



23 December 2016

Council ref: DD032. 2016. 00000009.2
Wauchope Regional Sports Precinct
PIN:35953,54103,6993,24889

General Manager, Northern Region
Department of Planning & Environment
northcoast@planning.nsw.gov.au

Dear Sir,

Submission of Planning Proposal for Section 56 Gateway Determination - Rezoning and Reclassification for Regional Sports Precinct, Wauchope.

Council has prepared a planning proposal under section 55 of the *Environmental Planning and Assessment Act 1979*, to amend Port Macquarie-Hastings Local Environmental Plan 2011. Council now seeks a Gateway Determination under section 56 of the Act.

The proposal seeks an amendment to Port Macquarie-Hastings Local Environmental Plan 2011 to rezone and reclassify Council owned land (Lot 52 DP 1035553, Lot 2 DP 1118155 and Lots 11 & 12 DP 855941) at Wauchope to RE1 Public Recreation. The site is currently zoned RU1 Primary Production.

The purpose of the proposal is to permit the development of a multi-use sport and recreation facility to meet the future community and sporting needs of the Port Macquarie-Hastings Local Government Area (LGA). Preparation of a Planning Proposal is the first step in progressing Council's long term planning for regional sporting facilities consistent with the Port Macquarie-Hastings Recreation Action Plan.

The site-specific planning proposal includes details relating to rezoning and reclassification of public land through a local environmental plan including:

- ☐ justification for the planning proposal,
- ☐ reasons why council acquired an interest in the land,
- ☐ details relating to the exhibition phase,
- ☐ an explanation as to why Council proposes to convert its interest in the land from 'operational' to 'community' through the reclassification,
- ☐ why it is proposed to rezone the land in association with the reclassification,
- ☐ preliminary comments by relevant government agencies,
- ☐ consideration of relevant section 117 Direction, including Direction 6.2—Reserving Land for Public Purposes.

Council seeks to use the delegation of plan-making functions described in the Department's Circular PS16-005. Delegation would be exercised by the General Manager or Director of Development and Environment Services.

The Director-General's approval is sought to reserve the land for public purposes. Acquisition of the land is not required.

Enclosed are copies of:

- Assessment of the "Requirements for rezoning and reclassification of public land"
- The Council resolution to prepare the planning proposal, and the associated report.
- The planning proposal, prepared in accordance with Department's "A Guide to Preparing Planning Proposals", with the addition of an assessment for classifying and reclassifying land under the *Environmental Planning & Assessment Act 1979*.
- The Evaluation Criteria for the Delegation of Plan Making Functions.

Should you require further information please do not hesitate to contact Leanne Fuller, Council's Strategic Projects Officer on ☎ (02) 6581 8674 or by email at leanne.fuller@pmhc.nsw.gov.au, quoting Council's reference.

Yours sincerely



Peter Cameron
Group Manager
Strategic Land Use Planning

Requirements for classifying and reclassifying public land under the *Environmental Planning & Assessment Act 1979*.

Information required for all proposals to classify or reclassify public land

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| <ul style="list-style-type: none">□ Justification for the planning proposal | The planning proposal seeks to reserve the subject land for use for the purposes of public open space and public reserve within the meaning of the Local Government Act 1993 , |
| <ul style="list-style-type: none">□ Current classification of the land | The 20.8 hectare site is currently classified as operational land. |
| <ul style="list-style-type: none">□ Reasons for the proposed reclassification | The site has been identified as required to meet the long term sporting and recreational needs of the Port Macquarie-Hastings community to 2036. Council's strategic outlook for the site is identified in the Port Macquarie-Hastings Recreation Action Plan. The planning proposal includes details relating to the proposed zoning and site specific requirements. |
| <ul style="list-style-type: none">□ Reasons why and when Council acquired any interest in the land | Council is the current landowner of the subject site and no acquisition is intended. The balance of the site has been continuously held by Council as public land since 1962 having been acquired for recreation and livestock impounding purposes. Conversion to new system title occurred in 2007. Lots 11 and 12 were separately identified and created for the purpose of highway beautification works in 2001 & 2003. |
| <ul style="list-style-type: none">□ Any agreements over the land | There are no known agreements relating to the land. |
| <ul style="list-style-type: none">□ Management objectives | Council proposes to operate and maintain the land as community recreation land |
| <ul style="list-style-type: none">□ details relating to the exhibition phase | Community engagement and public exhibition of the planning proposal will be carried out in accordance with relevant provisions of the EP&A Act and the Local Government Act 1993 , |
| <ul style="list-style-type: none">□ an explanation as to why Council proposes to convert its interest in the land from 'operational' to 'community' through the reclassification | In addition to rezoning the subject land from RU1 Primary Production to RE1 Public Recreation, the Planning proposal seeks to reclassify the land from 'Operational' land to 'Community' land (within the meaning of the Local Government Act 1993) |
| <ul style="list-style-type: none">□ why it is proposed to rezone the land in association with the reclassification | Rezoning of the land is required to ensure its preservation as public reserve and in the long term interests of the Port Macquarie-Hastings community. |
| <ul style="list-style-type: none">□ preliminary comments by relevant government agencies | Council has entered into preliminary consultation with public infrastructure providers in relation to easements for transmission and electricity. Council is the relevant water and sewer authority. Consideration will include consultation with relevant sections of Council. |

Consideration of relevant section 117 Directions

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| <ul style="list-style-type: none">□ 1.5 Rural Lands□ 4.1 Acid Sulfate Soils□ 4.3 Flood Prone Land□ 6.2 Reserving land for Public Purposes | Consideration of the relevant Directions listed here is included in the body of the planning proposal. |
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