

Planning Proposal Attachment 10

Lot 514 DP 729979, Bateau Bay

Public Exhibition Submission Summary and Responses

Doc No. Submission	Comments	Response
D01356890	▪ No objection to the rezoning. ▪ Adjoining land is bushfire prone on the Wyong Bushfire Prone Land Map. ▪ Any future development will need to comply with the aims and objectives of the <i>Planning for Bushfire Protection 2006</i> (PBP). ▪ Development proposals for the site do not need to be referred to the RFS.	▪ Noted. ▪ Any development application received for the site will be required to comply with these requirements.
D01361831	▪ Proposed amendment to s2.5a of Draft DCP as follows: “(a) - Public transport (including bus access) is to be provided to the development directly from the north bound carriageway of The Entrance Road via left turn vehicular entry and exit arrangement (one-way bus circulation) with construction of appropriate ramps to access the eastern frontage of the existing Stockland Shopping Centre (DP 844881) area generally along Bay Village Road. It should include a bus interchange located within the eastern car park adjacent to Bay Village Road. It will require removal of several car parking spaces. These are to be provided/replaced elsewhere on the proposed development site. All design and road works associated with this proposal should be carried out in consultation with the Council, RTA, Ministry of Transport and relevant bus companies”.	▪ Noted. ▪ Further consultation has been undertaken with the Roads and Traffic Authority (RTA) with regard to this issue. ▪ Amendments to the dLEP and draft DCP 2005: Chapter 110 have been made to resolve these concerns and issues. ▪ The amendments include: Requirement for a formal assessment of the bus interchange options to be conducted by appropriately qualified personnel to the satisfaction of the RTA and Council; and Requirements for the intersection upgrade of Bay Village Road and the existing Service Road.

Doc No. Submission	Comments	Response
D01414411	No objection provided it does not justify loss of 3(b) (Centre Support) zonings in Long Jetty as part of TEPPS.	- Noted. - This rezoning has not effected, will not effect, or have any impact, on the decision making process regarding 3(b) zonings in Long Jetty. - The 3(b) zonings are proposed to remain within the Long Jetty. However, the revised draft TEPPS is to be re-exhibited for a further 28 days.
D01358092	- Bus supply options for servicing Bay Village. - The option proposed included the construction of a bus interchange between the existing car park within Stocklands on the adjoining allotment and The Entrance Road. This would require construction of on and off ramps to and from The Entrance Road. In addition, this would also require some encroachment into the existing car parking facilities. Any facilities removed through this proposal would need to be located elsewhere on site.	- Noted. - Further consultation has been undertaken with the Roads and Traffic Authority (RTA) with regard to this issue. - Amendments to the dLEP and draft DCP 2005: Chapter 110 have been made to resolve these concerns and issues. - The amendments include: Requirement for a formal assessment of the bus interchange options to be conducted by appropriately qualified personnel to the satisfaction of the RTA and Council; and requirements for the intersection upgrade of Bay Village Road and the existing Service Road.

Doc No. Submission	Comments	Response
D01414737	Removal and competition of 3(b) zonings in Long Jetty, The Entrance and Bateau Bay.	- Noted. - Refer to response for submission D01414411. - The proposed zoning of the site to 3(b) (Centre Support) does not permit general retailing activities. It permits large scale retail activities which have large floor space requirements for low intensity commercial or retail uses. It does not permit retail activity for supermarkets or other food or produce markets, or any other shops with high turnover shops and offices which might be more properly located within the business centre zone.
D01431870	- The expansion of 3(b) (Centre Support) zonings should only take place if this does not further disadvantage the existing business owners and operators within the 3(b) (Centre Support) zone at Long Jetty. - The proposed 3b zoning should not enable 3(a) (Business Centre) uses and the expansion of Bay Village Shopping Centre. - The use of Lot 514 DP 752279 as prime retail with high turnover shops and offices.	- Noted. - Refer to response to submission D01414737.