

Inclusion of 32 Yambo St Morisset on Land Reservation Acquisition Map

Proposal Title : **Inclusion of 32 Yambo St Morisset on Land Reservation Acquisition Map**

Proposal Summary : **To add the subject site to the Land Reservation Acquisition Map. Council aim to provide a new library and community facilities on a larger amalgamated site for the Morisset community.**

PP Number : **PP_2016_LAKEM_002_00** Dop File No : **16/11183**

Proposal Details

Date Planning Proposal Received : **17-Aug-2016** LGA covered : **Lake Macquarie**

Region : **Hunter** RPA : **Lake Macquarie City Council**

State Electorate : **LAKE MACQUARIE** Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **32 Yambo Street**

Suburb : **Morisset** City : **Lake Macquarie** Postcode : **2264**

Land Parcel : **Lot 2 DP 809113**

DoP Planning Officer Contact Details

Contact Name : **Amy Blakely**

Contact Number : **0249042723**

Contact Email : **amylee.blakely@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Jo Marshall**

Contact Number : **0249210585**

Contact Email : **jmarshall@lakemac.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : Release Area Name :

Regional / Sub Consistent with Strategy :

Regional Strategy :

Inclusion of 32 Yambo St Morisset on Land Reservation Acquisition Map

MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**
If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**
If Yes, comment :

Supporting notes

Internal Supporting Notes : **Council owns and/or is progressing negotiations on adjoining properties. Acquisition of this lot will enable development for a larger community facility which will incorporate a Town Square and a new library.**

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**
Comment :

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**
Comment :

Justification - s55 (2)(c)

- a) Has Council's strategy been agreed to by the Director General? **No**
- b) S.117 directions identified by RPA :
* May need the Director General's agreement
- 1.1 Business and Industrial Zones**
 - 2.3 Heritage Conservation**
 - 3.4 Integrating Land Use and Transport**
 - 4.2 Mine Subsidence and Unstable Land**
 - 5.1 Implementation of Regional Strategies**
 - 6.1 Approval and Referral Requirements**
 - 6.2 Reserving Land for Public Purposes**

Is the Director General's agreement required? **Yes**

- c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**
- d) Which SEPPs have the RPA identified?

Inclusion of 32 Yambo St Morisset on Land Reservation Acquisition Map

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain : **s.117 direction 6.2 Reserving Land for Public Purposes requires the Secretary to agree to any changed reservations of land for public purposes. Given the proposal is consistent with Council's strategic work and will result in public benefit, any inconsistency with this direction is considered to be justified.**

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **14 day exhibition proposed, as the PP is considered minor and does not require the land use zone of the site to be changed.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Principal LEP was made in 2014.**

Assessment Criteria

Need for planning proposal :

Council has prepared a Morisset Town Centre Area Plan and Developer Contributions Plan which includes a part for the Morisset Contributions Catchment.

The subject site, along with adjoining council-owned lots, is identified within the Area Plan as a suitable location for a future town square development. The larger site is proposed to contain a new larger library, and community meeting spaces.

The Morisset Town Centre Area Plan identifies the subject site as a 'Town Hub'. "To contain development overlooking, or opening onto the Town Square potentially accommodating open space, community facilities, function rooms, entertainment facilities, cafes and retail space."

The Morisset Contributions Catchment part of Council's Developer Contributions Plan identifies the subject site for a new library. The Contributions Plan outlines the provision of infrastructure in this location will include 260m2 of community multipurpose floor space,

Inclusion of 32 Yambo St Morisset on Land Reservation Acquisition Map

150m2 of children's services floor space and 135m2 of youth services floor space.

The above plans aim to provide Morisset with central public space which is currently lacking.

The land is currently privately owned. Council has been attempting to purchase the land for the last four years, with the owners rejecting previous offers. The PP is considered the best means of achieving the desired outcome as it will ensure the land is identified for future community uses, the owner is prohibited from developing the land for other uses and the owner will be able to request that Council purchase the land, should they wish to sell it.

Consistency with strategic planning framework :

The PP is consistent with Council's strategic planning framework.

Lifestyle 2020

Lifestyle 2020 aims to achieve the implementation of the Morisset Structure Plan. The Structure Plan identifies the need to provide larger, multipurpose community facilities in centrally located places.

Lifestyle 2020 also aims to improve the amenity of centres located on main roads, including Morisset. The provision of a community facility on Yambo street would focus pedestrian movement away from the higher traffic areas such as the busier Dora Street.

Lower Hunter Regional Strategy (2006)

Morisset is identified as an Emerging Regional Centre in the Lower Hunter Regional Strategy. Major centres are aimed to provide a concentration of business, professional services, civic functions and facilities.

Environmental social economic impacts :

The PP will result in the provision of additional community facilities for an emerging town centre.

The site is located within walking distance of Morisset Train Station, two major shopping retailers and a variety of commercial and business properties.

Morisset is well placed, with existing transport systems that feed from the wider community. Additional facilities in this location will benefit the broader south west Lake Macquarie population.

Assessment Process

Proposal type :	Consistent	Community Consultation Period :	14 Days
Timeframe to make LEP :	6 months	Delegation :	RPA
Public Authority Consultation - 56(2)(d)	Mine Subsidence Board		

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Inclusion of 32 Yambo St Morisset on Land Reservation Acquisition Map

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal - Gateway Version - Inclusion within Land Reservation ~ 32 Yambo Street MORISSET.pdf	Proposal	Yes
Morisset Town Centre Area Plan.pdf	Study	Yes
Morisset Contributions Catchment Development Contributions Plan - Adopted Version - December 2012.pdf	Study	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones**
- 2.3 Heritage Conservation**
- 3.4 Integrating Land Use and Transport**
- 4.2 Mine Subsidence and Unstable Land**
- 5.1 Implementation of Regional Strategies**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**

Additional Information : **1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**

(a) the planning proposal is classified as low impact as described in A guide to preparing local environmental plans (Planning & Environment 2016) and must be made publicly available for a minimum of 14 days; and

(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A guide to preparing local environmental plans (Planning & Environment 2016).

2. Consultation is required with the Mine Subsidence Board under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

The Mine Subsidence Board is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal. Once the consultation is undertaken with the public authorities, and information is provided, Council is to update its consideration of S117 Directions.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Inclusion of 32 Yambo St Morisset on Land Reservation Acquisition Map

4.The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Supporting Reasons : **As per report.**

Signature:



Printed Name:

G P HOPKINS

Date:

6/9/2016