

## **4.2 Lake Haven and Bateau Bay Masterplans**

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TRIM REFERENCE: CPA/218557 - D04780411

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### **SUMMARY**

This report seeks endorsement for the adoption of the Lake Haven Town Centre Masterplan and the Bateau Bay Town Centre Masterplan. Both Masterplans were publicly exhibited for 30 days and 15 submissions (nine for the Lake Haven Masterplan and six for the Bateau Bay Masterplan) were received during this time. This report details the background, key considerations, results of the public exhibition and final proposals for adoption.

### **RECOMMENDATION**

- 1 *That Council adopt the Lake Haven Town Centre Masterplan and the Bateau Bay Town Centre Masterplan and appropriate notice be given.*
- 2 *That Council request the General Manager to advise those who made written submissions of the decision.*
- 3 *That Council request a Planning Proposal be prepared to amend Wyong Local Environmental Plan 2013 to rezone the relevant sections of the Lake Haven Town Centre and Bateau Bay Town Centre to B4 Mixed Use, as per the Masterplans' Implementation Plan.*
- 4 *That Council forward the Planning Proposal to the Department of Planning and Infrastructure (DoPI) accompanied by a request for a Gateway Determination pursuant to Section 56 of the EP&A Act 1979.*
- 5 *That Council request the DoPI to prepare a relevant Local Environmental Plan amendment, and that the Minister be requested to make the Plan, subject to there being no significant objections that cannot be resolved by making minor amendments to the Planning Proposal.*

### **ORDINARY MEETING HELD 9 APRIL 2014**

***RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:***

- 332/14** *That Council adopt the Lake Haven Town Centre Masterplan and the Bateau Bay Town Centre Masterplan and appropriate notice be given.*
- 333/14** *That Council request the General Manager to advise those who made written submissions of the decision.*

- 334/14**     *That Council request a Planning Proposal be prepared to amend Wyong Local Environmental Plan 2013 to rezone the relevant sections of the Lake Haven Town Centre and Bateau Bay Town Centre to B4 Mixed Use, as per the Masterplans' Implementation Plan.*
- 335/14**     *That Council forward the Planning Proposal to the Department of Planning and Infrastructure (DoPI) accompanied by a request for a Gateway Determination pursuant to Section 56 of the EP&A Act 1979.*
- 336/14**     *That Council request the DoPI to prepare a relevant Local Environmental Plan amendment, and that the Minister be requested to make the Plan, subject to there being no significant objections that cannot be resolved by making minor amendments to the Planning Proposal.*

## BACKGROUND

Both Lake Haven and Bateau Bay are identified in the Central Coast Regional Strategy (CRS) as Town Centres. The CRS defines Town Centres as “generally have concentrations of retail, health and professional services mixed with medium density residential within the centre. Town Centres will support surrounding residential areas and have a public transport interchange”.

No strategic planning has previously occurred for either of these areas, however, the locality, land ownership pattern and role of each of these Town Centres provides significant potential for development, planning and public domain improvements.

Both Town Centres include a significant amount of Council owned and/or operated land, Crown Land and associated community and recreational facilities and infrastructure.

### Lake Haven

Lake Haven predominantly consists of a Shopping Centre, Homemaker Centre and adjoining community, sporting and recreational facilities. By virtue of a lack of significant competition in Northern Wyong, Lake Haven Shopping Centre is the main retail and commercial centre for the northern part of Wyong Shire with an extensive trade area extending as far as Gwandalan in the north and to North Wyong in the South. Given the large trade area, the Shopping Centre is heavily patronised and suffers from traffic congestion and lack of parking during peak periods. It is anticipated that the current trade area enjoyed by Lake Haven Shopping Centre will contract when the proposed Warnervale Town Centre is developed.

The centre is strategically located a short distance from the Pacific Highway and Sydney-Newcastle Freeway.

### Bateau Bay

Bateau Bay is located in the southern part of Wyong Shire and predominantly consists of a Shopping Centre, Sporting Clubs, sporting fields and recreational facilities. The Study area is bounded by a Seniors Living Precinct to the east, a heavily vegetated reserve to the west, Special Purposes land comprising community services and the Council depot to the north, and residential dwellings to the south. A large area of public recreation land is located within the study area, to the east of The Entrance Road, with the Tuggerah Lakes Secondary

College to the north of the sporting fields and The Entrance Sewerage Treatment Plan (STP) to the south.

The Shopping Centre, known as Bateau Bay Square following its acquisition by Property Group Charter Hall, is the main retail and commercial centre servicing the eastern part of Wyong Shire. To the immediate south of the Shopping Centre is a vacant parcel of Crown Land, recently zoned to enable bulky goods development. A small portion of this land has been dedicated to Council.

### **THE PROPOSAL**

This report seeks approval for the adoption of the Lake Haven Town Centre Masterplan and the Bateau Bay Town Centre Masterplan. Both Masterplans provide a long term strategic plan for the desired development of the area.

**OBJECTIVES**

The key objectives in preparing the Masterplans and how they are being met are outlined in the following table:

| <b>Objective</b>                                                                                                                                                                                                                                                                                                    | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| Facilitate the development of a range of additional land uses for leisure/entertainment, business services, employment uses and housing (in addition to retail shopping, community and recreation facilities) that increase community and economic activity as well as employment (including after business hours). | <p>Both Masterplans outline new development precincts with a range of indicative concept plans. In the Lake Haven Town Centre, Council has recently approved a new cinema complex adjoining the Lake Haven Recreation Centre. This cinema complex will provide a greater range of leisure/entertainment uses in the Town Centre, providing after business hours presence and increasing employment and economic activity.</p> <p>In the Bateau Bay Town Centre Council has been discussing the development of the Crown Land Opportunity Site adjoining the Bateau Bay Square with the Crown Lands Department, Charter Hall and The Entrance Leagues Club. Staff will continue to work with the adjoining landowners on any proposal to develop this land in line with the mixed use concepts presented in the Bateau Bay Town Centre Masterplan.</p>                                                                                     |
| Develop a cohesive public domain with special civic spaces that has a high level of environmental amenity and is functional, safe and legible in streetscapes, pathways, signage, lighting, furniture, landscaping and public art.                                                                                  | <p>Both Masterplans contain a Public Domain Strategy at the rear of the document. This Strategy sets out indicative budgets, priorities, staging and also identifies delivery agencies and partners for a range of public domain improvements to both Town Centres.</p> <p>The implementation of the Masterplans is premised on the key opportunity sites within the Town Centres being developed in joint ventures and public private partnerships which will either provide the public domain works as part of the development, or generate revenue for Council to be used to fund improvements to the public domain, community and recreational facilities.</p> <p>At Lake Haven it is proposed to provide a new dedicated community square adjoining the library and bus interchange, and at Bateau Bay a new civic square is proposed as part of any development of the Crown Land Opportunity Site adjoining Bateau Bay Square.</p> |

| <b>Objective</b>                                                                                                                                                                                                                | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| Continue a functional and safe access network of transport infrastructure, roads, pedestrian and cycle paths, and parking all with equitable access.                                                                            | <p>Recommendations are included in the Masterplans to increase the level of permeability and connectivity within the Town Centres, and to facilitate and improve parking and circulation. Both Masterplans contain an Access Network Plan.</p> <p>At Lake Haven it is proposed to extend Dash Road through to Stratford Avenue, providing improved access in and around the Shopping Centre and the Council land surrounding the Lake Haven Oval.</p> <p>At Bateau Bay it is proposed to acquire Crown Land to the west of Bateau Bay Square to enable the extension of the car park, providing additional parking and vehicular access through the rear of the Shopping Centre. It is also proposed to upgrade the existing Bus Interchange to provide improved manoeuvring and functionality, allowing for increased queuing space for buses, separate to the parking for motor vehicles.</p> |
| Enhance community and recreational facilities that meet the social and recreational needs of the community and contribute to community pride and social cohesion.                                                               | <p>Various upgrades to community facilities and Infrastructure and new community spaces in both Town Centres are proposed to provide facilities which cater for community activities and interaction.</p> <p>At Lake Haven it is proposed to provide a new playground and upgraded amphitheatre adjoining the cinema proposal (which is detailed as part of a VPA between Council and Metro Cinemas worth \$200,000). At Bateau Bay it is proposed to replace the existing PCYC building with a dedicated multi-purpose training facility, including outdoor multi-purpose courts. It is proposed to develop this recreation space as part of a joint venture or public private partnership.</p>                                                                                                                                                                                                |
| Implement principles of ecological sustainability particularly in new development through appropriate management of biodiversity, water conservation, energy efficiency, waste management and promoting a walkable environment. | <p>WSUD initiatives are included in the public domain plan and new development concepts for both Masterplans. The Masterplans have been developed to facilitate a walkable Town Centre with a range of facilities and services centrally located within the Town Centre to enable multi-purpose trips to minimise travel and transport demands. Energy efficiency measures are to be implemented in new developments and the public domain.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## STRATEGIC LINKS

### Wyong Shire Council Strategic/ Annual Plan

Council's Strategic Plan lists the completion and adoption of the Lake Haven Town Centre Masterplan and the Bateau Bay Town Centre Masterplan by March 2014 as a key action. This is listed as PA03.02.06 – Economic and Property Development.

**Budget Impact**

The implementation of the Masterplans is premised on the key opportunity sites within the Town Centres being developed which will either provide the public domain works as part of the development, or generate revenue for Council to be used to fund improvements to the public domain, community and recreational facilities.

Funding for the implementation of the Masterplan will also come from a number of other sources including developer contributions, Government grants and Council revenue.

**CONSULTATION**

Extensive consultation has been undertaken during the preparation of the Masterplan. This has included:

- Issues & Opportunities Engagement – during the initial preparation of an Issues and Opportunities Paper for both Town Centres a number of engagement activities were undertaken including:
  - internal Council staff workshops;
  - one on one meetings with study area landowners including the Crown Lands Department, Lake Haven Mega Centre, Lake Haven Shopping Centre, The Entrance Leagues Club, Darkinjung Aboriginal Land Council & Bateau Bay Square;
  - exhibition of the Issues and Opportunities Paper and a Community Survey from December 2012 to January 2013 on both Council's webpage and the Consultation Hub; and
  - Community Information/Discussion Day held at Bateau Bay Square on 8 December 2012 and at Lake Haven Shopping Centre on 15 December 2012.
- Public Exhibition of the draft Masterplans from 30 October 2013 to 28 November 2013 which included:
  - display posters in both Shopping Centres;
  - Community Information/Feedback Day held at Bateau Bay Square on 9 November 2013 and at Lake Haven Shopping Centre on 16 November 2013; and
  - formal exhibition of the Masterplans at Lake Haven and Bateau Bay libraries, the Civic Centre, via the Consultation Hub, and press releases in multiple media outlets.

The Masterplan consultation utilised Council's Consultation Hub as a point of community engagement which enabled community members to present their point of view and ideas.

**Councillor Briefing**

The Masterplans were presented to a Councillor Briefing on 25 September 2013 to inform Councillors of the progress of the Masterplans and to seek endorsement to proceed with public exhibition. The endorsement to exhibit the draft plans was granted subject to:

- Bateau Bay Town Centre Masterplan – identification of the Crown Land to the west of Bateau Bay Square as a long term investigation site, and amendment of the

development concepts for the Employment Development Precinct to show more of a retail/commercial/business focus.

- Lake Haven Town Centre Masterplan – remove reference to Lake Haven Oval and identify this open space area as a future long term investigation/opportunity site.

The requested changes were undertaken to both Masterplans prior to being placed on exhibition.

### **Exhibition**

Public exhibition of the document was undertaken from 30 October 2013 to 28 November 2013. During this time 15 submissions (9 for the Lake Haven Masterplan and 6 for the Bateau Bay Masterplan) were received.

The major concern with both Masterplans was the uncertainty regarding the future of the Lake Haven library and Bateau Bay library. These submissions will be forwarded to Council's Lifelong Learning Unit for consideration as part of the formation of Council's draft Library Strategy. Both masterplans promote the investigation of opportunities to establish new multi-function learning facilities in partnership with local business and/or landowners, which could incorporate new library facilities.

As a result of the exhibition some minor changes have been made to the Lake Haven Town Centre Masterplan to retain Gravity Youth Centre in its current location (was originally proposed in the draft Masterplan to be relocated further north closer to the oval) and to relocate the Skate Park adjacent to the tennis courts.

A table of all submissions has been prepared and is attached to this report.

### **Implementation**

The first stage of implementation for both Masterplans involves preparing a Planning Proposal to amend the Wyong Local Environmental Plan 2013 to rezone land within the Town Centres to B4 Mixed Use. A B4 Mixed Use zone will encourage a wider range of land uses that increase community and economic activity, provide increased employment opportunities, and will enable the concepts and visions outlined within the Masterplans to be realised.

At Lake Haven it is proposed to rezone the Entertainment/Commercial Precinct, Mega Centre Precinct and Shopping Centre PAD site to B4 Mixed Use. At Bateau Bay it is proposed to rezone the Long Jetty Works Depot and adjacent Crown Land to the north of Bateau Bay Square, the Southern Opportunity Site and the Leagues Club Community Precinct to B4 Mixed Use.

### **CONCLUSION**

The draft Lake Haven and Bateau Bay Town Centre Masterplans provide a document which will guide public domain improvement works and development in both Town Centres. The Masterplans were prepared in close consultation with the community and land owners and followed a thorough community engagement process. The implementation plan provides a guide to the implementation of the projects outlined in the document and staging of these works in accordance with Council's and the communities priorities. A copy of the final Masterplans is enclosed.

**ATTACHMENTS**

- |          |                                                                               |           |           |
|----------|-------------------------------------------------------------------------------|-----------|-----------|
| <b>1</b> | Summary of Submissions - Lake Haven & Bateau Bay Town Centre Masterplans      |           | D06170997 |
| <b>2</b> | Final Version Bateau Bay Masterplan - March 2014 - Low Resolution (D06215721) | Enclosure | D06215721 |
| <b>3</b> | Final Version Lake Have Masterplan - March 2014 - Low Resolution (D06215725)  | Enclosure | D06215725 |