

2.5 Planning Proposal - RZ/6/2012 - Key (Iconic) Development Site No 2 - Klumper Site, The Entrance

TRIM REFERENCE: RZ/6/2012 - D03046937

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SUMMARY

Reporting on the submission of a Planning Proposal for the 'Klumper Site' in The Entrance. An assessment of the proposal has been undertaken, having regard for local, regional and State strategies and policies, and the applicable legislative requirements. The assessment has identified that the planning proposal has merit and should therefore be supported.

Rezoning Application: RZ/6/2012**Applicant:** Ingham Planning Pty Ltd**Owner:** Terrigal Grosvenor Lodge Pty Ltd

Description of Land: 9 The Entrance Road West (Lot 151 DP 1078873), 3 Oakland Avenue (Lot 4 DP 367602), 4 Bent Street (Lot D DP 382461), 2 Clifford Street (Lot 12 DP 23428), 11 The Entrance Road West (Lot 1, 2, 3 DP 571197), 5 Oakland Avenue (Lot 3 DP 367602), 1 Bent Street (Lot A DP 343380), 3 Clifford Street (Lot 11 DP 23428), 31 The Entrance Road West (Lots 1 & 2 DP 517291) (Lots A & C DP 382461), 7 Oakland Avenue (Lot 2 DP 367602), 3 Bent Street (Lot B DP 343380), 4 Clifford Street (Lot 10 DP 23428), 35 The Entrance Road West (SP 20363), 9 Oakland Avenue (Lot 1 DP 367602), 5 Bent Street (Lot 1 DP 21396), 37 The Entrance Road West (Lot 1 DP 25611), 6 Oakland Avenue (Lot 1 DP 17935), 7 Bent Street (Lot 2 DP 21396), 39 The Entrance Road West (Lot 790801), 9 Bent Street (Lot 3 DP 21396), 11 Bent Street (Part Lot 7 DP 21396).

Proposal: To amend *Wyong Local Environmental Plan 1991* to permit redevelopment in accordance with the proposed development described in this report.

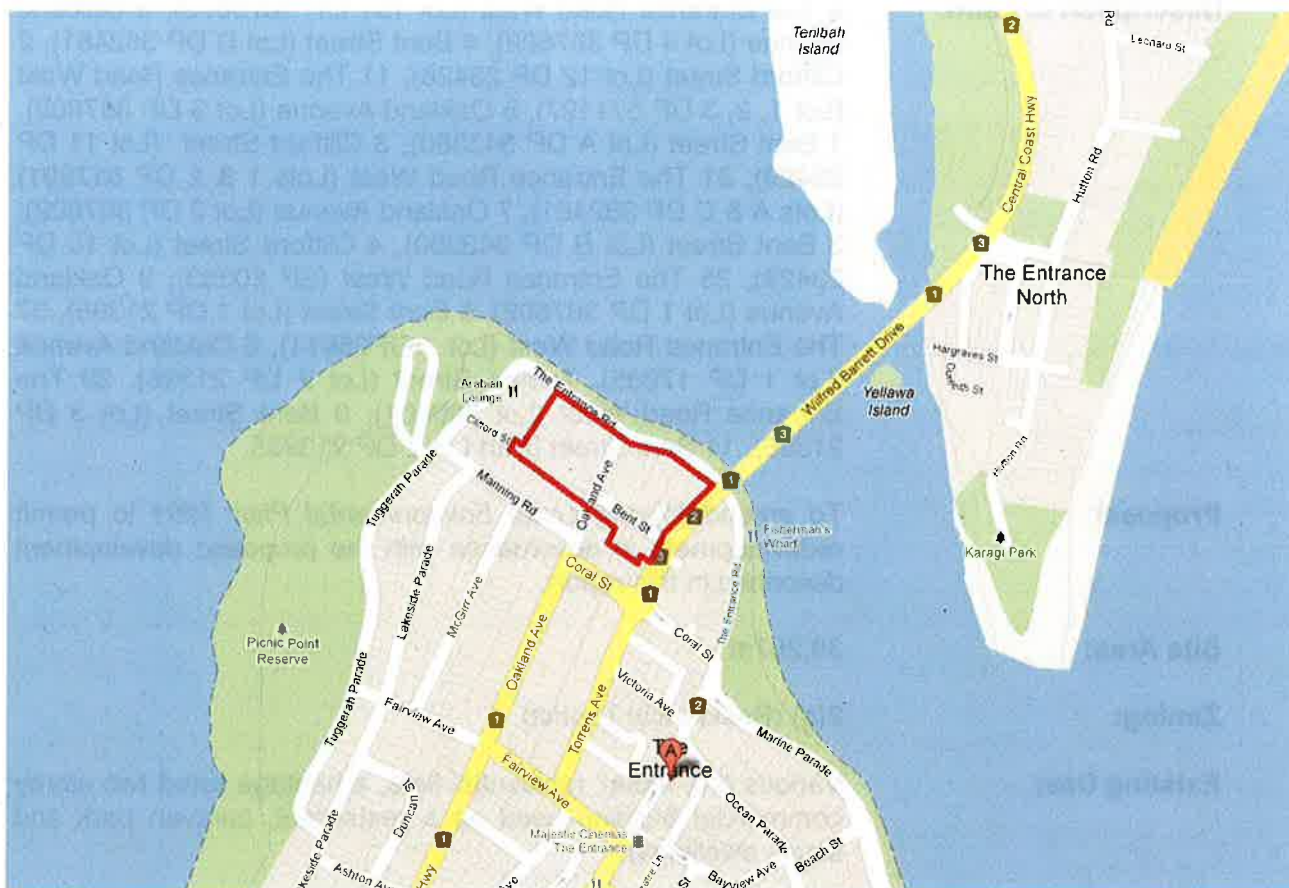
Site Area: 39,267m²**Zoning:** 2(g) (Residential Tourist)

Existing Use: Various (i.e. motel, residential flats, a heritage listed two storey commercial building used as a restaurant, caravan park and single dwellings).

RECOMMENDATION

- 1 That Council initiate the Planning Proposal to amend Wyong Local Environmental Plan (WLEP) 1991 in accordance with Section 55 of the Environmental Planning and Assessment Act 1979, by endorsing the planning proposal prepared by the applicant.
- 2 That Council forward the Planning Proposal to the Director General, Department of Planning and Infrastructure requesting a 'Gateway' determination, pursuant to Section 56(1) of the Environmental Planning and Assessment Act 1979.
- 3 Subject to the Director General's approval, that Council undertake community consultation on the Planning Proposal, in accordance with the Gateway Process and Director General's direction,.
- 4 That Council request the Department of Planning and Infrastructure to prepare the draft Local Environmental Planning Instrument and that the Minister be requested to make the plan, subject to there being no objections received that cannot be resolved by minor amendments to the Planning Proposal.

Locality Plan



INTRODUCTION

Council has received a Planning Proposal (RZ/1/2012) for the land 9-11 and 31-39 The Entrance Road West, 1-11 and 4 Bent Street (and Bent Street itself), 3-9 and 6 Oakland Avenue (and part of this road) and 2, 3 and 4 Clifford Street The Entrance, commonly known as the 'Klumper' Site.

Planning proposals relate to either rezonings and/or amendments to Local Environmental Plans (LEPs), they are not development applications.

The planning proposal will amend *Wyong Local Environmental Plan (WLEP) 1991* by 'switching off' Clauses 42B, 42CA and 68 and inserting enabling provisions into Part 3, Division 6 of *Wyong Local Environmental Plan (WLEP) 1991*, including a sunset clause (for the purpose of encouraging development to commence earlier rather than later). The planning proposal will facilitate an important employment generating development (described in this report) in a strategically significant location and has been lodged in response to Council's adopted Key (Iconic) Development Site draft Development Control Plan (DCP).

The Planning Proposal is considered essential in providing a catalyst to stimulate future economic growth and revitalisation of The Entrance Town Centre.

PLANNING PROPOSAL (WYONG LOCAL ENVIRONMENTAL PLAN 1991 AMENDMENT) DESCRIPTION

The planning proposal (LEP Amendment request) seeks to 'switch off' existing LEP Clauses 42B, 42CA and 68 relating to building height, setback and use mix (which are currently considered to be constraining development of the site and arguably a significant contributor as to why the site has remained relatively under-developed) and insert enabling provisions into Part 3, Division 6 of *WLEP 1991*, (which includes a sunset clause to require development approval to be granted within 5 years of gazettal of the proposed LEP amendments, to encourage construction to occur promptly), to facilitate the proposed development. A copy of the clauses proposed to be "switched off" is attached.

The planning proposal also seeks to specifically permit the following uses on the site, as they are not currently explicitly permitted under the current 2(g) Residential Tourist zoning:

Recreation Facility (to enable the proposed regional water park use), which is defined in *WLEP 1991* as "a building or place designed, equipped and used for indoor recreation, such as a billiard saloon, table tennis centre, squash court, swimming pool, gymnasium, health studio, bowling alley and fun parlour, whether used for the purpose of gain or not, but (in the Table to Clause 10) does not include anything elsewhere defined in this clause."

Shop (to enable both tourist and non-tourist related shops), which is defined in *LEP 1991* as "a building or place used for the purpose of the selling (whether by retail or auction), hiring or displaying for the purpose of selling or hiring of items (whether goods or materials), but does not include a building or place elsewhere specifically defined in this clause, or a building or place used for a purpose elsewhere specifically defined in this clause."

Other proposed uses which include hotels (tavern), residential flat buildings (permanent residential accommodation), tourist accommodation (international hotel and serviced/tourist apartments) and restaurants (food premises) are permitted with consent in the 2(g) zone.

Figure 1: Site Plan.

The amendments aim to achieve the same outcomes proposed in relation to 'Key (Iconic) Development Sites' in the Composite LEP, presently awaiting S64 consideration.

Therefore the objectives of the Planning Proposal are generally the same as those for many of the Key (Iconic) Development Sites, and aim to:

- Create a vibrant/viable town centre
- Re-establish The Entrance as a significant tourist destination in NSW
- Promote viable/feasible development
- Facilitate iconic building forms and design excellence
- Provide a world class water based recreation facility
- Encourage development that can act as a catalyst for other development
- Encourage the development of land that has been underutilised for many years
- Provide an appreciable community benefit

The proponents have considered their options in relation to whether to wait for Council's current draft Composite LEP 2012 process to be finalised or whether to submit a Planning Proposal for amendment to the WLEP 1991. The proponents acknowledge that, whilst the overall intent is to facilitate necessary planning changes through Council's draft Composite LEP, this is a complex process that may take significant time to resolve.

As all key stakeholders in the process, including the land owner, Council, State Government and the local community want to see prompt, positive and real action to implement the established vision for The Entrance, the proponents have decided that the preferred course of action is to put forward the planning proposal to amend Council's current LEP.

The proponent's genuine commitment to the development of this relatively under-developed site is demonstrated by their intention to lodge the planning proposal initially, followed by a development application in the near future, to enable both applications to be exhibited concurrently, should the "Gateway" process determine to allow the proposal to proceed.

The proponents will also submit a voluntary planning agreement with the planning proposal, prior to public consultation, which will ensure that adequate public benefit will be provided, largely in the form of public domain improvements within and adjacent to the site, in exchange for increased development potential, which complies with all planning merit considerations (e.g. overshadowing, impact on neighbouring properties and town centre). It should be noted that such an offer of "public benefit" is in accordance with Council's Iconic Development Site Process and has been reviewed by an Internal Governance Panel established to review such offers.

PROPOSED DEVELOPMENT DESCRIPTION

The Planning Proposal and proposed amendments to the DCP are intended to facilitate the construction of a mixed use building comprising a 2-3 storey podium with tourist retail, tavern and regional water park with 7 tower buildings above ranging from 16-31 storeys.

An indicative development schedule is attached which provides details of the current proposed heights of each of the towers and the principle components proposed.

Four of the towers (C, D, E and F) comprise residential uses. Towers A and B are proposed to be serviced apartments and Tower H (the tallest tower), is intended to be a 5 star/international hotel.

Approximately 192 tourism related apartments and 260 permanent residential apartments are proposed as well as the hotel comprising around 302 suites. The hotel will include a convention centre for up to 1,000 people. Carparking for around 1,464 private and 410 public spaces are provided for.

The total Gross Floor Area (GFA) is 105,644m² which equates to a Floor Space Ratio (FSR) of around 2.7:1 over the whole of the land (excluding the regional water park). Whilst this facility of around 15,000m² is designed to be a semi-outdoor space and provides a significant public benefit, it is appropriate that the draft amendment to the LEP assumes that the water park will be included in GFA calculations and, as such, the overall FSR proposed is 3:1.

The proposed design has been developed through a detailed process, outlined in the Urban Design Report enclosure to this report. The indicative design of the proposal is attached which shows an indicative schematic masterplan proposed for the ground level of the precinct.

ROAD CLOSURES

This development relies on the proponents being able to incorporate the northern end of the Oakland Avenue (north of Bent Street), Bent Street and part (10 metres) of The Entrance Road West road reserves into the future development. Conditions would need to be added requiring consolidation of the road closure land into the proponent's land, timing of the sale and a valuation method and Council Resolution for sale if necessary.

Both the northern end of Oakland Avenue and the portion of The Entrance Road West have been gazetted as closed and basically now have the status of Council land used for road purposes available for sale to the proponent. Physical closure of the road to allow the proponent to commence work on the land would require suitable clauses to provide for any alternative temporary road (or otherwise) and for utilities.

Bent Street is currently a Council Road and would have to be closed (subject to Council being satisfied that adequate access and traffic movement arrangements can be achieved) to allow it to be sold to the proponents and incorporated into the future development.

In regard to any future process:

- 1 A new deed of agreement will have to be drafted to effect the closure of Bent Street and the granting of land for alternative access to The Entrance Hotel et al. This is normally done by the proponent and includes undertaking all relevant investigations and obtaining all relevant agreements/approvals (eg. from service providers with infrastructure in the road reservations). The proponent would also be responsible for all costs including an application to Crown Lands, survey and registration costs, Council's road closure costs, consolidation into the proponent's land and payment to Council and agreement with RTA for alternative access. Council can give no guarantee that Crown Lands will agree to the road closure. A future Council resolution would be required for sale of the land and to acquire any land for future road.
- 2 Council then reviews the draft agreement and endorses the agreement when satisfied with the provisions and at the appropriate time.
- 3 Road closures normally take between 6 and 12 months to complete and are carried out in accordance with the relevant provisions of the Roads Act. An application for road closure is made by Council to the relevant Minister. All survey, costs and consents from public utilities are responsibility of the proponent and Council cannot guarantee agreement by Crown Lands. It is considered that it would be prudent to commence the road closure process after a satisfactory DA is approved.

Figure 4: Artist's Impression of the Proposed Future Development, when viewed from The Entrance Bridge.



SITE CONTEXT

Description

The development site is located on the north-western edge of The Entrance town centre in a location which comprises a mix of tourist and residential development including apartments, single dwellings, restaurants, motels, a caravan park, lakeside parks and picnic areas.

For the most part, the existing development on the site represents under-development of the site and is nearing the end of its useful life.

The development site extends westward for over 250 metres along The Entrance Road, from the western side of Wilfred Barrett Drive, where this road forms the ramped access to The Entrance Bridge.

To the north, the site enjoys extensive water views across the Tuggerah Lakes channel to The Entrance North. An attractive tree lined boardwalk, including several large Norfolk Island Palms, is located within the public reserve extending east-west along the channel foreshore on the northern side of The Entrance Road.

Oakland Avenue bisects the site and is proposed to be closed and used as a central access point to the development.

The southern boundary of the eastern part of the site is formed by the single dwelling development on the southern side of Bent Street. Residential development, generally comprising a mix of single and two storey detached dwellings, extends further to the south.

A drainage reserve separates the western part of the subject property from similar single storey weatherboard, brick veneer and fibre-cement dwellings to the south. Some of these residential properties are zoned for use as a future Council carpark.

To the east, the Wilfred Barrett Drive road reserve and bridge forms the eastern boundary of the site, with land beyond this bridge occupied by parking areas associated with The Entrance Hotel. The Entrance Hotel fronts the waterfront plaza area and aligns the north-western fringe of The Entrance town centre.

Immediately to the west of the site, land uses comprise a mix of similar low density single and double storey residential dwellings and a small enclave of retail development (restaurants and cafes) fronting The Entrance Road West and Tuggerah Parade. Further west is Picnic Point, an open space reserve, comprising a boat ramp, children's playground, skate park, picnic facilities and vehicle parking.

Environmental, Social and Economic Impact

Environmental/Hazard

The site is subject to inundation from current flood levels or levels having regard to climate change scenarios. However, the planning proposal claims that the indicative scheme shows that the development can be protected from flooding now and into the future.

Acid sulfate soils are also a potential hazard that will be investigated in further detail as part of the DA process, in accordance with the requirements of Clause 15, Wyong LEP 1991.

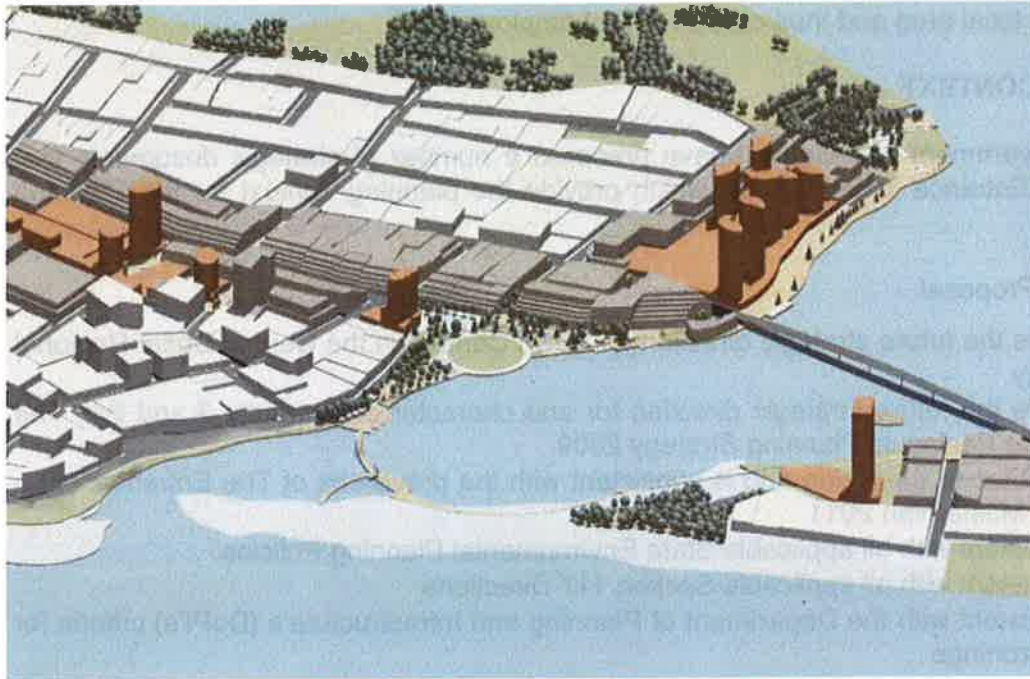
There are no other known potential hazards on the site.

There is minimal vegetation on the site and no known critical habitats or threatened species, populations or ecological communities, or habitats.

In relation to visual impact, the site is presently developed with low scale residential and tourist development and, as such, any redevelopment will have a visual impact. However the Planning Proposal will facilitate a development of far greater visual quality than is likely to occur under the existing planning controls. The quality of existing development approved under these controls can be seen in the surrounding area (refer to images in the Urban Design Report enclosure). Whilst higher in form than existing development, the iconic quality that Council is attempting to achieve via its draft Iconic Sites DCP and Town Centre Masterplan is demonstrated in the montages of the proposal. In terms of height, the proposed building is consistent with the overall vision for The Entrance, described in recent strategic plans and with other Iconic Sites in the town centre, where buildings of similar height are being proposed. The appropriateness of the proposed height in this context is shown in Figure 5 below and is discussed in greater detail in the Urban Design Report enclosure.

The indicative scheme has been designed with the majority of higher buildings in the northern part of the site where there is less potential for impact. The southern part of the site will contain the water park which will be a lower scale structure with lesser potential for impact. The main impacts on adjoining development will be visual impacts, overlooking and overshadowing. Whilst these impacts have been considered in the preparation of the Planning Proposal (see the Urban Design Report enclosure), a more detailed analysis of these impacts will be undertaken as part of the draft DCP process.

Figure 5: Overall Vision for The Entrance Town Centre



Social

The proposal will not result in any adverse social issues as the proposed development remains consistent with the existing zoning of the land. The proposal forms part of the overall revitalisation strategy of Wyong Council for The Entrance Town Centre that has been widely workshopped and discussed with the local community, business owners and other relevant stakeholders. The proposal is seen as a major catalyst in this revitalisation and therefore it will be of great social benefit.

Economic

The proposal will not result in any adverse economic issues as the proposed development remains consistent with the existing zoning of the land. No major retail space will be provided, ensuring that the development will not compete with the role of the more central precincts of the town centre. The proposal will result in significant creation of local jobs both during construction and in the longer term. The development, comprising accommodation for both permanent residents and tourists, will increase the amount of spending in the town centre.

The proposed development has an estimated construction cost in the order of \$350 million. Using the Australian National Accounts Input-Output data, this construction investment would generate direct employment of 1,934 full-time and part time construction jobs for the total construction period. These construction jobs would be spread over the development timeframe for the subject site. It would also generate additional jobs in supporting industries and other businesses servicing the expenditure by the employed workers. This is the indirect employment generated by the construction phase of the subject site.

Upon completion, the proposal is estimated to generate over 1,000 full-time and part-time jobs to service the proposed retail areas, tavern, retail uses, regional water park and 5 star hotel accommodation. New residents and visitors will also increase demand for goods and services in the local area and thus create indirect employment.

STRATEGIC CONTEXT

The NSW Government and Council have prepared a number of strategic documents that relate to The Entrance Town Centre, which provide the planning context for the Planning Proposal.

The Planning Proposal:

- Furthers the future strategic direction for Town Centres in the Central Coast Regional Strategy
- Furthers the future strategic direction for and character of Precincts 3 and 6 in The Entrance Peninsula Planning Strategy 2009
- Contributes to the vision and is consistent with the provisions of The Entrance Town Centre Masterplan 2011
- Is consistent with all applicable State Environmental Planning Policies
- Is consistent with all applicable Section 117 Directions
- Is consistent with the Department of Planning and Infrastructure's (DoPI's) criteria for spot rezonings

LEP AMENDMENT PROCESS - The Gateway Process

The current LEP Amendment Process, known as the Gateway Process, was introduced via changes to the *Environmental Planning and Assessment Act* (EP&A Act) 1979, effective 1 July 2009. The process has been implemented in order to streamline the LEP amendment process, reduce timeframes for undertaking LEP amendments and increase the transparency of the process.

The introduction of the Gateway process has resulted in a number of changes to terminology and processes involved in LEP amendments. In short, any submission a Council makes to the DoPI to amend an existing LEP must be supported by a Planning Proposal prepared in accordance with the DoPI guidelines.

Planning Proposals under this process must document the objectives, proposed provisions, justification and proposed community consultation processes to be undertaken for each proposal.

Prior to community consultation being undertaken, the Planning Proposal must be supported by the local DoPI office, the LEP Review Panel and the Gateway (generally the Minister). The Gateway determination can endorse the proposal, require amendments to the proposal

or refuse the proposal in its entirety. If endorsed for consultation, the Gateway will also determine timeframes for completing procedures within the process. Council no longer has delegation to approve a draft LEP for public exhibition.

The legislative amendments also provide for a feedback loop to the Gateway should a Council decide to amend a Planning Proposal for any reason during the process.

This enables the Gateway to determine any additional consultation requirements considered necessary.

CONSULTATION

Under the Gateway process the State and Commonwealth public authorities to be consulted are nominated by the Gateway determination and the views of these authorities are, therefore, not known until after the initial Gateway determination.

Under the Gateway process the level of community consultation is tailored for each Planning Proposal by the initial Gateway determination.

The Planning Proposal will be updated accordingly following this consultation.

CONCLUSION

This LEP Amendment request, in respect of WLEP 1991, for the purpose of 'switching off' Clauses 42B, 42CA and 68, inserting enabling provisions into Part 3, Division 6 of the *Wyang Local Environmental Plan (WLEP) 1991* and to include the additional uses of *Recreation Facility and Shop*, to permit the proposed development described above, has been assessed and is supported for the following reasons:

- It provides for an employment generating development at a strategically significant location that is considered important for the evolution of The Entrance Town Centre and has significant potential to provide the catalyst to stimulate further economic development and growth and revitalise The Entrance Town Centre
- It is consistent with Council's strategic planning, The Entrance Peninsula Planning Strategy and The Entrance Town Centre Masterplan
- It is consistent with State Government strategic planning and The Central Coast Regional Strategy
- The site is not affected by any significant hazards that could not be mitigated
- The site does not possess any known significant environmental sensitivities that could not be mitigated
- The site has access to all relevant infrastructure and services
- The site can be provided with adequate access arrangements
- The future development/use of a mixed use development on the site could comply with all relevant Chapters of Wyong Development Control Plan (DCP) 2005
- The future development/use of a mixed use development on the site could comply with all relevant provisions of the Wyong Retail Centres Strategy
- It is consistent with all relevant State Environmental Planning Policies (SEPPs)
- It is consistent with all relevant s117 (Ministerial) Directions
- It is consistent with all of the DoPI's criteria for spot rezonings

This Planning Proposal can be seen as the next step in the planning process that aims to achieve the revitalisation of The Entrance Town Centre. It follows a significant undertaking

by Council in the preparation of The Entrance Peninsula Planning Strategy, the draft Iconic Sites DCP and The Entrance Town Centre Master Plan. This process has involved extensive consultation with the local community, business owners and relevant stakeholders.

As discussed in detail in this report, the Planning Proposal is fully consistent with these documents and also the relevant regional planning strategies and state policies.

It is, therefore, recommended that LEP Amendment request, RZ/6/2012, be supported for assessment through the Gateway Process as detailed, for the purpose of 'switching off' Clauses 42B, 42CA and 68, inserting enabling provisions into Part 3, Division 6 of the *Wyang Local Environmental Plan (WLEP) 1991*, and including the additional uses of *Recreation Facility and Shop*, to permit the proposed development.

ATTACHMENTS

- | | | |
|---|---|---------------------|
| 1 | Existing Clauses to be Switched Off by the Planning Proposal - RZ/6/2012 - 'Key' Site, The Entrance | D03046952 |
| 2 | Figure 2 - Indicative Development Schedule - Page 28 | D03061669 |
| 3 | Figure 3 - Indicative Development Design - Page 30 | D03061673 |
| 4 | Planning Proposal - Draft Amendment Wyong LEP 1991 - 9-11 & 31-39 The Entrance Rd West, 1-11 & 4 Bent Street (& Bent Street itself), 3-9 & 6 Oakland Avenue (and part of this road) and 2, 3 4 Clifford Street, The Entrance - Klumper Site - Ingham Planning | Enclosure D03039628 |
| 5 | Urban Design Report - Appendix A to the Planning Proposal - Thrum Architects (distributed under separate cover) (D03039684) | |

ATTACHMENT A

EXISTING CLAUSES TO BE "SWITCHED OFF" BY THE PLANNING PROPOSAL

As mentioned above, the Planning Proposal seeks to switch off Clauses 42B, 42CA and 68 of WLEP 1991. These clauses are reproduced as follows:

42B Development in Zones Nos 2 (c) and 2 (g) at The Entrance

- (1) This clause applies to the land within Zone No 2 (c) or 2 (g) shown edged heavy black on the building height map.
- (2) The objective of this clause is to facilitate the construction of larger scale buildings on amalgamated land parcels in a form that is consistent with the natural topography of the land, and where it can be demonstrated to the Council's satisfaction that the potential impacts associated with such development would be within acceptable limits.
- (3) In the case of development on land within Zone No 2 (g), any permanent residential accommodation to be provided within the buildings on that land is to occupy less than fifty percent of the gross floor area of all of the buildings on that land.
- (4) For the purposes of this clause, a **building height** is the vertical distance from natural ground level at any point within a building to the top-most ceiling of the building directly above that point.
- (5) For the purposes of this clause, **medium or high-rise building** means a building with a building height greater than 10 metres, but no building height of which at any point exceeds the height nominated for the land at that point on the building height map, on a parcel (or parcels) of land greater than 1,800 square metres in total area.
- (6) The Council may consent to the erection of a medium or high-rise building on the land to which this clause applies, but only where it is satisfied that:
 - (a) having regard to the future neighbourhood character, the proposed building will not be visually intrusive by way of its bulk, scale, design or colour, and
 - (b) the proposed building will not unreasonably overshadow any public space or adjacent residential area or significantly impact on privacy or views, and
 - (c) any roof structure over and above the height nominated for the land beneath it on the building height map is designed and incorporated into the building in a way that is both interesting and attractive, and
 - (d) an assessment of the effects (including cumulative effects) of wind tunnelling has been made and that the wind impacts will be within acceptable limits, and
 - (e) due regard has been given in the design to any other matters that may be specified in a development control plan applying to the land.
- (7) Buildings with a building height in excess of 10 metres in height on a parcel (or parcels) of land having a total area of 1,800 square metres or less, are prohibited.
- (8) State Environmental Planning Policy No 1—Development Standards does not apply to height requirements for buildings on land to which this clause applies.

Clause 42CA - Setbacks for certain buildings fronting The Entrance Road

- (1) Buildings erected on land to which Building Profile A, B, C or D applies, as shown on the building height map, must not protrude beyond the profile established for those buildings on that map, despite any other provision in this plan.
- (2) State Environmental Planning Policy No.1 – Development Standards does not apply to a requirement made by this clause.

Clause 68 - Managed Resort Facilities—The Entrance

- (1) This clause applies to:
 - (a) Lots 1 and 2, DP 536168 and Lot 1, DP 513519, being land within Zone No 3 (d) and having frontage to Marine Parade, The Entrance Road and Ocean Parade, The Entrance, and
 - (b) Lot 5, DP 790801, Lots A, C and D, DP 382461, Lots 1–4, SP 20363, Lots 1 and 2, DP 517291 and Lot 1, DP 25611, being land within Zone No 2 (g) and having frontage to Wilfred Barrett Drive, The Entrance Road West, Oakland Avenue and Bent Street, The Entrance, and
 - (c) Lots 1, 2 and 3, DP 571197, Lots 1–4, DP 367602, Lot 10–12, DP 23428 and Lot 15, DP 832013, being land within Zone No 2 (g) and having frontage to The Entrance Road West, Oakland Avenue and Clifford Street, The Entrance.
- (2) In this clause, **managed resort facility** means an establishment providing for holiday accommodation or recreation and may include permanent accommodation, entertainment facilities, recreation facilities, a boat shed, boat loading facilities, a general store, convention facilities, holiday cabins, a hotel, house boat facilities, a marina, a motel, restaurants, tourist shops ancillary to the establishment or a club used in conjunction with any such facilities.
- (3) Despite the provisions of clause 10 of this plan, a person may, with the consent of the Council, carry out development for the purpose of a managed resort facility on the land to which this clause applies.
- (4) The Council may consent to the use for permanent residence of up to seventy-five per cent of the accommodation provided by a managed resort facility. In determining the proportion concerned, the Council must have regard to the nature of the facility and its relationship to surrounding land uses, and must be satisfied that the granting of the consent will not result in the dominant use of the land on which the facility is located being for a purpose other than that of a managed resort facility.
- (5) **Note:** Subclause (5) (including the Table) as contained in draft *Wyang Local Environmental Plan 1991 (Amendment No 118)* is excluded and comprises deferred matter as referred to in section 70 (4) and (5) of the Environmental Planning and Assessment Act 1979.

INDICATIVE SCHEME

7.2 DEVELOPMENT COMPONENTS, STATISTICS

STATISTICS:

The GFA and FSR statistics for the indicative scheme proposed for the site are as follows:-

Total Site Area: 39,267 m²

Gross Floor Areas:

Building A (Serviced Apartments)	27 floors	16,680m ²
Building B (Serviced Apartments)	25 floors	15,125m ²
Building C (Residential)	19 floors	11,590m ²
Building D (Residential)	16 floors	8,945m ²
Building E (Residential)	22 floors	11,895m ²
Building F (Residential)	20 floors	10,235m ²
Building H (5 Star International Hotel)	31 floors	20,250m ²
Convention Centre (Level 1)		1,300m ²
Retail (Ground Floor)		7,050m ²
Tavern (Ground and First Floor)		448m ²
Internal Arcades + Food Court etc		1,746m ²
Staff Rooms + Backup Kitchen Admin etc		380m ²
GFA Total		105,644m²

Floor Space Ratio:	GFA	105,644m ²
	Site Area	39,267m ²
	FSR	2.690 : 1 (3:1 if water park is included)

Other Areas:

- Regional Water Theme Park: 15,000 sqm
- On-Ground Open Space.
- Podium Open Space at Level 1.
- Covered Public & Private Carparking Areas
- Plant Rooms & Loading Areas etc.

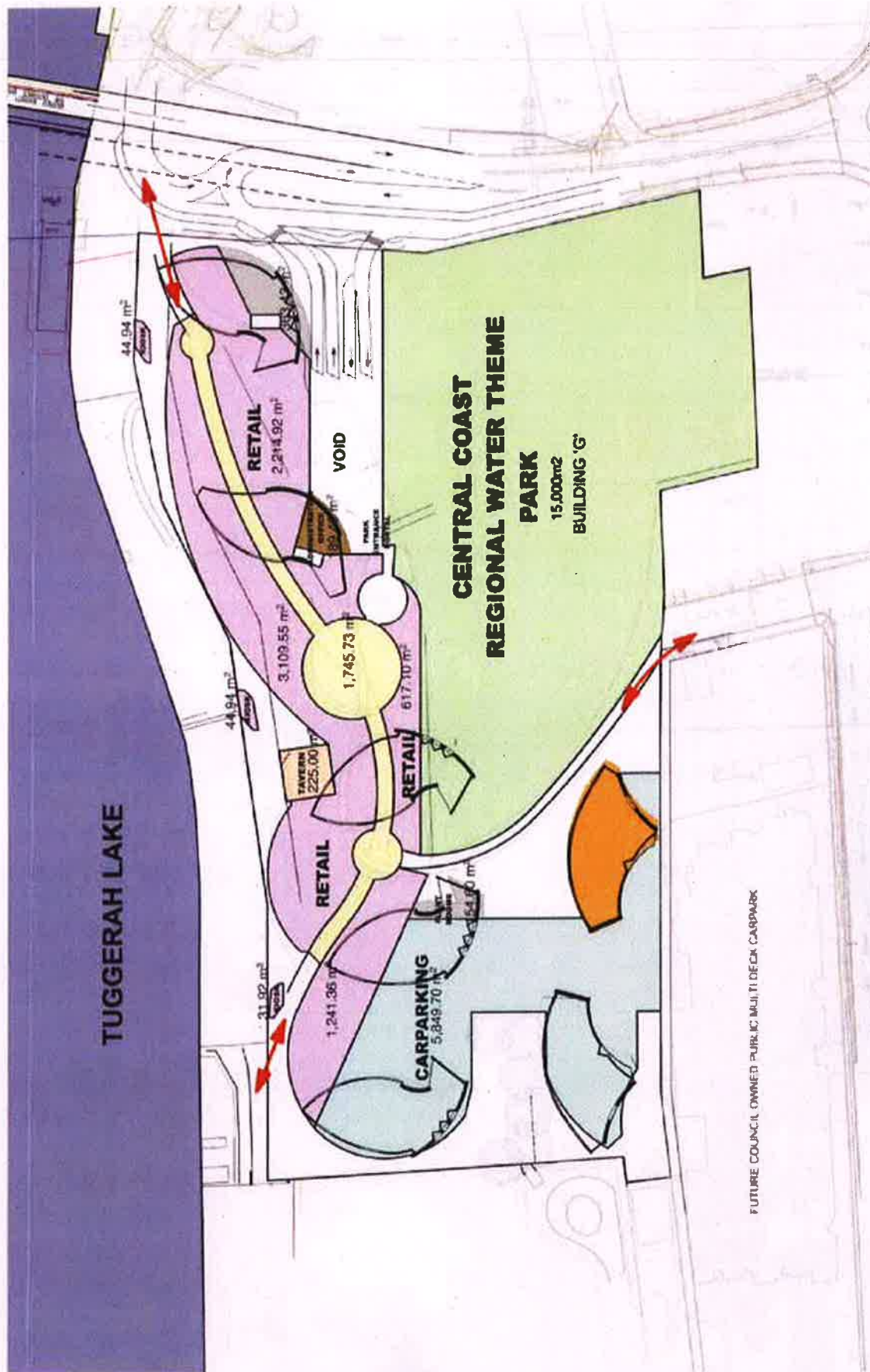
DEVELOPMENT COMPONENTS:

The principle components proposed by the indicative scheme for the site are:

1. International standard Water Theme Park.
2. All year round indoor environment and heated water activities.
3. Climate responsive technology, operable roofs + resource sustainability innovations.
4. International standard Civic Plaza upgrade to the lake foreshore.
5. Five (5) star destination category hotel complex.
6. Convention Centre.
7. First class serviced apartment towers.
8. Residential apartments – Living precinct.
9. Shopping Mall including air-conditioned Food Court.
10. Retention of existing heritage building.
11. Under cover Public Carpark, easy access, all on one level.



thrum



Refer to this plan showing the indicative schematic organisational master planning proposed for across the main ground level of the precinct.

