

**CHARLESTOWN
ACQUISITION LAND
REVIEW:
EASTERN PART OF THE
CHARLESTOWN CONTRIBUTIONS
CATCHMENT**



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CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

1 INTRODUCTION

Lake Macquarie Local Environmental Plan (LEP) 2014 currently identifies private land that Council and government agencies intend to purchase for public purposes, such as parks, libraries and roads.

This report presents the recommendations from a review of the *LEP 2014* for the land contained within the **eastern part** of the Charlestown Contributions Catchment.

The purpose of the review is to ensure that the *LEP 2014* is up to date and accurately identifies land that Council and government agencies intend to purchase for public purposes.

2 LAND IDENTIFIED FOR ACQUISITION IN THE LEP 2014

The Land Reservation Acquisition (LRA) map in *Lake Macquarie Local Environmental Plan (LEP) 2014* identifies land that Council and NSW government agencies want to purchase for public purposes. Currently, 24 land areas are identified for acquisition in the LRA map within the **eastern part** of the Charlestown Contributions Catchment, as shown in

Figure 1.

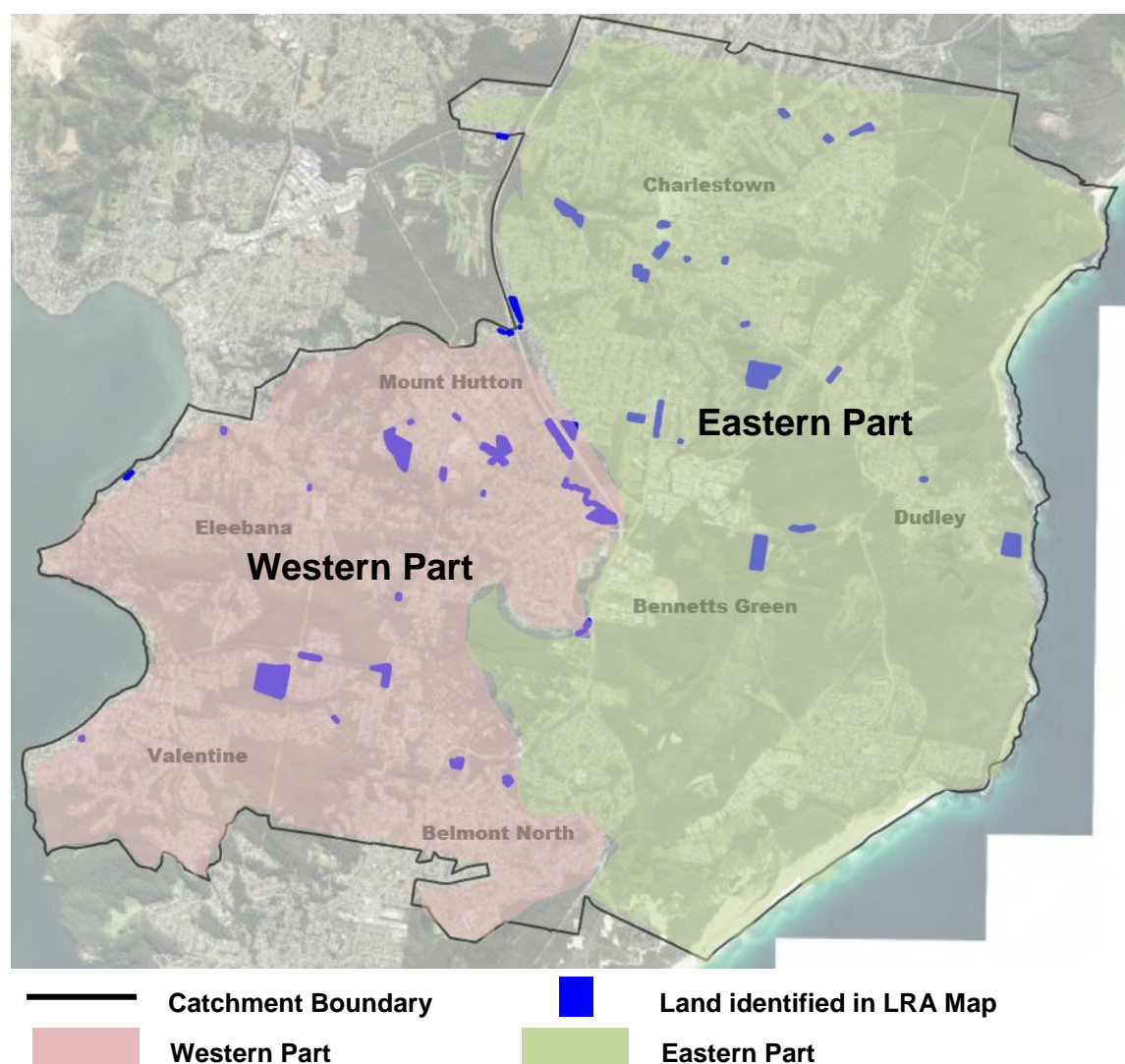


Figure 1 - Land identified in the LRA Map

3 REVIEW PROCESS

The majority of the land identified for acquisition in *Lake Macquarie Local Environmental Plan (LEP) 2014* is a direct conversion of the land identified for acquisition under past LEPs that were adopted in 1984 and 2004.

The review process for the land identified for acquisition in the *LEP 2014* included:

- A review of the site history and details for the land areas;
- Indicative valuations to purchase the land areas (research undertaken by Council's Property and Business Development);
- Consultation with Council departments (Community Planning - Developer Contributions, Community and Social Planning, Recreation and Land Planning, Property and Business Development, Sustainability, Transportation Planning and Asset Management) and government agencies (Roads and Maritime Services, Land and Housing Corporation and Crown Lands) to determine which land areas still require acquisition for public purposes; and
- Additional site-specific investigations, such as additional consultation and site inspections.

4 SUMMARY

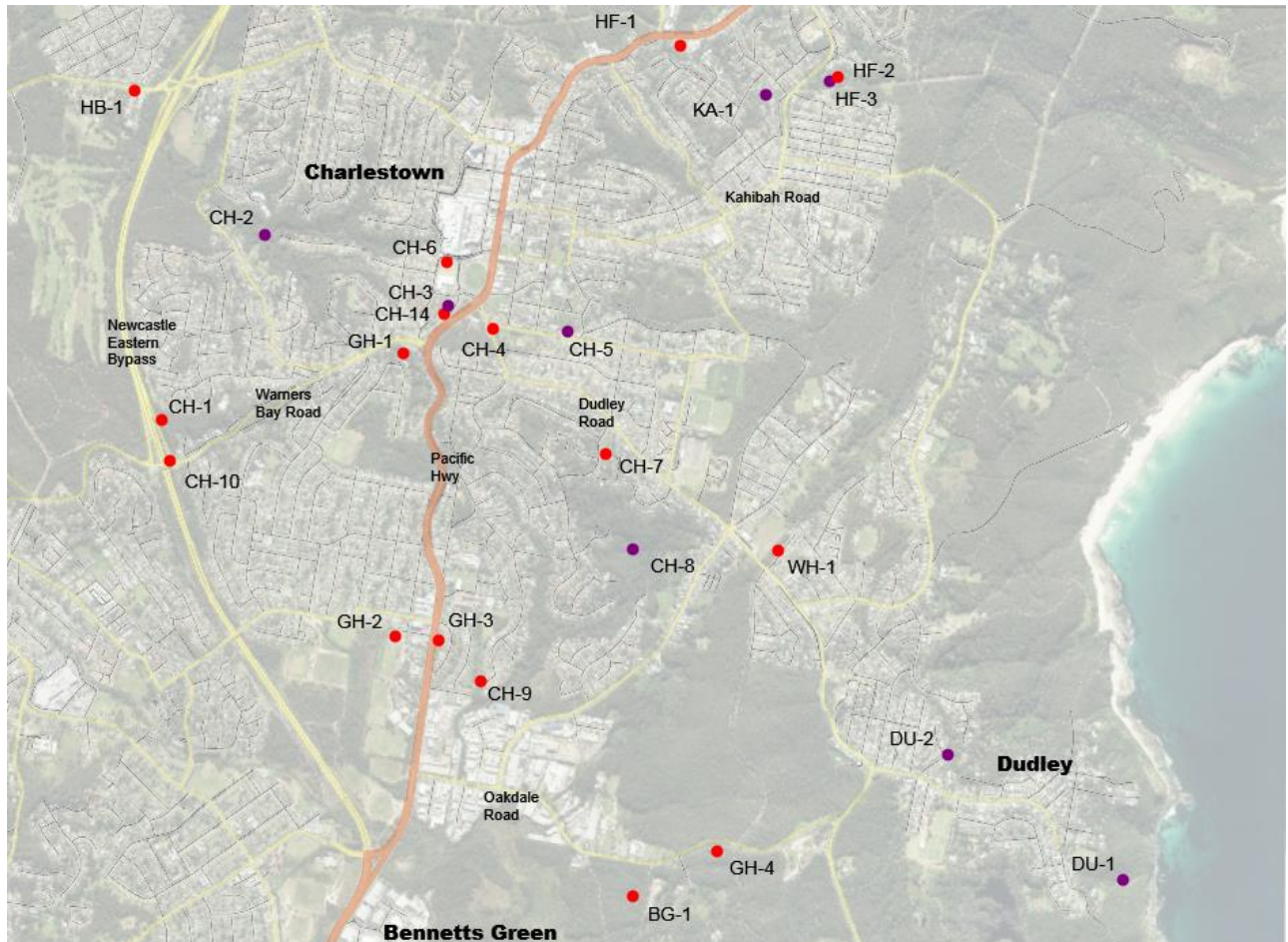
The review recommends:

- Amending the *LEP 2014* to remove 16 land areas identified for acquisition and rezoning them as required consistent with the existing land use; and
- Retaining eight land areas for acquisition in the *LEP 2014* (No amendment required).

Detailed recommendations for each of the individual land areas are presented in Appendix 1.

APPENDIX 1 – RECOMMENDATIONS

A. LOCALITY MAP



- Land areas to be removed for acquisition from the LEP and rezoned as required consistent with the existing land use
- Land areas to be retained for acquisition in the LEP

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

B. LIST OF AFFECTED LAND AREAS

LAND AREAS RECOMMENDED TO BE REMOVED FOR ACQUISITION FROM THE LEP AND REZONED AS REQUIRED CONSISTENT WITH THE EXISTING LAND USE:

Land Area	Address	Suburb
BG-1	46A OAKDALE ROAD	BENNETTS GREEN
CH-1	76 CRESCENT ROAD	CHARLESTOWN
CH-3	LAND NEAR CARL CLOSE	CHARLESTOWN
CH-4	27 TIRAL STREET	CHARLESTOWN
CH-6	72A PATRICIA AVENUE	CHARLESTOWN
CH-7	16A HALLAM STREET	CHARLESTOWN
CH-9	90 KULAI STREET	CHARLESTOWN
CH-10	0 WARNERS BAY ROAD	CHARLESTOWN
GH-1	22A BEAN STREET	GATESHEAD
GH-2	9 HUGHES STREET	GATESHEAD
GH-3	45A PACIFIC HIGHWAY	GATESHEAD
GH-4	62B OAKDALE ROAD	GATESHEAD
HB-1	68A HILLSBOROUGH road	HILLSBOROUGH
HF-1	LAND NEAR PACIFIC HWY	HIGHFIELDS
HF-2	58 TO 68 KAHIBAH ROAD	HIGHFIELDS
WH-1	9 STATION STREET	WHITEBRIDGE

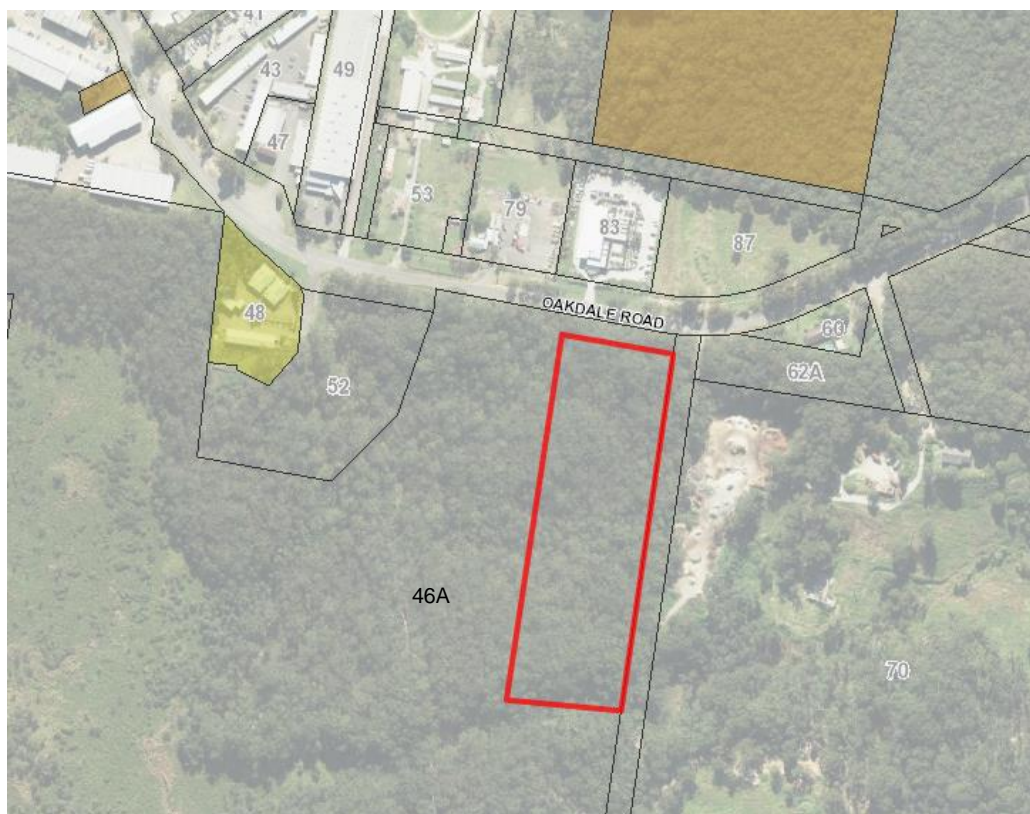
LAND AREAS RECOMMENDED TO BE RETAINED FOR ACQUISITION IN THE LEP (NO LEP AMENDMENT REQUIRED):

Land Area	Address	Suburb
CH-2	LAND NEAR FRASER PARADE	CHARLESTOWN
CH-5	25 JAMES STREET	CHARLESTOWN
CH-8	LAND NEAR BULLS GARDEN ROAD	CHARLESTOWN
CH-14	12 CARL CLOSE	CHARLESTOWN
DU-1	1 OCEAN STREET	DUDLEY
DU-2	15 DURFOLD STREET	DUDLEY
HF-3	72 AND 76 KAHIBAH ROAD	HIGHFIELDS
KA-1	13 NEWCASTLE CRESCENT	KAHIBAH

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

C. LAND AREAS TO BE REMOVED FOR ACQUISITION FROM THE LEP AND REZONED AS REQUIRED CONSISTENT WITH THE EXISTING LAND USE

BG-1: 46A OAKDALE ROAD, BENNETTS GREEN



Remove from LEP
 Council land (community land)
 Council land (operational land)

Plannign Controls under LMLEP 2014

Zoned E2 Environmental Conservation and identified to be purchased by Council in LRA map

Site Details

- Owned by NSW Crown Lands
- Undeveloped and contains native vegetation (Sugarloaf Lowlands Bloodwood-Apple-Scribbly Gum Forest, Swamp Mahogany - Paperbark Forest (EEC equivalent Swamp Sclerophyll Forest on Coastal Floodplains), Lake Macquarie Spotted Gum Forest, and Sugarloaf Lowlands Bloodwood-Apple-Scribbly Gum Forest)
- Located adjacent to the former Charlestown Bypass, which is no longer identified to be built
- Not identified to be purchased by Council under an adopted Development Contributions Plan

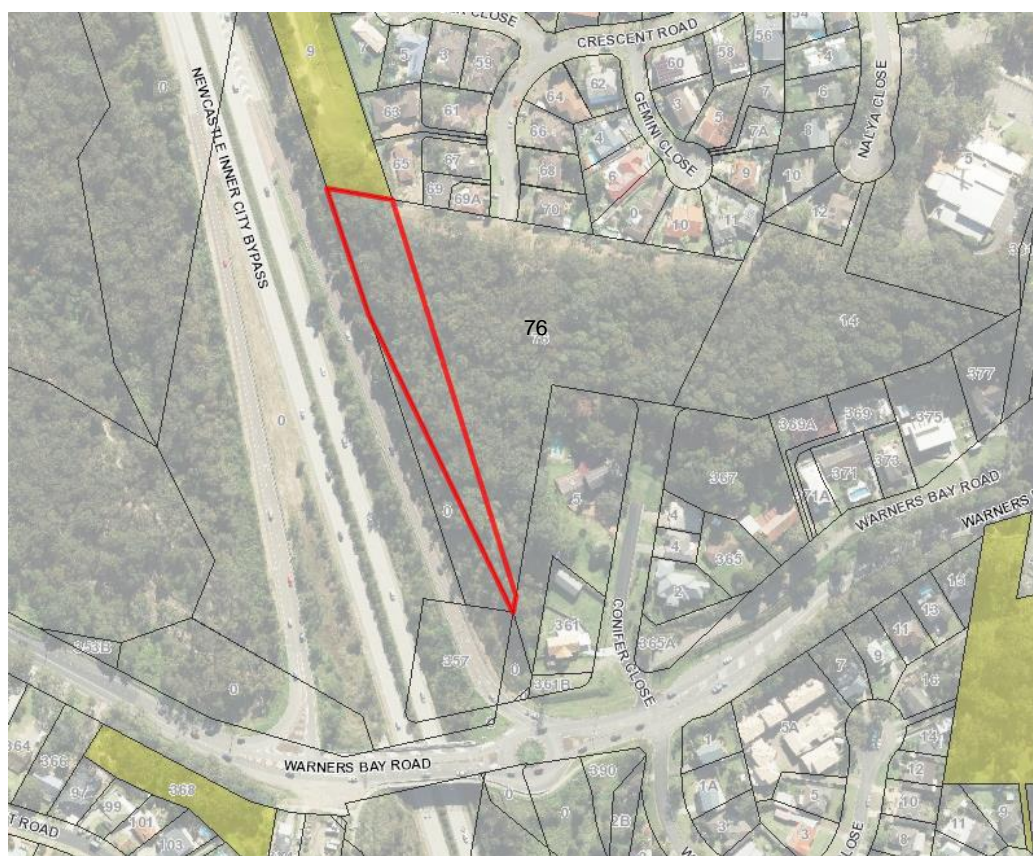
Internal Council Department Consultation

Not identified for Council purposes and no objection to removal from the LRA Map

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
The land area does not require acquisition by Council for community, environmental, drainage or transport purposes. The area contains native vegetation and should retain an environmental zoning	\$550k	\$0
Proposed LEP amendments:		
<ul style="list-style-type: none"> • Remove the area from the LRA map • Retain the existing E2 Environmental Conservation zone 		

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

CH-1: 76 CRESCENT ROAD, CHARLESTOWN



Remove from LEP Council land (community land)

Plannign Controls under LMLEP 2014

Zoned RE1 Public Recreation and identified to be purchased by Council

Site Details

- Owned by NSW Crown Lands
- Undeveloped and contains native vegetation (Coastal Plains Stringybark - Apple Forest)
- Not identified to be purchased by Council under an adopted Development Contributions Plan
- Not identified as a bicycle linkage under Council's adopted Cycling Strategy
- The land is not identified within the LMCC Cycling Strategy.

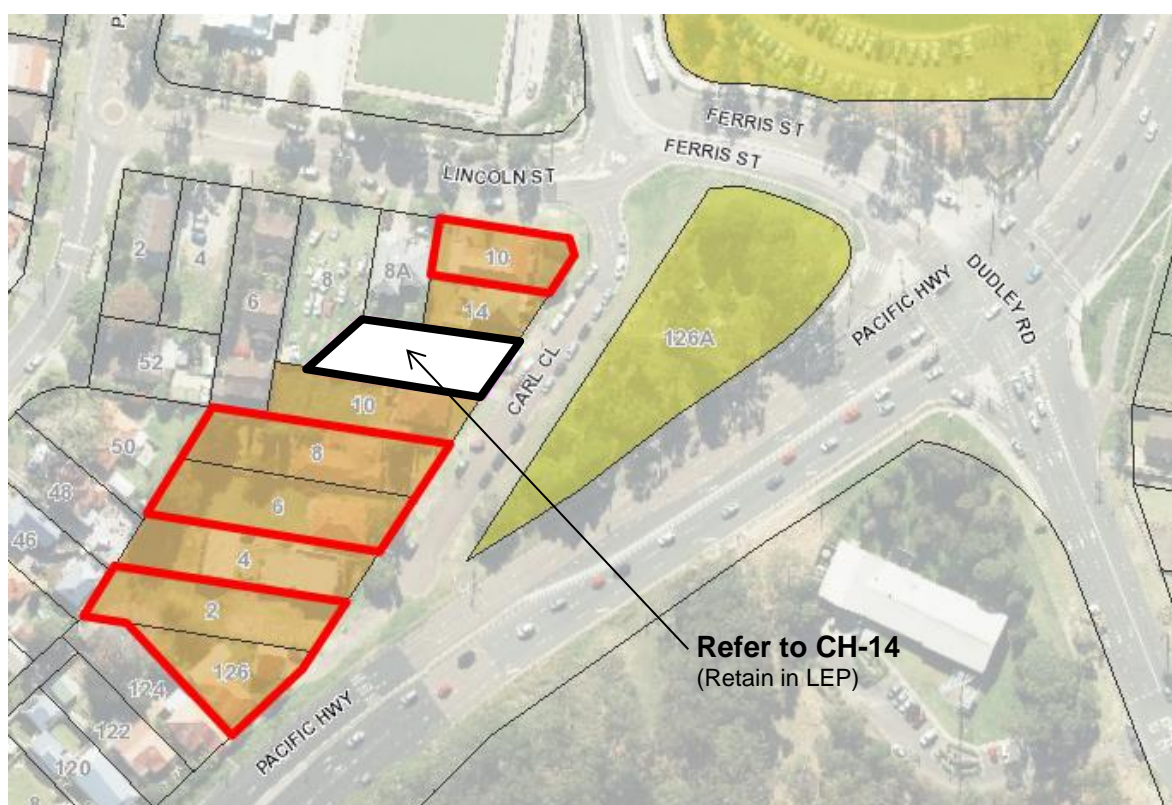
Internal Council Department Consultation

No concerns with removal from LRA map

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
The land area does not require acquisition by Council for community, environmental, drainage or transport purposes. The area contains native vegetation that should be protected under an environmental conservation zoning	\$110k	\$0
Proposed LEP amendments:		
<ul style="list-style-type: none"> • Remove the area from the LRA Map • Rezone the land from RE1 Public Recreation Zone to E2 Environmental Conservation 		

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

CH-3: LAND NEAR CARL CLOSE, CHARLESTOWN



 Remove from LEP
 Council land (community land)
 Council land (operational land)

Plannign Controls under LMLEP 2014

Zoned RE1 Public Recreation and identified to be purchased by Council

Site Details

The land was identified to be purchased by Council for public open space as a condition of the Charlestown Square redevelopment. The land has been purchased, but has not been removed from the LRA Map.

Internal Council Department Consultation

Remove from the LRA Map

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
The land has been acquired by Council for public open space. The land should be removed from the LRA map, and the public opens space zoning should be retained.	\$0	\$0
Proposed LEP amendments:		
<ul style="list-style-type: none"> Remove the area from the LRA Map Retain the existing RE1 Public Recreation Zone 		

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

CH-4: 27 TIRAL STREET, CHARLESTOWN



Remove from LEP Council land (community land)

Plannign Controls under LMLEP 2014

Zoned R3 Medium Density residential with a 16.5m maximum building height and identified to be purchased by Council for the purpose of a local road

Site Details

- Privately owned and undeveloped
- Not identified to be purchased by Council under an adopted Development Contributions Plan
- The Charlestown Development Contributions Plan background study does not indicate that the intersection requires upgrade, however, does state that the intersection will have LoS (Level of Service) D by 2025.

Internal Council Department Consultation

Transportation Planning advised that no funding is identified to purchase the land.

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
The land area is not identified for acquisition for transport purposes in any Council plans.	\$200k	\$0
Proposed LEP amendments:		
<ul style="list-style-type: none"> • Remove the area from the LRA Map • Retain the existing R3 Public Recreation Zone 		

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

CH-6: 72A PATRICIA AVENUE, CHARLESTOWN



Remove from LEP



Council land (community land)

Plannign Controls under LMLEP 2014

Zoned RE1 Public Recreation and is identified to be purchased by Council

Site Details

The area has been acquired by Council, however, has not been removed from the LRA map.

Internal Council Department Consultation

No objection to removal from the LRA Map

Recommendation

The land area has been purchased by Council.

Proposed LEP amendments:

- Remove the area from the LRA Map
- Retain the existing RE1 Public Recreation Zone

Acquisition Cost Estimate

Current

Proposed

\$0

\$0

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

CH-7: 16A HALLAM STREET, CHARLESTOWN



- Remove from LEP
 Council land (community land)
 NSW Crown Lands

Plannign Controls under LMLEP 2014

Zoned RE1 Public Recreation and is identified to be purchased by Council

- Owned by NSW Crown Lands and managed by Council as a natural area (watercourse).
- Not identified to be purchased by Council under an adopted Development Contributions Plan

Internal Council Department Consultation

No objection to removal from the LRA Map

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
The land area does not require to be purchased by Council. The area is owned by NSW Crown Lands and managed by Council as a natural area (watercourse).	\$220k	\$0
Proposed LEP amendments:		
<ul style="list-style-type: none"> Remove the area from the LRA Map Retain the existing RE1 Public Recreation Zone 		

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

CH-9: 90 KULAI STREET, CHARLESTOWN



Remove from LEP



Council land (community land)

Plannign Controls under LMLEP 2014

Zoned R2 Low Density Residential and is identified to be purchased by Council

Site Details

- Privately owned lot that contains a residential dwelling
- Not identified to be purchased by Council under a Development Contributions Plan

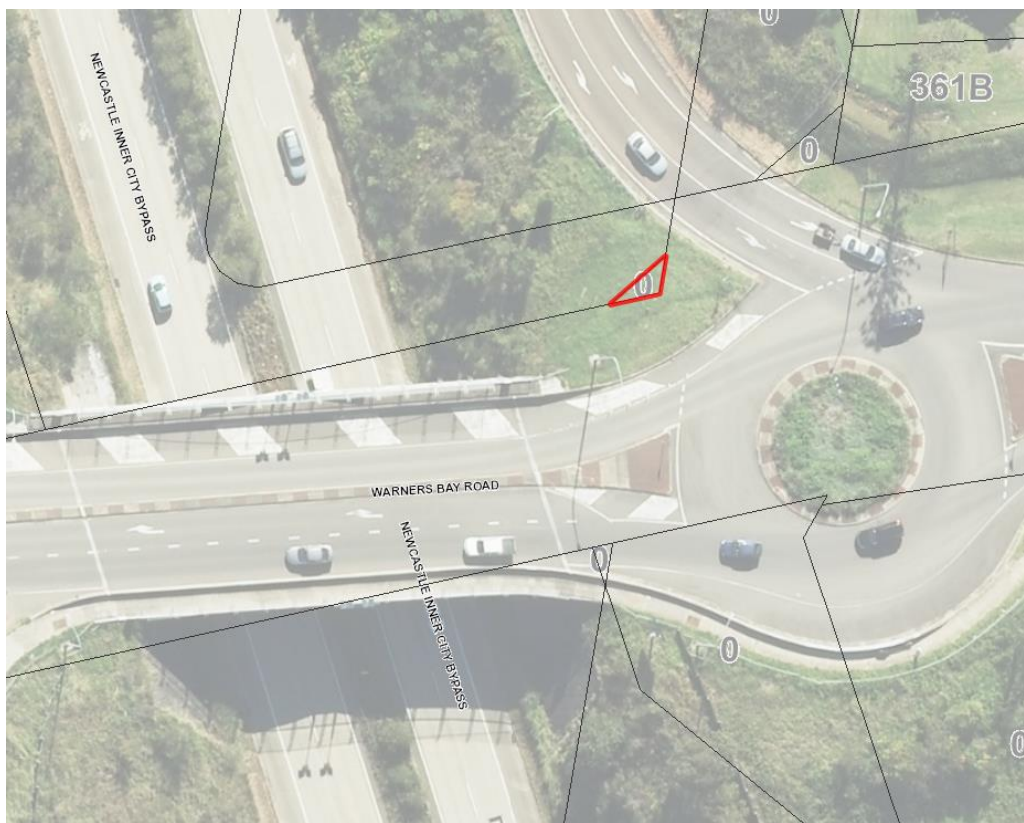
Internal Council Department Consultation

No objection to removal from the LRA Map

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
The land area does not require to be purchased by Council for community, environmental, drainage or transport purposes.	\$40k	\$0
Proposed LEP amendments:		
<ul style="list-style-type: none"> Remove the area from the LRA Map Retain the existing R2 Low Density Residential zone 		

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

CH-10: 0 WARNERS BAY ROAD, CHARLESTOWN (FORMER HB-1)



 Remove from LEP

Planning Controls under LMLEP 2014

Identified to be acquired by NSW Roads and Maritime Services and zoned SP2 Infrastructure (Classified Roads)

Site Details

The area has been acquired by NSW Roads and Maritime Services, however, has not been removed from the LRA map

Internal Council Department Consultation

No objection to removal from the LRA Map

Recommendation

The land area has been purchased by NSW Roads and Maritime Services

Proposed LEP amendments:

- Remove the area from the LRA Map
- Retain the existing SP2 Infrastructure (Classified Roads) Zone

Acquisition Cost Estimate

Current	Proposed
---------	----------

\$0

\$0

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

GH-1: 22A BEAN STREET, GATESHEAD



Remove from LEP

Plannign Controls under LMLEP 2014

Identified to be purchased by Council and zoned RE1 Public Recreation

Site Details

- Owned by NSW Housing
- Contains maintained turf and trees
- Not identified to be purchased by Council under an adopted Development Contributions Plan

Internal Council Department Consultation

Remove from the LRA Map

NSW Housing Consultation

NSW Housing advised that they want Council to consider rezoning the land from RE1 Public Recreation to R3 Medium Density Housing as part of the process to remove the land from the LRA Map.

Council Staff Comment

- *NSW Housing provided insufficient information to justify rezoning the land.*

Recommendation

The land area is not identified to be purchased by Council and is incorrectly shown in the LRA Map.

Proposed LEP amendments:

- **Remove the area from the LRA Map**
- **Retain the existing RE1 Public Recreation Zone**

Acquisition Cost Estimate

Current	Proposed
\$550k	\$0

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

GH-2: 9 HUGHES STREET, GATESHEAD



Remove from LEP



Council land (community land)

Plannign Controls under LMLEP 2014

Identified to be purchased by Council and zoned RE1 Public Recreation

Site Details

- Owned by NSW Department of Education and Communities
- Contains a car park and undeveloped land
- Not identified to be purchased by Council under an adopted Development Contributions Plan

Internal Council Department Consultation

No objection to removal from the LRA Map

Recommendation

The land area is not identified to be purchased by Council and is incorrectly shown in the LRA Map. The area is owned by NSW Department of Education and Communities and is used for the purpose of a school car park, and should be rezoned R2 Low Density Residential consistent with the remainder of the school.

Proposed LEP amendments:

- Remove the area from the LRA Map
- Rezone the land from RE1 Public Recreation Zone to R2 Low Density Residential

Acquisition Cost Estimate

Current Proposed

\$590k

\$0

GH-3: 45A PACIFIC HIGHWAY, GATESHEAD



Remove from LEP

Council land (community land)

Plannign Controls under LMLEP 2014

Identified to be purchased by Council and zoned RE1 Public Recreation

Site Details

- Owned by NSW Housing
- Not identified to be purchased by Council under an adopted Development Contributions Plan

Internal Council Department Consultation

No objection to removal from the LRA Map

NSW Housing Consultation

NSW Housing advised that they want Council to consider rezoning the land from RE1 Public Recreation to R3 Medium Density Housing as part of the process to remove the land from the LRA Map.

Council Staff Comment

- *NSW Housing provided insufficient information to justify rezoning the land.*

Recommendation

The land area is not identified to be purchased by Council and is incorrectly shown in the LRA Map.

Proposed LEP amendments:

- Remove the area from the LRA Map
- Retain the existing RE1 Public Recreation Zone

Acquisition Cost Estimate

Current	Proposed
\$710k	\$0k

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

GH-4: 62B OAKDALE ROAD, GATESHEAD



Remove from LEP



Council land (operational land)

Plannign Controls under LMLEP 2014

Identified to be purchased by Council and zoned E2 Environmental Conservation

Site Details

- Owned by NSW Crown Lands
- Undeveloped and contains native vegetation (Kahibah Snappy Gum Forest)
- Not identified to be purchased by Council under an adopted Development Contributions Plan

Internal Council Department Consultation

No objection to removal from the LRA Map

Recommendation

The land area does not require to be purchased by Council for community, environmental, drainage or transport purposes. The area contains native vegetation and should retain an environmental conservation zoning.

Proposed LEP amendments:

- Remove the area from the LRA Map
- Retain the existing E2 Environmental Conservation zone

Acquisition Cost Estimate

Current

\$40k

Proposed

\$0

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

HB-1: 68A HILLSBOROUGH ROAD, HILLSBOROUGH (FORMER HB-2)



Remove from LEP



Council land (community land)

Planning Controls under LMLEP 2014

Identified to be acquired by NSW Roads and Maritime Services and zoned SP2 Infrastructure (Classified Roads)

Site Details

The area has been acquired by NSW Roads and Maritime Services, however, has not been removed from the LRA map

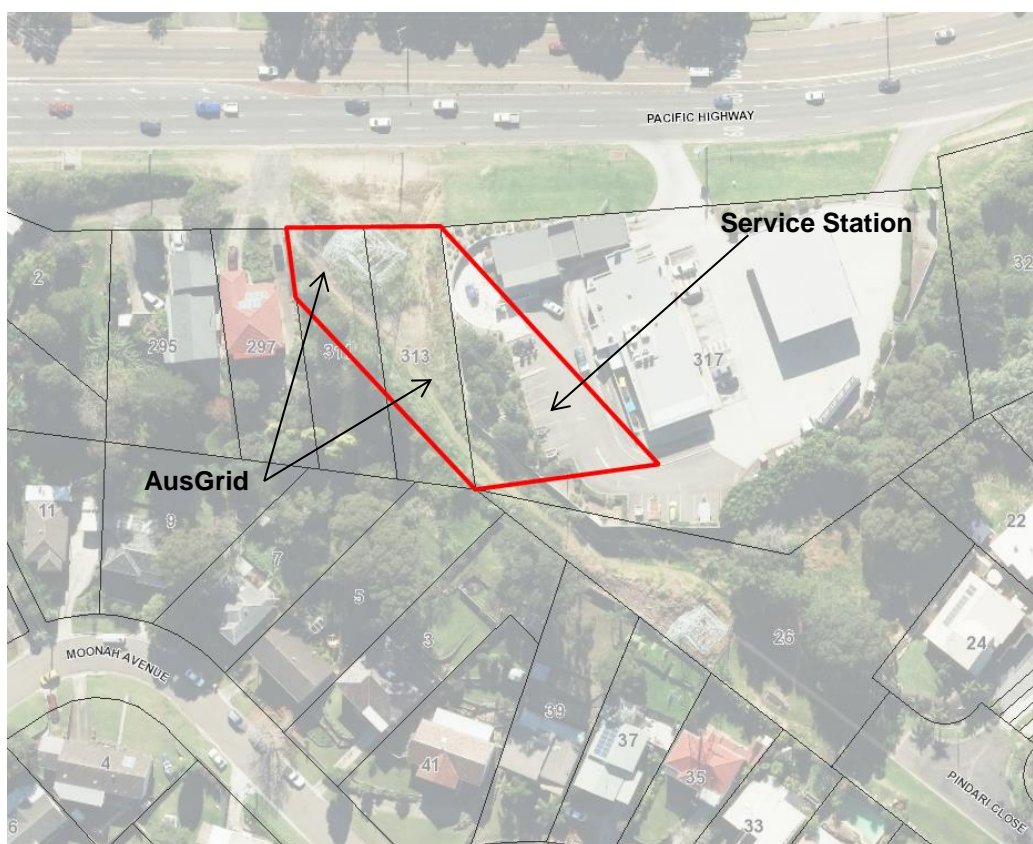
Internal Council Department Consultation

No objection to removal from the LRA Map

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
	\$0	\$0
The land area has been purchased by NSW Roads and Maritime Services Proposed LEP amendments: <ul style="list-style-type: none"> Remove the area from the LRA Map Retain the existing SP2 Infrastructure (Classified Roads) Zone 		

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

HF-1: LAND NEAR PACIFIC HWY, HIGHFIELDS



☐ Remove from LEP

Planning Controls under LMLEP 2014

Identified to be purchased by Council and zoned RE1 Public Recreation

Site Details

- Part of the area is owned by AusGrid and contains an electricity transmission line
- Part of the area is privately owned and contains a service station/car wash access road
- Not identified to be purchased by Council under an adopted Development Contributions Plan

Internal Council Department Consultation

No objection to removal from the LRA Map

Recommendation

The land area does not require to be purchased by Council for community, environmental, drainage or transport purposes. The land should be rezoned consistent with the adjacent land.

Proposed LEP amendments:

- Remove the area from the LRA Map
- Rezone the AusGrid owned land from RE1 Public Recreation Zone to R2 Low Density Residential consistent with the remainder of the AusGrid land
- Rezone the service station land from RE1 Public Recreation Zone to B4 Mixed Use consistent with the remainder of the service station

Acquisition Cost Estimate

Current

\$455k
(excluding
service
station)

Proposed

\$0

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

HF-2: 58 TO 68 KAHIBAH ROAD, HIGHFIELDS



Remove from LEP



Council land (community land)

Planning Controls under LMLEP 2014

Identified to be purchased by Council and zoned RE1 Public Recreation

Site Details

Area 1

- Privately owned land that contains partially cleared native vegetation (Hunter Valley Moist Forest)
- Not identified to be purchased by Council under an adopted Development Contributions Plan

Internal Council Department Consultation

No objection to removal from the LRA Map

Recommendation

The land area does not require to be purchased by Council for community, environmental, drainage or transport purposes. The land should be rezoned consistent with the environmental values on the land.

Proposed LEP amendments:

- Remove Area 1 from the LRA Map
- Rezone the land from RE1 Public Recreation Zone to E2 Environmental Conservation

Acquisition Cost Estimate

Current

\$210k

Proposed

\$0

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

WH-1: 9 STATION STREET, WHITEBRIDGE



Remove from LEP
 Council land (community land)
 Council land (operational land)

Plannign Controls under LMLEP 2014

Identified to be purchased by Council and zoned RE1 Public Recreation

Site Details

The area has been acquired by Council, however, has not been removed from the LRA Map

Internal Council Department Consultation

No objection to removal from the LRA Map

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
Remove the land area from the LRA map as the land has been purchased by Council	\$0	\$0
Proposed LEP amendments: <ul style="list-style-type: none"> Remove the area from the LRA Map Retain the existing RE1 Public Recreation Zone 		

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

D. LAND AREAS TO BE RETAINED FOR ACQUISITION IN THE LEP (NO LEP AMENDMENT REQUIRED)

CH-2: LAND NEAR FRASER PARADE, CHARLESTOWN (OS-062)



- Retain pending further investigation
 Council land (community land)
 Great Northern Walk

Plannign Controls under LMLEP 2014

Zoned E2 Environmental Conservation and identified to be purchased by Council

Site Details

- Privately owned, undeveloped land that contains water course, native vegetation and the Great Northern Walk track
- Identified to be purchased using development contributions under the adopted Development Contributions Plan for the Charlestown Contributions Catchment for the purpose for a walking trail (OS-62)

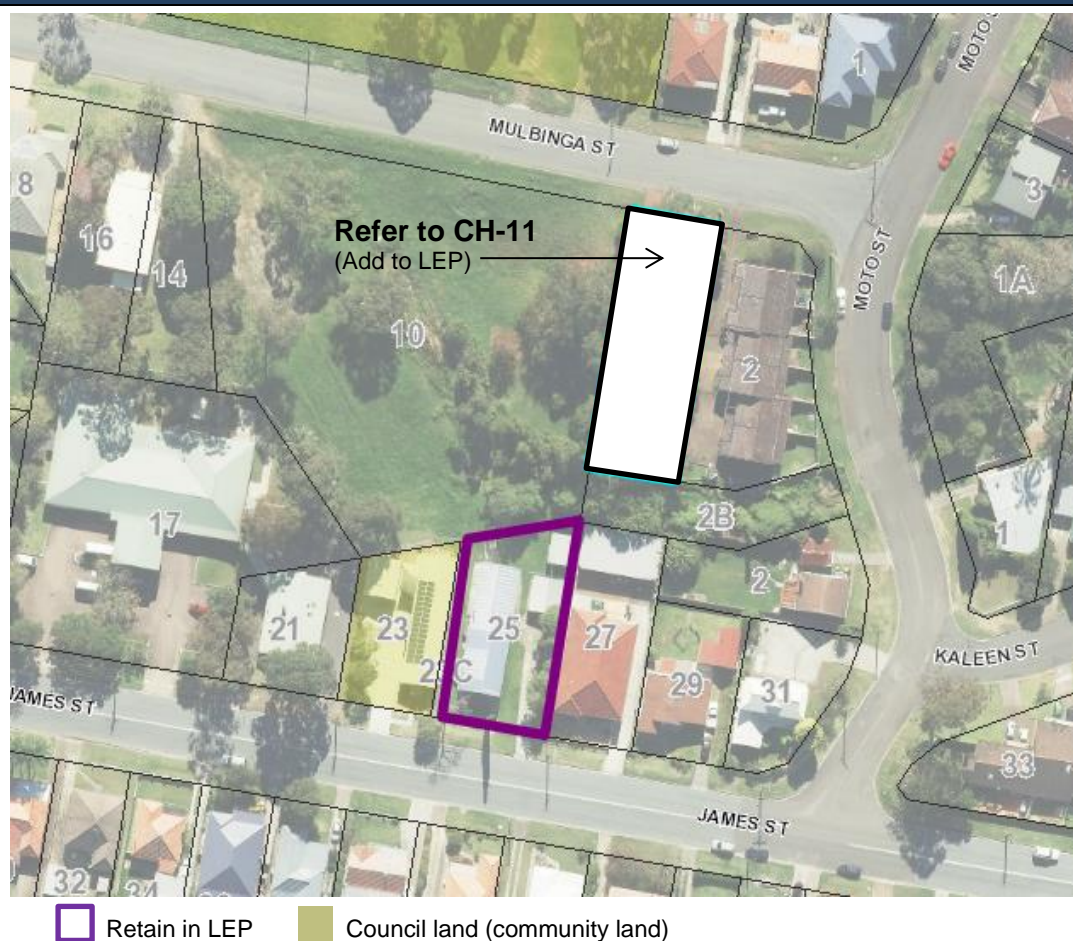
Internal Council Department Consultation

Community Planning advises that: *"The existing acquisition area should remain in the LEP until a revised acquisition area required has been determined as part of additional project planning. Matters that also need resolution include whether the land should be acquired, or if an easement over the land is adequate"*

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
The land area is identified for acquisition by Council for the purpose for a walking trail (Great Northern Walk) under an adopted Development Contributions Plan. However, the specific land area requires further investigation. Proposed LEP amendments: <ul style="list-style-type: none"> Retain in LRA map whilst furthering investigation undertaken Retain the existing E2 Environmental Conservation zone 	\$0	\$0 (\$400k from Development Contributions fund)

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

CH-5: 25 JAMES STREET, CHARLESTOWN (CF-003)



Plannign Controls under LMLEP 2014

Zoned RE1 Public Recreation and is identified to be purchased by Council

Site Details

- Owned by the Scout Associated of Australia NSW and contains a Scout Hall
- Identified to be purchased by Council in the Development Contributions Plan for the Charlestown Contributions Catchment for the purpose of expanding the Charlestown Multipurpose Centre (CF-003)

Internal Council Department Consultation

Retain in the LRA Map

Recommendation

The land area is identified for acquisition by Council for the purpose of expanding the Charlestown Multipurpose Centre under an adopted Development Contributions Plan.

Proposed LEP amendments:

- Retain the area in the LRA Map
- Retain the existing RE1 Public Recreation zone

Acquisition Cost Estimate

Current

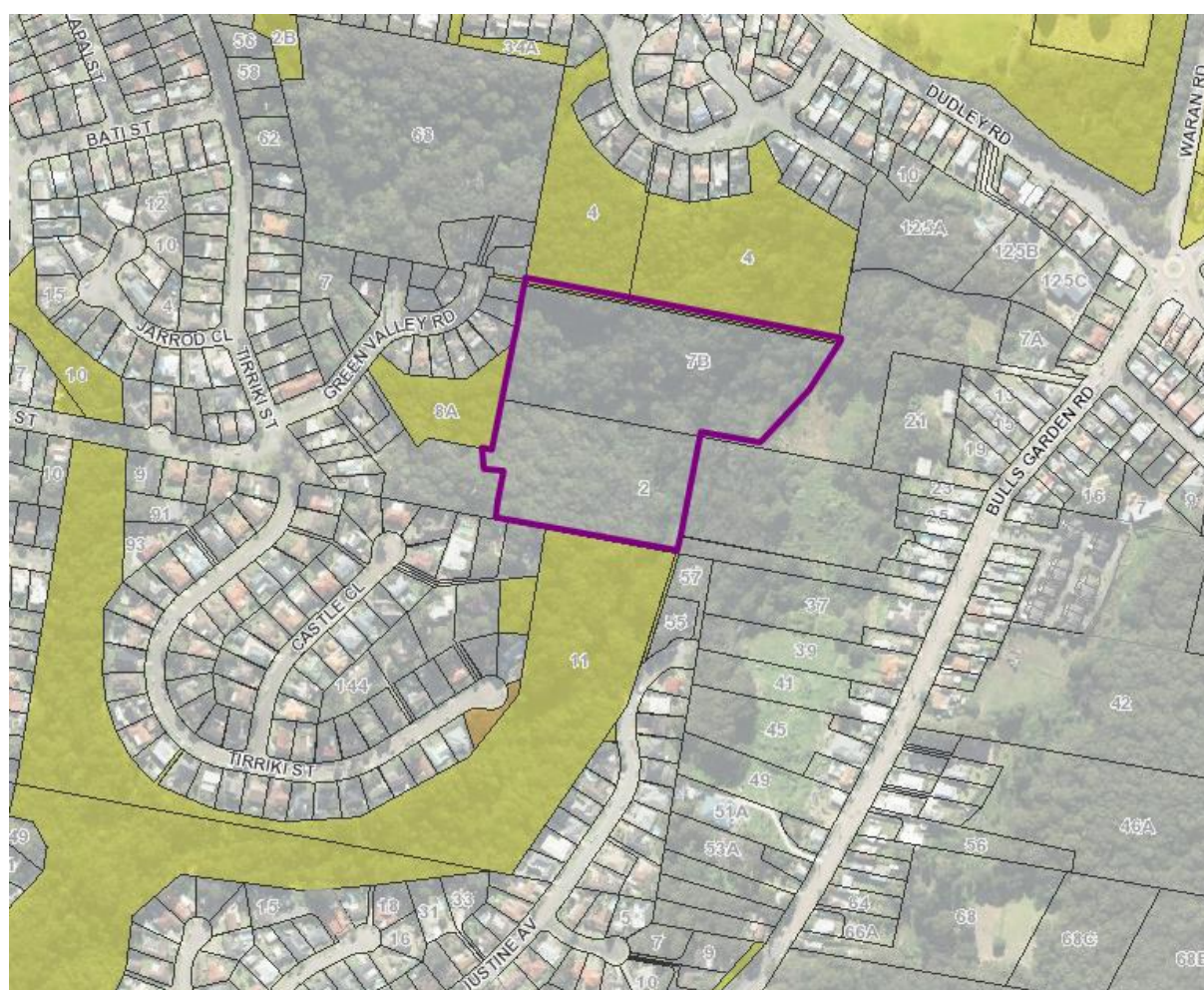
\$0

Proposed

\$0 (\$500k from
Development
Contributions
fund)

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

CH-8: LAND NEAR BULLS GARDEN ROAD, CHARLESTOWN



 Retain in LEP  Council land (community land)

LMLEP 2014

Zoned E2 Environmental Conservation and identified to be purchased by Council

Site Details

- Privately owned land
- Undeveloped and contains water courses and native vegetation (Hunter Valley Moist Forest and Alluvial Tall Moist Forest (EEC equivalent River-flat Eucalypt Forest on Coastal Floodplains))
- Not identified to be purchased by Council under an adopted Development Contributions Plan

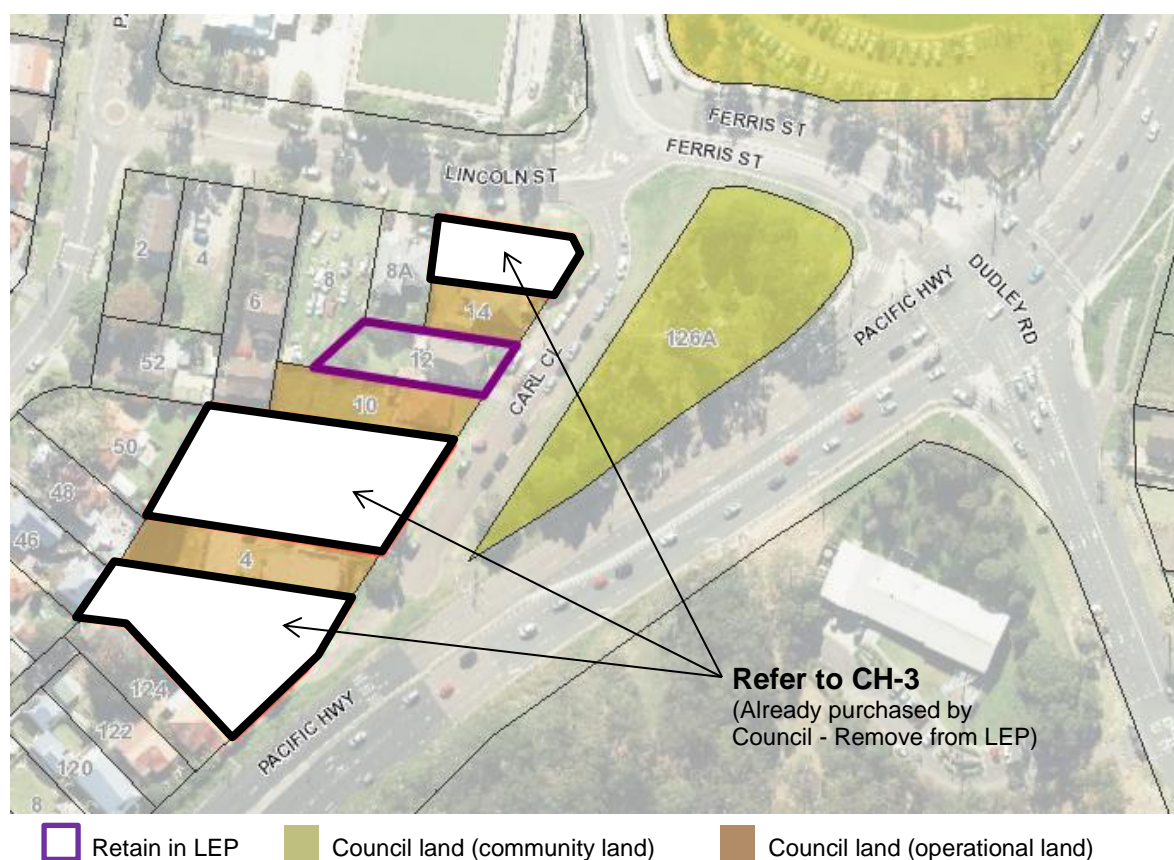
Internal Council Department Consultation

Community Planning advises: "Retain the acquisition layer in the LEP to complete an existing walking trail"

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
The land area has the potential for a walking trail across the land, however, further investigation is required.	\$115 to \$565k	\$115 to \$565k
Proposed LEP amendments:		
<ul style="list-style-type: none"> • Retain in LRA map whilst furthering investigation undertaken • Retain the existing RE1 Public Recreation Zone 		

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

CH-14: 12 CARL CLOSE, CHARLESTOWN



Plannign Controls under LMLEP 2014

Zoned RE1 Public Recreation and identified to be purchased by Council

Site Details

- Privately owned land containing a residential dwelling
- Identified to be purchased by Council for public open space as a condition of the Charlestown Square redevelopment. The lot is the last land parcel that needs to be purchased by Council.

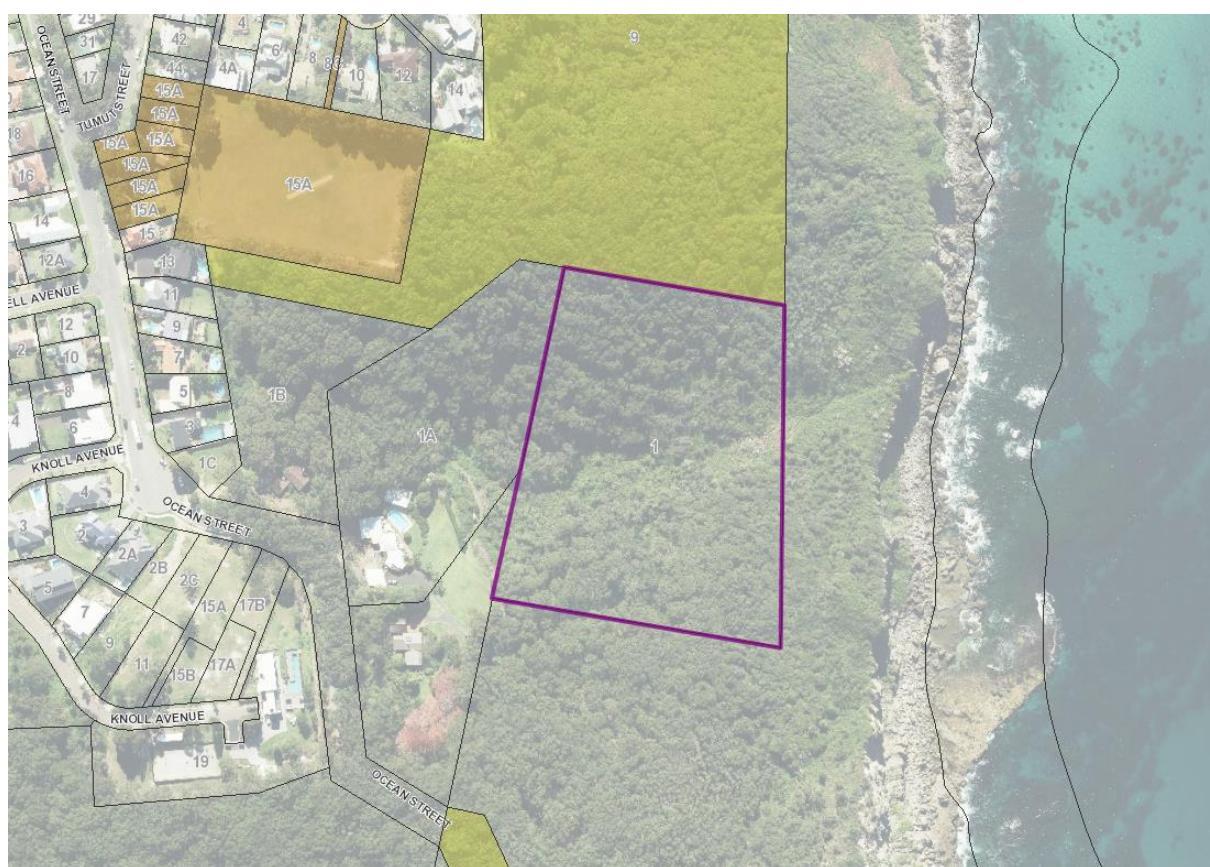
Internal Council Department Consultation

Retain areas in the LRA Map

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
The land area is identified for acquisition by Council for the purpose of a town park under the existing Charlestown Endowment Fund, and should be retained in the LRA Map. Proposed LEP amendments:	\$0 (Funded under Charlestown Endowment Fund)	\$0 (Funded under Charlestown Endowment Fund)
<ul style="list-style-type: none"> Retain the area in the LRA Map Retain the existing RE1 Public Recreation Zone 		

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

DU-1: 1 OCEAN STREET, DUDLEY



Retain in LEP
 Council land (community land)
 Council land (operational land)

Plannign Controls under LMLEP 2014

Identified to be purchased by Department of Planning and Environment (\$0 cost to Council) and zoned E2 Environmental Conservation

Site Details

Privately owned land that is undeveloped, located within a prominent coastal area and contains native vegetation (Lake Macquarie Spotted Gum Forest)

Internal Council Department Consultation

Retain the area in the LRA Map

Recommendation

The land area is proposed to be purchased by the Department of Planning and Environment. The area contains native vegetation and should retain an environmental conservation zoning

Proposed LEP amendments:

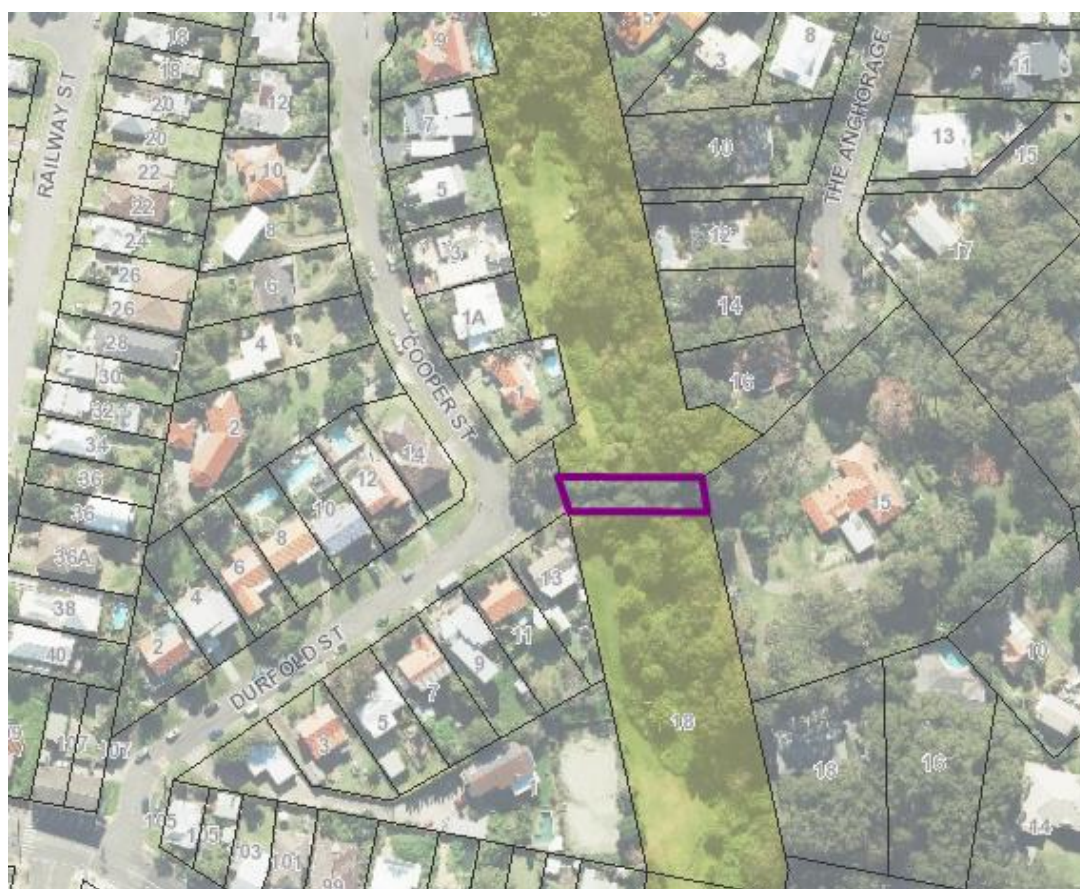
- Retain the area in the LRA Map
- Retain the existing E2 Environmental Conservation zone

Acquisition Cost Estimate

Current	Proposed
\$0	\$0

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

DU-2: 15 DURFOLD STREET, DUDLEY (OS-056)



- Retain pending further investigation
 Council land (community land)

Plannign Controls under LMLEP 2014

Identified to be purchased by Council and zoned RE1 Public Recreation

Site Details

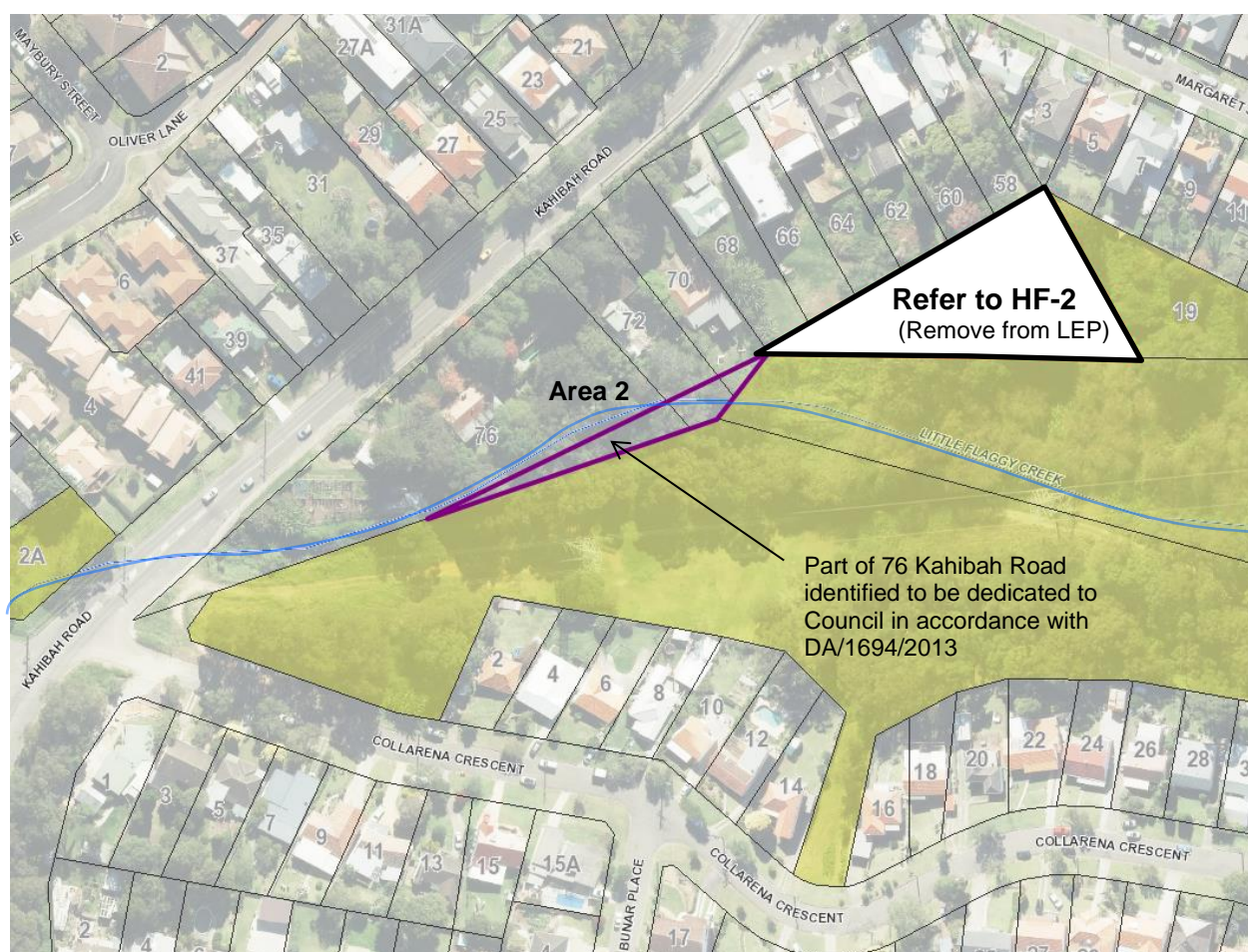
- Privately owned land
- Identified to be purchased by Council using development contributions under the Development Contributions Plan for the Charlestown Contributions Catchment for the purposes of a shared pathway (OS-056)

Internal Council Department Consultation

Community Planning advises that: *"The land will be retained in the LEP until further project planning has been undertaken to determine whether the land needs to be acquired or if an easement over the land is adequate. Key issues that need consideration is the presence of an old bridge on the land that provides access to an adjacent property".*

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
The land area is identified for acquisition by Council under an adopted Development Contributions Plan.	\$0	\$0 (\$150k from Development Contributions fund)
Proposed LEP amendments:		
<ul style="list-style-type: none"> Retain in LRA map whilst furthering investigation undertaken Retain the existing RE1 Public Recreation zone 		

HF-3: 72 AND 76 KAHIBAH ROAD, HIGHFIELDS



Retain in LEP Council land (community land)

Planning Controls under LMLEP 2014

Identified to be purchased by Council and zoned RE1 Public Recreation

Site Details

- Privately owned land
- Contains a natural waterway (Little Flagg Creek) and partially cleared native vegetation (Hunter Valley Moist Forest).
- The majority of the area is identified to be dedicated to Council at no cost in accordance with DA/1694/2013, and only a small area remains to complete public ownership of Little Flagg Creek
- Not identified to be purchased by Council under an adopted Development Contributions Plan

Internal Council Department Consultation

- Retain in the LRA Map until dedicated of land to Council is complete

Recommendation

Retain the land area in LRA Map and retain the existing zoning until dedicated of land to Council is complete.

Proposed LEP amendments:

- Retain Area 2 in the LRA Map
- Retain the existing RE1 Public Recreation Zone

Acquisition Cost Estimate

Current	Proposed
\$25k	\$25k

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

KA-1: 13 NEWCASTLE CRESCENT, KAHIBAH



Retain in LEP Council land (community land)

Planning Controls under LMLEP 2014

Identified to be purchased by Council and zoned RE1 Public Recreation

Site Details

- Privately owned land that contains a natural waterway (Little Flaggy Creek) and partially cleared native vegetation (Hunter Valley Moist Forest)
- The majority of Little Flaggy Creek waterway is in public ownership and the land is a small area remains in private ownership
- Not identified to be purchased by Council under an adopted Development Contributions Plan

Internal Council Department Consultation

Retain in the LRA Map

Recommendation	Acquisition Cost Estimate	
	Current	Proposed
Retain the land area in LRA Map and retain the existing zoning to complete purchase of Little Flaggy Creek waterway	\$50k	\$50k
<u>Proposed LEP amendments:</u>		
<ul style="list-style-type: none"> Retain in the LRA Map Retain the existing RE1 Public Recreation Zone 		

CHARLESTOWN ACQUISITION LAND REVIEW (EAST)

E. FINANCIAL IMPLICATIONS OF RECOMMENDATIONS

LAND AREAS RECOMMENDED TO BE REMOVED FOR ACQUISITION FROM THE LEP AND REZONED AS REQUIRED CONSISTENT WITH THE EXISTING LAND USE:

Land Area	Acquisition Agency	Existing Land Acquisition Cost to Council from general revenue*	Revised Cost if Recommendation Adopted*
BG-1	Council	\$550,000	\$0
CH-1	Council	\$110,000	\$0
CH-3	Council	\$0 (Land already purchased)	\$0 (Land already purchased)
CH-4	Council	\$200,000	\$0
CH-6	Council	\$0 (Land already purchased)	\$0 (Land already purchased)
CH-7	Council	\$220,000	\$0
CH-9	Council	\$40,000	\$0
CH-10	RMS	\$0 (Land already purchased)	\$0 (Land already purchased)
GH-1	Council	\$550,000	\$0
GH-2	Council	\$590,000	\$0
GH-3	Council	\$710,000	\$0
GH-4	Council	\$40,000	\$0
HF-1	Council	\$455,000	\$0
HF-2	Council	\$210,000	\$0
HB-1	RMS	\$0 (Land already purchased)	\$0 (Land already purchased)
WH-1	Council	\$0 (Land already purchased)	\$0 (Land already purchased)
Sub Total		\$3.675m	\$0

LAND AREAS RECOMMENDED TO BE RETAINED FOR ACQUISITION IN THE LEP (NO LEP AMENDMENT REQUIRED):

Site	Acquisition Agency	Existing Land Acquisition Cost to Council from general revenue	Revised Cost if Recommendation Adopted
CH-2	Council	\$0 (Development Contributions \$400k)	
CH-5	Council	\$0 (Development Contributions \$500k)	
CH-8	Council	\$565,000 (from \$115k to \$565k)	
CH-14	Council	\$0 (Charlestown Endowment Fund)	
DU-1	NSW Gov	\$0 (NSW Gov. to purchase)	No change
DU-2	Council	\$0 (Development Contributions \$150k)	
HF-3	Council	\$25,000	
KA-1	Council	\$50,000	
Sub Total		\$640k (Development Contributions \$1.05m)	\$640k (Development Contributions \$1.05m)
Total		\$4.3m (Development Contributions \$1.05m)	\$640k (Development Contributions \$1.05m)

*Note: * Where land is not proposed to be purchased using general Council revenue, the funding source such as development contributions is noted.*