

THE ENTRANCE, reclassification of Part Lot G DP 348221, 10 Dening Street

Proposal Title : **THE ENTRANCE, reclassification of Part Lot G DP 348221, 10 Dening Street**

Proposal Summary : **Reclassify Part Lot G DP 348221, 10 Dening Street, The Entrance from community to operational to allow sale and redevelopment of the site.**

Council resolved to classify the land operational in June 1994 but due to an administrative error the land was not classified operational. The planning proposal seeks to rectify this error.

PP Number : **PP_2015_WYONG_005_00** Dop File No : **15/04987**

Proposal Details

Date Planning Proposal Received : **31-Mar-2015** LGA covered : **Wyong**

Region : **Hunter** RPA : **Wyong Shire Council**

State Electorate : **THE ENTRANCE** Section of the Act : **55 - Planning Proposal**

LEP Type : **Reclassification**

Location Details

Street :

Suburb : City : Postcode :

Land Parcel : **Part Lot G DP 348221**

DoP Planning Officer Contact Details

Contact Name : **G P Hopkins**

Contact Number : **0243485002**

Contact Email : **garry.hopkins@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Lynda Hirst**

Contact Number : **4350577400**

Contact Email : **lynda.hirst@wyong.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 :

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MDP Number :

Date of Release :

Area of Release
(Ha) :Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Yes
Lobbyists Code of
Conduct has been
complied with :

If No, comment :

Have there been No
meetings or
communications with
registered lobbyists? :

If Yes, comment :

Supporting notesInternal Supporting
Notes :**The planning proposal was initially received on 16 March 2015. Council provided clarifying information on 31 March 2015.**External Supporting
Notes :**Adequacy Assessment****Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? Yes

Comment :

The DP number is incorrect in the statement of objectives and should be corrected (should be DP 348221 not 384221).**The text in the Introduction should also be amended to refer to Part Lot G DP 348221.****Council's online mapping tool identifies the adjoining lot as Lot 1 DP 120735 (not Lot 10 DP 17376). If correct, the Introduction should be amended to refer to correct lot identifier.****Explanation of provisions provided - s55(2)(b)**

Is an explanation of provisions provided? Yes

Comment :

The explanation of provisions needs to be amended to reclassify Part Lot G DP 348221.**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? Yes

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones**2.2 Coastal Protection****3.4 Integrating Land Use and Transport****4.1 Acid Sulfate Soils****5.1 Implementation of Regional Strategies****6.1 Approval and Referral Requirements****6.2 Reserving Land for Public Purposes****6.3 Site Specific Provisions**

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Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

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

The land is in the coastal zone and SEPP 71 cl. 7 requires matters in cl. 8 to be considered. The planning proposal should be updated.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

No amendment to LEP maps is required.

Council has confirmed that the reclassification is to Part of Lot G. The location map should be amended to show this.

Council should include the deposited plan map and the plan of proposed road for Theatre Lane, together with some explanation, to make it clear that the western part of Lot G is not being reclassified.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Council proposes 28 days exhibition consistent with the Department's guidelines (A guide to preparing local environmental plans page 24).

A public hearing under the provisions of the Local Government Act is required.

Additional Director General's requirements

Are there any additional Director General's requirements? **Yes**

If Yes, reasons :

Specific requirements for reclassification planning proposals (as set out in A guide to preparing local environmental plans page 26) have been addressed.

A timeline has been provided that envisages completion in December 2015.

No State agencies have been nominated for consultation.

Council has sought delegation to make the plan. As there is no removal of reservations or other interests, the matter does not require the Governor's approval and delegation to Council is supported.

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 :

The planning proposal will lead to amendment of Schedule 4 Part 1 of Wyong LEP 2013 (reclassification to operational but with no interests changed).

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The land is mapped as a 'Key Site' in Wyong LEP 2013 and cl. 7.11 (Development requiring the preparation of a development control plan (key sites)) applies.

Assessment Criteria

Need for planning proposal :	Council's plans for the site (sale and redevelopment) cannot be realised unless the land is reclassified. The planning proposal states reclassification was proposed in 1994 but an administrative error resulted in the reclassification not being carried out.
Consistency with strategic planning framework :	Provision of jobs and housing in The Entrance town centre is consistent with regional strategic planning directions. The site is an identified 'Key Site' in Wyong LEP 2013.
Environmental social economic impacts :	The site is currently used as a car park. The planning proposal states a DCP provision requires a net increase in public car parking from redevelopment of the site.

Assessment Process

Proposal type :	Consistent	Community Consultation Period :	28 Days
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Timeframe to make LEP :	9 months	Delegation :	RPA
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Public Authority Consultation - 56(2) (d) :

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

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

If no, provide reasons :

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
Cover Letter Short Street Reclassification Planning Proposal (signed).pdf	Proposal Covering Letter	Yes
Planning Proposal Reclassification 10 Denning St The Entrance - Full Version.pdf	Proposal	Yes
2015 03 31 Additional maps - DP and road reserve.pdf	Map	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**
 2.2 Coastal Protection
 3.4 Integrating Land Use and Transport
 4.1 Acid Sulfate Soils
 5.1 Implementation of Regional Strategies
 6.1 Approval and Referral Requirements
 6.2 Reserving Land for Public Purposes
 6.3 Site Specific Provisions

Additional Information : **Fix various references to clarify 'Part' Lot G is being reclassified. Include DP and road map and explanation to show why.**

Fix map at Attachment 3 to only show Part Lot G as subject site.

Fix DP number in Objectives.

Fix adjoining lot number in Introduction.

Include assessment against SEPP 71.

No agency consultation required.

28 days community consultation.

9 months timeframe.

Delegation to Council.

No public hearing required under s.57(6) (but LGA Act requirements apply).

Supporting Reasons : *

Signature:



Printed Name:

G P HOPKINS

Date:

2.4.2015

