

SECTION 117 DIRECTIONS	COMPLIES?
3.4 Integrating Land Use and Transport	N/A
3.5 Development Near Licensed Aerodromes	N/A
4. Hazard and Risk	
4.1 Acid Sulfate Soils	N/A
4.2 Mine Subsidence and Unstable Land	N/A
4.3 Flood Prone Land	N/A
4.4 Planning for Bushfire Protection	N/A
5. Regional Planning	
5.1 Implementation of Regional Strategies	N/A
5.2 Sydney Drinking Water Catchments	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	N/A
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	N/A
5.8 Second Sydney Airport: Badgerys Creek	N/A
6. Local Plan Making	
6.1 Approval and Referral Requirements	N/A
6.2 Reserving Land for Public Purposes	N/A
6.3 Site Specific Provisions	Yes

- *Is there any likelihood that critical habitats threatened species etc will be impacted by the proposal?*

Comment: - No. The development has already been approved, constructed and is operating. The areas of the site requiring protection have been allowed for in the proposed zones and will be allowed for in the final design.

- *Is there adequate public infrastructure for the proposal?*

Comment: - Yes. The facilities have been approved in previous development applications and allowed for in the relevant sub/regional strategies. Existing infrastructure is able to be augmented if required.

4. Details of the Community Consultation that is to be undertaken on the planning proposal.

The level and nature of community consultation will be determined by the DGR's and the Relevant Planning Authority in providing its Gateway response.

4. CONCLUSION

This submission is provided to Council to begin the process and assist in its consideration of the Planning Proposal sought by the applicant. At this stage the applicant is seeking support in principle to the proposition, with a view to moving forward and entering the costly stage of providing the detailed specialist assessments and reports to facilitate the on going process. The applicant acknowledges and accepts the need for this further work and is happy to undertake it following receipt of the DGR's

It is considered that the Planning Proposal as outlined in this submission provides the basis for an appropriate vehicle for the variation to the relevant Planning Framework required to facilitate the long term outcome of a viable recreation facility on the land. Such a change in the planning framework will provide benefit to both the owners of the land and the wider community.

The restriction of this variation to the existing Golf Course site would not cause a planning precedent in terms of the remaining rural zoned land in the Council's area. Similarly, it is not considered that the proposal would adversely impact on Council's Residential Strategy. These opinions are arrived on the basis that the proposal simply reflects and strengthens the long term land use and the Development Consents previously granted for the subject site.

David Furlong – BTP, MPLA

Director