

Amendment No. 15 Great Lakes LEP 2014 to enable mixed-use development including 145 dwellings – Forster Civic Precinct

Proposal Title : **Amendment No. 15 Great Lakes LEP 2014 to enable mixed-use development including 145 dwellings – Forster Civic Precinct**

Proposal Summary : **The Planning Proposal aims to amend the Building Height and Floor Space Ratio controls in the Forster Civic Precinct. The proposed commercial, residential and community purpose development is permissible in the B4 Mixed Use Zone.**

PP Number : **PP_2017_MCOAS_004_00** Dop File No : **17/04556**

Proposal Details

Date Proposal Lodged with DOP : **29-Mar-2017** Date Proposal Uploaded to Public Website : **07-Apr-2017**

Proposal Assessment

Is Public Hearing Required by PAC? **No**

Agencies Requested to Consult : **None**

Gateway Determination

Decision Date : **06-Apr-2017** Gateway Determination : **Passed with Conditions**

Due Date of LEP : **13-Apr-2018**

Implementation

Implementation Start Date : **13-Apr-2017** Exhibition Duration : **31**

Agency consultation consistent with recommendation : **Yes**

If No, comment : **Consultation was required with the Office of Local Government ensure probity of the public private partnership part of the proposal. Although OLG was consulted, Council did not receive a formal response. Council received comments regarding the arrangement between developer and Council and the use of Council funds for this development. It is explained below under Consultation that Council purchased the land in 2014 to build a new library with the intention of selling the residual land to pay for the facility. The current partnership delivers this intent.**

As Council is the land owner, the authority to exercise its functions was not issued under section 59 therefore the determination of the Plan rests with the Department to avoid any perceived conflicts of interest in the public private partnership.

Agency Objections : **No**

If Yes, comment :

Documentation consistent with Gateway : **Yes**

If No, comment : **Explain council's intention of the previously identified Civic Precinct in terms of the objectives of the SP2 Infrastructure zone;**

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The Visitor Information Centre will be relocated to the subject site as a result of the Planning Proposal. The future of the site will be determined through a community consultation process and further investigation. Any future use will be guided by the SP2 objectives.

Explain how the proposal will integrate walking and cycling to Forster Town centre

Council has planned upgrades to the walking and cycling network that will connect the gaps in the existing paths around the town centre and greater Forster urban area. Some of these gaps will be filled through council scheduled works and others through a pending application for State tourism funding. More specific to this development, Council has provided detailed plans to connect the subject site to the overall network in conjunction with RMS.

Provide information on the joint-venture arrangement and its relationship to increase in height and FSR;

Council maintain that the increase in height and FSR are critical to the development going ahead. The parties are permitted to terminate the agreement should the increase in development potential not occur. It is considered that the impacts of allowing a larger building on the site in private ownership containing residential units is outweighed by the benefits of having the community facilities constructed on behalf of council.

LEP Assessment

Date Received from RPA : **03-Jul-2017**

LEP Determination

DatePublishNotification

Date sent to Parliamentary Council to Draft LEP : **03-Jul-2017**

Determination Date : **31-Jul-2017**

Determination Decision : **Approved**

Notification Date :