the *Local Government Act 1993* to enable operation of the underground carpark on the site, as no Plan of Management applies to this site that enables its use for a carpark. Operational land is not restricted in this way.
- b. The majority of the properties purchased in the RE1 zone have already been classified as Operational Land under the acquisition process, except for the subject property. A Planning Proposal is required in order to reclassify 91 Main Street from Community Land to Operational Land consistent with the other purchased lots, to enable the operation of the underground carpark as part of the Warrick Lane redevelopment.

Context

1. The Planning Proposal is considered to be of a minor nature

- a. The Minister for Planning issued a Direction on 23 February 2018 requiring that, from 1 June 2018, all Planning Proposals must be referred to a local planning panel for advice, unless the General Manager determines that the Planning Proposal relates to:
 - i. a correction of an obvious error in a local environmental plan,
 - ii. matters that are of a consequential, transitional, machinery or minor nature, or
 - iii. matters that Council's General Manager considers will not have any significant adverse impact on the environment or adjoining land.
- b. On 21 June 2018 the General Manager determined that a Planning Proposal to reclassify 91 Main Street from Community Land to Operational Land is of a minor nature, and will not have any significant adverse impact on the environment or adjoining land. The reason is that the Planning Proposal seeks to ensure that the classification of the land is the same as the adjacent properties to enable the redevelopment of the site for an underground carpark. On this basis, the Planning Proposal does not need to be referred to the Blacktown Local Planning Panel for advice.

End of report



Air Photo Date: 9/6/10 - 11/9/10

Plot Date: 21/06/2018

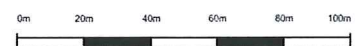
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- Parcel Extent.Old System Deed Extent
- Parcel Extent.Railway Extent
- Parcel Extent.Strata Common Extent
- Parcel Extent.Strata Unit Extent
- Parcel Extent.Torrens Title Extent
- Parcel Extent.Acquisition Torrens Title Extent
- Parcel LPI Extent.Old System Deed Extent
- Parcel LPI Extent.Railway Extent
- Parcel LPI Extent.Strata Common Extent
- Parcel LPI Extent.Torrens Title Extent
- Crossing.Extent
- Easement Segment.Extent
- Easement Segment.Abandoned Extent
- Easement Segment.Proposed Extent

- Easement Segment.Extent Cancelled
- Local Government Area.Gazetted Boundary
- Railway.Centreline
- Developer Plan.Border
- Developer Plan.Scanned Image
- EP-LZN Land Zoning.RE1 LEP Extent
- EP-LZN Land Zoning.B3 LEP Extent
- EP-LZN Land Zoning.SP2 LEP Extent
- EP-LZN Land Zoning.B4 LEP Extent
- EP-LZN Land Zoning.RE1 LEP Boundary
- EP-LZN Land Zoning.B3 LEP Boundary
- EP-LZN Land Zoning.SP2 LEP Boundary
- EP-LZN Land Zoning.B4 LEP Boundary



Scale 1:2234



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