

Glenn Hornal - RE: TOUKLEY, 216-224 Main Road and 21 Rowland Terrace - 'Rustrum Site' Rezoning

From: "Kavanagh, Peter" <KAVANAGP@wyong.nsw.gov.au>
To: Glenn Hornal <Glenn.Hornal@planning.nsw.gov.au>
Date: 30/01/2015 9:11 AM
Subject: RE: TOUKLEY, 216-224 Main Road and 21 Rowland Terrace - 'Rustrum Site' Rezoning
Attachments: D11738493 Rezoning application -attachments 2-8 - amended proposal 2 10 2014 - 216-220 Main Rd TOUKLEY - RZ6 2014.ZIP

Hi Glenn,

1. To date, Council has not resolved its position in relation to finalisation of the matter. The current resolution (25/6/2014) authorises the General Manager to seek a "Gateway Determination", and the General Manager's Endorsement of the Planning Proposal (2/12/2014) includes a requirement that a report be prepared outlining the results of the community and public authority consultation. In considering that report, Council would determine its position and make an appropriate request at that time.
2. This has been requested from the Applicant. Data will be provided as soon as is practicable.
3. I have attached the Applicant's Attachments to the PP, and apologise if these were not received earlier. Refer Attachment 5 for the Acid Sulphate Soils Management Plan and Attachment 6 for the Initial Contamination Assessment Report.
4. Apologies for this oversight. The Planning Proposal document was not updated prior to the referral to you to reflect Council's decision (2/12/2014) to remove the Foreshore Building Line and Foreshore Area affectations on the land. The adjoining land (Beachcomber Hotel site) also does not have these affectations applying, and the issues relating to development near and public access to the Budgewoi Lake foreshore were addressed in the report to Council endorsing the preparation of the Planning Proposal on 25 June, 2014. As such, Clauses 7.5 and 7.6 of the WLEP, 2013, will not apply.

I trust this advice, and the attachments address the issues raised. Please advise if not accessible in this format.

Please advise if you require anything further. I will forward the advice from the Applicant regarding projected job creation opportunities as soon as it is received.

Regards,

Peter

Peter Kavanagh

Senior Planner

Rezoning

Wyong Shire Council

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From: Glenn Hornal [mailto:Glenn.Hornal@planning.nsw.gov.au]
Sent: Friday, 23 January 2015 12:15 PM
Subject: Fwd: TOUKLEY, 216-224 Main Road and 21 Rowland Terrace - 'Rustrum Site' Rezoning

Hi Peter,

Could you also provide a copy of the Acid Sulfate Soils Management Plan prepared by Network Geotechnics Pty Ltd as identified on page 13 of the planning proposal.

thanks

Glenn

>>> Glenn Hornal 23/01/2015 9:59 am >>>
 Peter,

Council you provide the following additional information:

1. Are Council seeking delegation to make the plan for this planning proposal.
2. Could Council provide an estimate of the number of jobs that are anticipated to be created from the development.
3. Council consideration of SEPP 55 in the PP refers to Attachment 6 and an Initial Contamination Assessment but has not been provided. Can you provide a copy of this report.
4. Clarification of the removal of the foreshore building line (FBL).
 The PP states on page 7 that the applicant will need to address Clause 7.6 in any development proposal at the DA stage. However the removal of the FBL and foreshore area (both defined terms in Wyong LEP 2013) on the site will also remove the need for consideration of clause 7.5 and 7.6 as both clauses relate to development or consent in the 'foreshore area' which the proposal seeks to remove on the site. Can Council confirm this is case.

regards

Glenn

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