

GWANDALAN, Tourist and Visitor Accommodation on Lots 1-4 Section 22 DP 28961, 2-8 Aldinga Road				
Proposal Title :	GWANDALAN, Tourist and Visitor Accommodation on Lots 1-4 Section 22 DP 28961, 2-8 Aldinga Road			
Proposal Summary :	The proposal seeks to add Tourist and Visitor Accommodation as an additional permitted use on Lots 1-4 Section 22 DP 28961, 2-8 Aldinga Road Gwandalan.			
PP Number :	PP_2015_WYONG_008_00	Dop File No :	15/12906	
Proposal Details			j = 1	
Date Planning Proposal Received ;	26-Aug-2015	LGA covered :	Wyong	
Region :	Hunter	RPA :	Wyong Shire Council	
State Electorate :	SWANSEA	Section of the Act :	55 - Planning Proposal	
LEP Type :	Spot Rezoning			
Location Details				
Street :				
Suburb :	City :		Postcode	
Land Parcel : Lot	ts 1-4 Section 22 DP 28961			
DoP Planning Offi	cer Contact Details			
Contact Name :	G P Hopkins		5	
Contact Number :	0243485000			
Contact Email :	garry.hopkins@planning.nsw.ge	ov.au		
<b>RPA</b> Contact Deta	ils			
Contact Name :	Peter Kavanagh			
Contact Number :	0243505537			
Contact Email :	peter.kavanagh@wyong.nsw.go	v.au		
DoP Project Mana	ger Contact Details			
Contact Name :				
Contact Number :				
Contact Email :				
Land Release Data	3			
Growth Centre :		Release Area Name :		
Regional / Sub Regional Strategy :		Consistent with Strategy	<i>i</i> :	

	Date of Release :	
	Type of Release (eg Residential / Employment land) :	
0	No. of Dwellings (where relevant) :	0
0	No of Jobs Created	0
Yes		
No		
Background		
The land is owned by the Gwa Gamban Road.	ndalan Bowling Club which is	located to the east across
		ore it resolved on 22 July 2015
		ation on the site but only if the
t	a og og star	مريح والمحمد
ectives - s55(2)(a)		
iectives provided? Yes		
The statement of objectives	s is adequate.	
sions provided - s55(2)(b)		
visions provided? Yes		
	0 Yes No Background The land is owned by the Gwa Gamban Road. The proposal was considered to prepare a planning proposa The proposal seeks to permit accommodation is 'associated t ectives - s55(2)(a) ectives provided? Yes The statement of objectives sions provided - s55(2)(b)	Type of Release (eg Residential / Employment land) :         0       No. of Dwellings (where relevant) :         0       No of Jobs Created :         Yes         No         Background         The land is owned by the Gwandalan Bowling Club which is Gamban Road.         The proposal was considered several times by Council befor to prepare a planning proposal in the current form.         The proposal seeks to permit tourist and visitor accommod accommodation is 'associated with a registered club'.         t         ectives - s55(2)(a)         ectives provided? Yes         The statement of objectives is adequate.         sions provided - s55(2)(b)

An explanation of provisions and draft Schedule 1 entry is provided.

Comment :

The proposed inclusion of tourist and visitor accommodation as an additional permitted use is supported (subclause 1).

The explanation proposes a link to the owner (the use is to be operated only in association with a registered club) (subclause 2). The planning proposal contains no information why such a restriction should be applied. If Council considers tourist and visitor accommodation is appropriate on the site it should provide information and justification for why the owner/operator should be a planning consideration.

Justification - s55 (2)(c) e) Has Council's strategy been agreed to by the Director General? Yes b) S.117 directions identified by RPA: 2.2 Coastal Protection 3.3 Heritage Conservation 4.4 Refreation Vehicle Areas 3.3 Conservation 4.4 Refreation Vehicle Areas 3.3 Heritage Conservation 3.4 Referentiate Vehicle Areas 3.4 Referentiate Areas 3.4 Referentiate Vehicle Areas 3.4 Referentiate Vehicle Areas 3.4 Referentiate Vehicle Areas 3.4 Referentiate Areas 3.5 Referentiation of Land 3.5 Referentiate Areas 3.5 Referentiation of Land 3.5 Referentiate Areas 3.5 Referentiation of Land 3.5 Referentiate Areas 3.5 Referentiation of Regional Areferentiate Areas 3.5 Referentiation of Land 3.5 Referentiate Areas 3.5 Refere			within this clause allows for use of the site as a Caravan Park) is efinition of 'tourist and visitor accommodation' clearly states that it van parks.
b) S.117 directions identified by RPA :       2.2 Coastal Protection         * May need the Director General's agreement       2.3 Heritage Conservation         * Ale yneed the Director General's agreement       2.3 Heritage Conservation         * Ale yneed the Director General's agreement       2.3 Heritage Conservation         * Ale yneed the Director General's agreement       2.4 Recreation Vehicle Areass         3.1 Hong Coupations       3.3 Hore Cocupations         3.2 Garavan Parks and Manufactured Home Estates       3.3 Hore Cocupations         3.4 Integrating Land Use and Transport       4.1 Acid Suffats Soils         4.1 Acid Suffats Soils       4.2 Mine Subsidence and Unstable Land         6.2 Reserving Land for Public Purposes       6.3 Site Specific Provisions         c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes       4)         (1) Which SEPPs have the RPA identified?       SEPP No 44Koala Habitat Protection         SEPP No 54Ceneralistion of Land       SEPP No 55Remediation of Land         SEPP No 54Ceneralistion protection       SEPP No 55Remediation of Land         be considered       An assessment against SEPP 71 heads of consideration is required by cl. 7(a) of the SEPP.         Have inconsistencies with items a), b) and d) being adequately justified? N/A       If No, explain :         If No, explain :       Additional Permitted Use map sheet 22 will be amended.	Justification - s55 (2)(c	)	
<ul> <li>* May need the Director General's agreement</li> <li>2.3 Heritage Conservation 2.4 Recreation Vehicle Areas 3.1 Residential Zones 3.2 Caravan Parks and Manufactured Home Estates 3.3 Home Occupations 3.4 Integrating Land Use and Transport 4.1 Acid Suffate Soils 4.2 Mine Subsidence and Unstable Land 5.1 Implementation of Regional Strategies 6.3 Approval and Referral Requirements 6.2 Reserving Land for Public Purposes 6.3 Site Specific Provisions</li> <li>Is the Director General's agreement required? Unknown</li> <li>c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes</li> <li>d) Which SEPPs have the RPA identified?</li> <li>SEPP No 44—Koala Habitat Protection SEPP No 55—Remediation of Land SEPP No 571—Coastal Protection SEPP (Mining, Petroleum Production and Extractive Industries) 2007</li> <li>e) List any other matters that need to be considered : An assessment against SEPP 71 heads of consideration is required by cl. 7(a) of the SEPP.</li> <li>Have inconsistencies with Items a), b) and d) being adequately justified? NIA</li> <li>If No, explain : Once consultation with MSB has occurred 117 direction 4.2 should be reconsidered.</li> <li>Mapping Provided - s55(2)(c)</li> <li>Is mapping provided? Yes</li> <li>Comment : Additional Permitted Use map sheet 22 will be amended.</li> <li>Community consultation been proposed? Yes</li> <li>Comment : A public meeting was held on 3 June 2015 with approximately 180 attendees.</li> <li>Council proposes 28 days exhibition and this is supported.</li> <li>Council proposes to provide notification to adjoining landholders.</li> </ul>	a) Has Council's strategy b	een agreed to by the D	irector General? <b>Yes</b>
* May need the Director General's agreement       2.4 Recreation Vehicle Areas         3.1 Residential Zones       3.2 Caravan Parks and Manufactured Home Estates         3.2 Garavan Parks and Manufactured Home Estates       3.3 Home Occupations         3.4 Integrating Land Use and Transport       4.1 Acid Sulfate Soils         4.1 Acid Sulfate Soils       4.2 Mine Subsidence and Unstable 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? Unknown       c         c) Consistent with Standard Instrument (LEPS) Order 2006 : Yes       d)         d) Which SEPPs have the RPA identified?       SEPP No 54-Remediation of Land         SEPP No 71Coastal Protection       SEPP No 71-Coastal Protection         SEPP No 71-Coastal Protection       SEPP No 71-Coastal Protection         SEPP No res       Conesoultation with the Mine Subsidence Board is required	b) S.117 directions identifie	d by RPA :	2.2 Coastal Protection
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3.3 Home Occupations         3.4 Integrating Land Use and Transport         4.1 Acid Suffate Solis         4.2 Mine Subsidence and Unstable Land         5.1 Approval and Referral Requirements         6.2 Reserving Land for Public Purposes         6.3 Site Specific Provisions         Is the Director General's agreement required? Unknown         c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes         d) Which SEPPs have the RPA identified?       SEPP No 44—Koala Habitat Protection         SEPP No 54—Gosala Protection         SEPP No 74—Gosala Protection         SEPP.         An assessment against SEPP 71 heads of consideration is required by cl. 7(a) of the SEPP is reconsidered :         An assessment against SEPP 71 heads of consideration is required by cl. 7(a) of the SEPP.         SEPP.         If No, explain :       Once consultation with MSB has occurred 117 direction 4.2 should be reconsidered.         Comment :       Additional Permitted Use map			•••••••••••••
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4.2 Mine Subsidence and Unstable Land       5.1 implementation of Regional Strategies       5.3 is specific Provisions         5.3 kp scoral and Referral Requirements       6.2 Reserving Land for Public Purposes       6.3 Sits Specific Provisions         c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes       5       5         d) Which SEPPs have the R-R identified?       SEPP No 44—Koala Habitat Protection SEPP No 71—Coastal Protection SEPP No 70—Coastal Protection SEPP No 70—Coastal Protection SEPP No 70—Coastal Protection SEPP No 70—Coastal Protection and Extractive Industries) 2007         e) List any other matters that need to be considered :       Consultation with the Mine Subsidence Board is required under s.117 direction 4.2 Mine Subsidence and Unstable Land.         Have inconsistencies with Items a), b) and d) being adequately justified? N/A       Massessment against SEPP 71 heads of consideration is required by cl. 7(a) of the SEPP.         Is mapping Provided - \$55(2)(c)       Kadditional Permitted Use map sheet 22 will be amended.         Comment:       A dubtional Permitted Use map sheet 22 will be amended.         Comment:       A public meeting was held on 3 June 2015 with approximately 180 attendees.         Found Itemposes to provide notification to adjoining landholders.       Council proposes to provide notification to adjoining landholders.			
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? Unknown         e) Consistent with Standard Instrument (LEPs) Order 2006 : Yes         d) Which SEPPs have the RPA identified?         SEPP No 44—Koala Habitat Protection SEPP No 55—Remediation of Land SEPP No 51—Coastal Protection SEPP No 51—Coastal Protection SEPP No 51—Coastal Protection SEPP No 51—Coastal Protection         e) List any other matters that need to be considered :       Consultation with the Mine Subsidence Board is required under s.117 direction 4.2 Mine Subsidence and Unstable Land.         An assessment against SEPP 71 heads of consideration is required by cl. 7(a) of the SEPP.         Have inconsistencies with items a), b) and d) being adequately justified? N/A         If No, explain :       Once consultation with MSB has occurred 117 direction 4.2 should be reconsidered.         Mapping Provided - s55(2)(c)       Is mapping provided? Yes         Is mapping provided? Yes       Additional Permitted Use map sheet 22 will be amended.         Comment:       A public meeting was held on 3 June 2015 with approximately 180 attendees.         Council proposes 28 days exhibition and this is supported.       Council proposes to provide notification to adjoining landholders.			4.1 Acid Sulfate Soils
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Council proposes to provide notification to adjoining landholders.	Comment :	A public meeting wa	s held on 3 June 2015 with approximately 180 attendees.
		Council proposes 28	3 days exhibition and this is supported.
Additional Director General's requirements		Council proposes to	provide notification to adjoining landholders.
	Additional Director Ger	neral's requiremen	ts
Are there any additional Director General's requirements? No	Are there any additional Dir	ector General's require	ements? No
If Yes, reasons :		estar contra o roquiro	

## 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 : Proposal will amend Wyong LEP 2013 (Schedule 1 and Additional Permitted Use map).

#### **Assessment Criteria**

Need for planning proposal :	The planning proposal is required to allow the land to be used for tourist and visitor accommodation. Other ways of facilitating the use were considered by Council (R1 zone) and were rejected.
Consistency with strategic planning framework :	The proposal is consistent with the strategic planning framework.
Environmental social economic impacts :	Land already zoned residential. Development will involve clearing. Issues associated with the use (eg. noise, traffic) will need to be considered at development application stage.

#### **Assessment Process**

Proposal type :	Routine		Community Consultation Period :	28 Days	
Timeframe to make LEP :	9 months		Delegation :	RPA	
Public Authority Consultation - 56(2) (d) :	Mine Subsidence Bo	ard			
Is Public Hearing by the	e PAC required?	No			
(2)(a) Should the matte	r proceed ?	Yes			
If no, provide reasons :					
Resubmission - s56(2)(	b) : <b>No</b>				
If Yes, reasons :					
Identify any additional s	tudies, if required. I				
If Other, provide reason	S:				
Identify any internal con	sultations, if required :				
No internal consultatio	n 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.pdf	Proposal Covering Letter	Yes
Planning Proposal - Tourist Accommodation at	Proposal	Yes
Gwandalan.pdf		
Planning Proposal Attachment 1 - Assessment and	Proposal	Yes
Endorsement.pdf		
Planning Proposal Attachment 2 - Mapping.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			
	2.3 Heritage Conservation			
	2.4 Recreation Vehicle Areas			
	3.1 Residential Zones			
	3.2 Caravan Parks and Manufactured Home Estates			
	3.3 Home Occupations			
	3.4 Integrating Land Use and Transport			
	4.1 Acid Sulfate Soils			
	4.2 Mine Subsidence and Unstable 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 :				
	Remove references in draft Schedule 1 entry to caravan parks not being permitted as this			
	is clear in the definition of tourist and visitor accommodation.			
	ום כוכמו זון נווכ עלוווונוטא טו נטנוזסג מווע אסונטו מכנטוווווטעמנוטוו.			
	Include assessment against heads of consideration as required by SEPP 71.			
	Consult with MSB under terms of s.117 direction 4.2 and update consideration in PP.			
	28 days community consultation.			
	9 months to complete.			
	Delegation to Council.			
Supporting Reasons :	*			
	DOM 11			
Signature:	& Mapkins			
olgradaro.				
Printed Name:	6 PHOPKINS Date: 7 September 2015			
T finted Hanto.				