

City Strategy Committee Meeting 1 December 2014

14STRAT048 Charlestown Swim and Leisure Centre LEP Amendment

Council Ref: RZ/9/2014 - D07187266
Report By: Strategic Planner - Adam Ovenden

Précis:

In 2009, Council resolved to adopt the Pool Service Delivery Model (09COM002). The redevelopment of the Charlestown Swim and Leisure Centre was identified as a short-term priority. The design for the redevelopment, involves more Council land than the current pool site, and exceeds the current building height limit of 8.5 metres. The design was recently exhibited for public comment and was broadly supported.

This report seeks a resolution of Council to prepare an amendment to *Lake Macquarie Local Environmental Plan 2014 (LMLEP 2014)*, to rezone land that is currently zoned R3 Medium Density Residential to RE1 Public Recreation, adjust the minimum lot size map applying to the land to be the same across the whole site, and increase permitted building heights in the site.

Recommendation:

Council:

- A. Supports the preparation of an amendment to *Lake Macquarie Local Environmental Plan 2014* to allow the proposed redevelopment of the Charlestown Swim and Leisure Centre in accordance with the concept design that has been publicly exhibited.
- B. Requests a Gateway Determination from the NSW Department of Planning and Environment pursuant to the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)* in relation to the Planning Proposal in Attachment 1.
- C. Requests the use of delegations in respect of the Minister for Planning and Environment's plan making function under Section 59 of the *EP&A Act 1979* for the Planning Proposal.
- D. Undertakes consultation with State Government agencies and service authorities in accordance with the Gateway Determination.
- E. Places the Planning Proposal on exhibition, if required, and as directed by the Gateway Determination.
- F. Notifies stakeholders and affected landowners of the Gateway Determination and Public Exhibition as required.

Background:

Council resolved to adopt the Pool Service Delivery Model (PDSM) in June 2009 (09COM002). The PDSM identified that the Charlestown Swim and Leisure Centre be redeveloped within the short-term, as an indoor/outdoor "leisure centre" with a new 25 metre pool, water play, health and fitness centre, improved amenities, kiosk and administration spaces.

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In 2013, Council engaged Peddle Thorp Architects as the lead consultant for the design of both the Charlestown and Swansea Swim and Leisure Centres. In July 2014, Council staff undertook preliminary community consultation on both concept plans. In regard to Charlestown, over 91% of the respondents were either positive or neutral about the concept design. The main feedback suggested minor changes to the building design.

As design concept planning has progressed, it became apparent that:

- 1) *Additional Council owned land is required to allow redevelopment of the Charlestown Swim and Leisure Centre.*

No's 17A and 19 Mulbinga Street are located on the corner of Mulbinga and Dickinson Streets, have a combined area of 1380m². The land is required to facilitate additional vehicular access and car parking.

No. 19 Mulbinga Street is currently zoned R3 Medium Density Residential, which does not permit indoor swimming pool facilities. To allow redevelopment, the land requires rezoning to RE1 Public Recreation. Due to the zone change, the minimum lot size of 900m² applying to the land also needs to be changed to be consistent with land zoned for public recreation purposes.

- 2) *An increase in the permitted maximum building height is required to allow redevelopment of the Charlestown Swim and Leisure Centre.*

The maximum building height for land zoned RE1 Public Recreation is 8.5 metres. While the final build height of the proposed Swim and Leisure Centre is currently unknown, a maximum building height of 13 metres is considered appropriate across the site, based on the concept plan, to provide flexibility for future detailed designs.

An amendment to *LMLEP 2014* is required to address the above matters and to allow the redevelopment of the Charlestown Swim and Leisure Centre to proceed.

Proposal:

It is proposed that Council supports the preparation of an amendment to *Lake Macquarie Local Environmental Plan 2014*, and forwards the Planning Proposal (Attachment 1) to the NSW Department of Planning and Environment for a Gateway Determination.

Consultation:

Consultation has been undertaken with various Council departments, including Development Assessment and Compliance, Community Planning, Library, Leisure and Culture, Asset Management, Integrated Planning, Sustainability, and Property and Business Development.

Formal public exhibition of the Planning Proposal will occur should Council endorse the proposal, and the Planning Proposal receives a Gateway Determination to proceed. This will allow the stakeholders, adjoining landowners, and the general-public to make a formal submission on the Planning Proposal.

Implications:

Policy Implications:

The Planning Proposal seeks to amend *LMLEP 2014* to facilitate the expansion and redevelopment of the Charlestown Swim and Leisure Centre.

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Lower Hunter Regional Strategy

The Planning Proposal is consistent with the objectives and actions contained within the Lower Hunter Regional Strategy 2006.

The Lower Hunter Regional Strategy identifies Charlestown as one of six Major Regional Centres in the Lower Hunter. The Strategy states that these Major Regional Centres should be a concentration of business, higher order retailing, employment, professional services, and civic functions.

The proposed amendment will permit the expansion of the Charlestown Swim and Leisure Centre and increase the supply of recreation zoned land to the locality.

Lifestyle 2030 Strategy

The proposed amendment to *LMLEP 2014*, and the subsequent development of the site for recreation purposes, is consistent with the vision of the Lifestyle 2030 (LS2030) Strategy. Charlestown is identified as Lake Macquarie Local Government Area's sole Major Regional Centre. Part of the City Vision in LS2030 is to promote a fulfilling lifestyle, enhance health and social well-being, and to provide opportunities to encourage participation in sport and recreation.

Specifically, Strategic Direction 6, which relates to the wellbeing of Lake Macquarie residents, specifies that aquatic facilities be upgraded to meet increasing community needs.

Community Strategic Plan 2013 – 2023

The Community Strategic Plan is divided into six key focus areas, with the third of these being Sport, Recreation and Culture. The relevant points from the Community Strategic Plan are:

- The provision and servicing of swimming centres and programs is deemed to be of high importance to the community.
- The objective of the Sport, Recreation and Culture focus area is to provide a balanced range of well-maintained and accessible recreation, community, education, sporting, and arts and cultural facilities across the City.
- Strategies and actions within this focus area include maintaining and providing access to swimming pools.

The Planning Proposal will facilitate the objectives and actions within the Community Strategic Plan.

Pool Services Delivery Model

In 2009 Lake Macquarie City Council adopted the Pool Service Delivery Model (PDSM) as the strategy for the future development of the City's public swimming pools. The PDSM identified that the Charlestown Swim and Leisure Centre should be developed as a district leisure facility, as a short-term priority.

As a district level facility, the Charlestown Swim and Leisure Centre was identified requiring the following components:

- 25-metre indoor heated pool with disability ramp entry, and separate water play.
- Renovated outdoor 50-metre heated pool.
- 1,000m² (approx.) Health and Fitness Centre.

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- New café and kiosk facility.
- Updated amenities and administration centre.

The proposed Planning Proposal supports the objectives of redeveloping the Charlestown Swim and Leisure Centre within Council's PSDM.

Charlestown Master Plan

Council adopted the Charlestown Master Plan in January 2008 (07STRAT004). The Master Plan contains a range of urban design principles and strategies, aimed at ensuring that development of the Charlestown Swim and Leisure Centre achieves the objectives of the LHRS and supports the overall vision of making Charlestown an 'accessible, vibrant, healthy, attractive and sustainable place to live, work and play'.

The Planning Proposal is consistent with the key Urban Design Principles within the adopted Master Plan.

Environmental Planning Instruments and Considerations

A detailed assessment of the relevant State Environmental Planning Policies, and Ministerial Directions issued under Section 117 of the *EP&A Act 1979* have been undertaken within the Planning Proposal (Attachment 1).

Environmental Implications:

There are no environmental implications that are likely to arise from the proposed amendment to *LMLEP 2014*. Further consideration of the environmental impacts of the proposed redevelopment of the Charlestown Swim and Leisure Centre will be undertaken as part of any development application.

Social Implications:

The proposed amendment to *LMLEP 2014* will permit the redevelopment of the Charlestown Swim and Leisure Centre, and is considered to have positive social benefits for the local community.

Infrastructure Asset Implications:

There are no infrastructure asset implications that are likely to arise out of the Planning Proposal.

Financial Implications:

There are minor financial implications associated with staff time in order to process the Planning Proposal and the associated amendment to *LMLEP 2014*. These costs are considered minor and form part of Integrated Planning's core business.

Risk and Insurance Implications:

The preparation of an amendment to *LMLEP 2014* is a regular Council activity governed by the provisions of the *EP&A Act 1979*. The level of risk attached to this activity will be minimised through adherence to the processes established by Council's internal policies and procedures, the *EP&A Act 1979*, and the *Environmental Planning and Assessment Regulation 2000*.

Options:

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1. Council resolves to support the Planning Proposal to amend *LMLEP 2014* to facilitate the redevelopment of the Charlestown Swim and Leisure Centre as shown in the concept design exhibited. This is the recommended option.
2. Council resolves not to support the Planning Proposal. This would require modification of the concept plans for the redevelopment of the Charlestown Swim and Leisure Centre, and is likely to delay the lodgement of any development application for the facility, and increase both design and capital costs.

Conclusion:

The Planning Proposal and subsequent amendment to *LMLEP 2014* will facilitate the redevelopment of the Charlestown Swim and Leisure Centre in accordance with the adopted Pool Services Delivery Model.

Manager - Integrated Planning - Sharon Pope

Attachments:

1. Planning Proposal - Charlestown Swim and Leisure Centre D07220650