

Committee:	ENVIRONMENT, ECONOMIC & COMMUNITY
Section:	Strategic & Economic Planning
Date:	13 November 2012
Item:	12.168/12 PLANNING PROPOSAL – CENTENARY DRIVE CAR PARK, MACLEAN

ATTACHMENT

REPORT SUMMARY

A Planning Proposal to rezone the Centenary Drive car park (proposed Lot 102 in a subdivision of Lot 101 DP1110269) in Maclean from SP2 Infrastructure (Car Parking) to B2 – Local Centre has been exhibited for public comment. Council now needs to reconsider the Planning Proposal in light of public comment and decide whether to proceed with the rezoning. The purpose of the Planning Proposal is to facilitate the redevelopment of the site to accommodate a supermarket.

OFFICER'S RECOMMENDATION

That Council endorse the Planning Proposal for the Centenary Drive Car Park site, Maclean, as exhibited, and refer it to the Department of Planning and Infrastructure seeking the Minister's approval.

Cr Baker having declared an interest in this item remained outside the Chambers.

RECOMMENDATION BY COMMITTEE

Howe/Williamson

That the Officer's Recommendation be adopted.

Voting recorded as follows:

For: Howe, Hughes, McKenna, Williamson

Against: Nil

Cr Baker returned to the Chambers at 6.26 pm.

Cr Baker having declared an interest in this item remained outside the Chambers.

**COUNCIL RESOLUTION – 12.168/12
(Crs Williamson/Howe)**

That

Council endorse the Planning Proposal for the Centenary Drive Car Park site, Maclean, as exhibited, and refer it to the Department of Planning and Infrastructure seeking the Minister's approval.

Voting recorded as follows:

For: Councillors Williamson, Challacombe, Howe, Hughes, Kingsley, McKenna, Simmons and Toms

Against: Nil

Cr Baker returned to the Council Meeting at 6.46pm.

BACKGROUND

Council, at its Meeting held on 17 May 2011, resolved to accept an offer for the purchase of the subject land for the purposes of development of a supermarket. Council further resolved on 19 July 2011 to initiate rezoning of the site to a suitable business zone.

A Planning Proposal was prepared with the assistance of consultants (refer Attachment A for copy of exhibited Planning Proposal). A Gateway Determination to allow exhibition of the Planning Proposal was issued on 25 May 2012 (refer Attachment B).

CONSULTATION

In accordance with the Gateway Determination, the Planning Proposal was exhibited for 31 days from 6 June to 6 July 2012 and the Office Environment & Heritage was consulted. Direct consultation was also undertaken with other stakeholder groups being the Maclean Chamber of Commerce, Maclean Scottish Town in Australia Association and the Local Aboriginal Land Council.

This Planning Proposal was exhibited concurrent with a separate but related Planning Proposal to rezone Cameron Park to a recreation zone. These two Planning Proposals are being brought back to Council now as the end of the exhibition period coincided with the Council caretaker period associated with the September elections, and to allow the related matter of car parking options for the Maclean CBD to be addressed separately (Item 13.167/12 to Council Meeting of 16 October 2012).

Two submissions were received.

The Maclean Chamber of Commerce (Attachment C) has indicated support for the rezoning and of the development of a supermarket on this site.

One objection (Attachment D) was received from Bob Little. This objection is on the basis that public land should not be sold for private retail development and a concern over insufficient car parking.

A submission was also received on the Cameron Park Planning Proposal (Attachment E) that raises objection to the sale and rezoning of the Centenary Drive car park site, and hence should be considered as an objection to this rezoning.

Council's Meeting of 16 October 2012 considered a report on replacement parking options for the Maclean CBD (Item 13.167/12). That report considered submissions following exhibition of a range of parking options. One of those submissions could be taken to be opposed to the development of a supermarket on the car park site and hence an objection to this Planning Proposal.

ISSUES

The sale of the car park site is conditional, inter alia, on the land to be rezoned to allow consideration of a development application for a supermarket. This Planning Proposal implements that previous decision. Furthermore, the Planning Proposal is consistent with the Lower Clarence Retail Strategy 2007. The B2 – Local Centre zone proposed conforms with the surrounding business zoning in the Maclean CBD. The Planning Proposal also applies a consistent height limit to the site, being 9 metres.

There was extensive public debate involved with Council's decision to sell the car park site. Exhibition of this Planning Proposal has not raised any new issues that have not been previously considered by Council in making this decision.

SUSTAINABILITY ASSESSMENT**Summary Statement**

The Planning Proposal essentially implements a previous Council decision to facilitate a supermarket on the site. Such supermarket would bring substantial economic benefits to the local economy.

Ecology

No significant impacts.

Economic

Development of a supermarket on this site is supported by the Lower Clarence Retail Strategy. Specific economic impacts are difficult to specify. Based on the development application's stated construction cost of \$4.5M, Council's local impact model would suggest that the construction impact is likely to be in the order of \$9.3M to the local economy with the equivalent of about 35 full time jobs for this period. On-going impacts are more difficult to estimate due to the uncertainty of captured expenditures from within the local area. However it is conservatively estimated that the 2,000 square metre supermarket facilitated by this Planning Proposal may have an annual turnover in excess of \$15M (based on 2010 Aust. ave. supermarket turnover of \$8,000 per square metre) and hence provide a significant on-going economic stimulus.

Social & Cultural

Development of a supermarket facilitated by this Planning Proposal will enhance local employment opportunities.

Human Habitat & Infrastructure

The Lower Clarence Retail Strategy 2007 has identified that a centre CBD site such as this as being the preferred option for a supermarket in Maclean as it will help strengthen the existing CBD and main street retailing and commercial precinct. Parking implications are being separately addressed.

Governance

This Planning Proposal implements required zoning changes to facilitate Council's decision to sell the car park site to accommodate a supermarket development.

Guiding Sustainability Principles

The following guiding sustainability principles are relevant to this issue:

- Supporting social and intergenerational equity.
- Encouraging community involvement and awareness.

OPTIONS

1. Continue to support the rezoning of the Centenary Drive car park site to a business zone by referring the Planning Proposal as exhibited to the Minister for final approval. It should be noted that should the supermarket development not proceed for any reason, the B2 zone as proposed does not preclude the site's continued use as a car park.
2. Not proceed with the rezoning of the site – this would mean that Council would not be able to consider a development application for a supermarket on the site and the agreed sale of the site would not proceed.

FINANCIAL IMPLICATIONS

Preparation of the Planning Proposal was undertaken within existing budgets.

Des Schroder

DEPUTY GENERAL MANAGER – ENVIRONMENTAL & ECONOMIC

Prepared by staff member : David Morrison

Approved/Reviewed by Manager : Des Schroder

Section : Strategic & Economic Planning

Attachments : A – Planning Proposal, as exhibited

B – Gateway Determination

C – Submission from the Maclean Chamber of Commerce
(21/6/12)

D – Submission from Bob Little (14/6/12)

E – Submission from Jane Beeby (22/6/12)