

memo

To General Manager through Director Design and Development
From Team Leader Strategic Planning
Date 21 June 2018
Topic Planning Proposal to reclassify, Lot 5A DP11349, 91 Main Street, Blacktown
File No F15/2580

Topic Consideration that a Planning Proposal to reclassify Lot 5A DP11349, 91 Main Street, Blacktown is of a minor nature and does not need to be forwarded to the Blacktown Local Planning Panel (BLPP) for advice.

Analysis Lot 5A DP11349, 91 Main Street, Blacktown was purchased by Council along with neighbouring properties as part of the Warrick Lane redevelopment. At the time of purchase, unlike the other land purchased on Main Street, the land was classified as Community Land under the *Local Government Act 1993*. The purpose of the Planning Proposal is to reclassify the land from Community Land to Operational Land, consistent with the classification of the other acquired lots that form part of the future public open space and underground carpark.

Given that the other acquired lots have been classified as Operational Land, we consider that this intended Planning Proposal is of a minor nature and does not need to be referred to the Blacktown Panel. We don't believe that it will not have any significant adverse impact on the environment or adjoining land as it is purely seeking to ensure the classification of the land is the same as the adjacent properties, to enable the redevelopment of the site for its intended purpose.

Recommendations

1. Determine that a Planning Proposal to reclassify Lot 5A DP 11349 from Community Land to Operational Land is of a minor nature and does not need to be referred to the Blacktown Independent Planning Panel.

1. Key information

- a. The draft plans for the redevelopment of the Warrick Lane carpark propose the relocation of the existing at-grade carpark into a basement carpark below the RE1 Public Recreation zone on 81-97 Main Street, Blacktown.
- b. The properties on Main Street that have been acquired have been classified as Operational Land at the time of purchase, with the exception of Lot 5A DP11349, 91 Main Street, Blacktown which was classified as Community Land.

- c. A Planning Proposal is now required to be prepared to reclassify Lot 5A DP 11349, 91 Main Street, Blacktown from Community Land to Operational Land, to ensure that the underground carpark can be developed on the land.
- d. 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:
- A correction of an obvious error in a local environmental plan,
 - Matters that are of a consequential, transitional, machinery or minor nature, or
 - Matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.
- e. It is our assessment that a Planning Proposal to reclassify Lot 5A DP 11349, 91 Main Street, Blacktown from Operational Land to Community Land satisfies the abovementioned criteria of being of a minor nature and that it will not have any significant adverse impact on the environment or adjoining land.
- f. We reached this conclusion on the basis that the adjoining lands acquired in the RE1 Public Recreation zone were classified as Operational Land when the land was transferred to us. The proposed reclassification will be consistent with this approach.

	Name and position	Signature
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