

CANTON BEACH, Amend Key Sites Map for site 14 to add Lot 371 DP 755266

Proposal Title : **CANTON BEACH, Amend Key Sites Map for site 14 to add Lot 371 DP 755266**

Proposal Summary : **The proposal is to add Lot 371 DP 755266 22 Beach Parade Canton Beach to the Key Sites Map for site 14 (Waterfront Tourist Park).**

PP Number : **PP_2015_WYONG_007_00**

Dop File No : **15/12576**

Proposal Details

Date Planning
Proposal Received : **19-Aug-2015**

LGA covered : **Wyong**

Region : **Hunter**

RPA : **Wyong Shire Council**

State Electorate : **WYONG**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **22 Beach Parade**

Suburb : **Canton Beach**

City :

Postcode :

Land Parcel : **Lot 371 DP 755266**

DoP Planning Officer Contact Details

Contact Name : **G P Hopkins**

Contact Number : **0243485000**

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

RPA Contact Details

Contact Name : **Rianan Rush**

Contact Number : **0243505523**

Contact Email : **rianan.rush@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 :**BACKGROUND**

Wyong LEP 2013 includes Key Sites provisions (cl. 7.11) whereby certain sites have an increased height shown on a 'Key Sites Map' that may be achieved in return for preparation of a DCP addressing general matters specified in cl. 7.11 and site specific matters set out in Wyong DCP 2013.

This proposal adds an additional lot to the 'Key Sites Map' for site 14 Waterfront Tourist Park following acquisition of the additional lot by the Tourist Park's owners.

The planning proposal was received on 14 August 2015. Clarification on several matters was requested on 17 August 2015. Council provided an updated planning proposal on 19 August 2015.

External Supporting
Notes :**Adequacy Assessment****Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? Yes

Comment : Adequate

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : Need to clarify that it is the height on the Key Sites Map that will increase for the site but that the height on the Height of Buildings Map will remain the same.

The planning proposal could benefit from brief discussion on how the Key Sites program works.

Presumably it will be necessary to amend the Key Sites Map for this site in Wyong DCP 2013 and this and any other proposed amendments to the DCP should be discussed.

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

2.2 Coastal Protection

3.2 Caravan Parks and Manufactured Home Estates

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

4.2 Mine Subsidence and Unstable Land

4.3 Flood Prone Land

5.1 Implementation of Regional Strategies

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

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

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

d) Which SEPPs have the RPA identified?

SEPP No 21—Caravan Parks

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

SEPP No 71—Coastal Protection

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

The site is in a Mine Subsidence District (MSD). The 117 direction requires referral to the Mine Subsidence Board when a proposal permits development in a MSD. In this case the proposal does not alter permissibility, only potential height (from 16 to 23 metres) on one lot.

The land is affected by the Probable Maximum Flood. Flooding will be a consideration in development assessment but the proposal is consistent with the 117 direction. (See later under environmental impacts where need for discussion on flooding and sea level rise is identified).

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 :

The diagram showing utilities (section D.10) needs a key/legend.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

28 days proposed. 14 days should be sufficient provided adjoining landholders are advised of the proposal.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

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 proposal will amend map sheet 19 of the Key Sites Map layer for Wyong LEP 2013.****Assessment Criteria**Need for planning
proposal :**The planning proposal has arisen as the owners of the adjoining caravan park have purchased the subject lot.**Consistency with
strategic planning
framework :**Toukley Planning Strategy envisages 3-4 storey buildings at this site. Council's Iconic Development/Key Sites program changed potential heights on this site to 23 metres (approximately 7 storeys). Some discussion of this should be included in the section of the planning proposal referring to the Toukley Planning Strategy.**Environmental social
economic impacts :**Taller buildings would be permitted on the site as a result of the planning proposal (currently 16 metres, future 23 metres). The effect of overshadowing will need to be considered during development assessment. Adjoining neighbours should be advised when the planning proposal is exhibited.****Discussion of potential flooding and sea level rise effects on the site should be included.****Assessment Process**

Proposal type :	Routine	Community Consultation Period :	14 Days
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Timeframe to make LEP :	6 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 : **No agency consultation required by Gateway.****14 days community consultation sufficient provided adjoining landholders are advised of exhibition.****Delegation to Council to make the plan has been requested and is supported.**Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

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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
2015 08 14 Wyong Shire Council to DP&E - Covering Letter_Planning Proposal - Canton Beach Key Site No 14.pdf	Proposal Covering Letter	Yes
2015 08 19 Revised Planning Proposal & Attachments - Waterfront Tourist Park (Key Site 14).pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 2.2 Coastal Protection**
- 3.2 Caravan Parks and Manufactured Home Estates**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 4.2 Mine Subsidence and Unstable Land**
- 4.3 Flood Prone Land**
- 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 : **Amend planning proposal:**

- clarify in the Explanation of Provisions that it is the height on the Key Sites Map that will increase for the site and that the height on the Height of Buildings Map will remain the same;

- include brief discussion on the Key Sites program including how it changes heights proposed under the Toukley Planning Strategy;

- refer to any proposed/required amendments to the supporting section of Wyong DCP 2013;

- the diagram showing utilities (section D.10) needs a legend/key

- include discussion of potential effect of flooding and sea level rise on the site.

6 months to complete

14 days community consultation - require adjoining and potentially affected landholders to be advised of exhibition.

No agency consultation

Delegation to Council

Supporting Reasons : *

Signature:

G Hopkins

Printed Name:

G PHOPKINS

Date:

24 August 2015