

Glenn Hornal

From: Glenn Hornal
Sent: Tuesday, 3 March 2015 12:39 PM
To: 'Jonathan Luke'
Subject: RE: WARNERVALE, Australia China Theme Park, Part of Lot 3, DP 1007500, 150 Sparks Road | PP_2015_WYONG_004_00

Hi Jonathan,

Just spotted some document issues with the PP, can you fix up as well;

- Can you have a look at the planning proposal footer on page 2 to 18 it has a reference to Wadalba East Urban Land Release might be best to remove this.
- I note in the 'explanation of provisions' a reference to the 'draft WLEP 2013 which is expected to be gazetted before end of 2013' and would be best to fix this as well as the Wyong LEP 2013 is no longer a draft and has been gazetted.
- The 'explanation of provisions' also has a paragraph which states "It is expected that the boundaries of the proposed zones will be refined as technical studies are completed and a structure plan is developed to support...etc... public exhibition'. Given it is a straight rezoning of IN1 to SP3 would the boundaries be likely to change, perhaps this could be removed.
- In Part 3 Justification- Section A- Need for the Planning Proposal - Is the PP a result of any Strategic Study or Report. There is an odd paragraph on page 2 in the Objectives and Intended Outcomes – Introduction which discusses the key sites clause 7.11. and it states 'it is proposed to remove the maximum height provision from the key sites provisions in the LEP and DCP'. It looks like an error as the PP seeks to increase the maximum building height on the Key sites Map for the theme park to 50m. Can you check as the objective needs to be consistent with explanation of provisions.

Thanks. Happy to discuss

Glenn Hornal

Planning Officer, Hunter & Central Coast Region
Department of Planning and Environment | PO Box 1148 | Gosford NSW 2250
T 02 4348 5009 E Glenn.Hornal@planning.nsw.gov.au

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From: Jonathan Luke [mailto:LUKEJ@wyong.nsw.gov.au]
Sent: Monday, 2 March 2015 1:18 PM
To: Glenn Hornal
Subject: RE: WARNERVALE, Australia China Theme Park, Part of Lot 3, DP 1007500, 150 Sparks Road | PP_2015_WYONG_004_00

Hi Glenn,

Thanks for your email. You are correct, I am a contact point for this Planning Proposal. I have read through the matters raised in each of your emails below and I will provide a response to thee in due course. In the meantime, please don't hesitate to contact me if you have any further questions.

Regards
Jonathan

Jonathan Luke
Senior Strategic Planner
Strategic Development
Wyong Shire Council
P.O. Box 20, WYONG NSW 2259

t: 02 4350 5251

e: Jonathan.Luke@wyong.nsw.gov.au

www.wyong.nsw.gov.au



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From: Glenn Horal [<mailto:Glenn.Horal@planning.nsw.gov.au>]

Sent: Monday, 2 March 2015 12:18 PM

To: Luke, Jonathan

Cc: Duncan, Scott

Subject: FW: WARNERVALE, Australia China Theme Park, Part of Lot 3, DP 1007500, 150 Sparks Road | PP_2015_WYONG_004_00

Hi Jonathan,

I send an additional information request to Scott Duncan last week (see attached). I note you are also listed as a contact for this planning proposal. Can you address the below matters.

Regards

Glenn

Glenn Horal

Planning Officer, Hunter & Central Coast Region

Department of Planning and Environment | PO Box 1148 | Gosford NSW 2250

T 02 4348 5009 E Glenn.Horal@planning.nsw.gov.au

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From: Glenn Horal

Sent: Thursday, 26 February 2015 11:04 AM

To: 'DUNCANS@wyong.nsw.gov.au'

Subject: FW: WARNERVALE, Australia China Theme Park, Part of Lot 3, DP 1007500, 150 Sparks Road | PP_2015_WYONG_004_00

Scott,

I have a question regarding the Maximum Building Height and Key Sites Map.

I note the Key Sites Map applies a 20m height limit across the Lot and the Proposal seeks to increase this to 50m of part of the site for the theme park.

I note Council's intension is to remove the 12m maximum building height limit as it applies to part of the Lot for the theme park therefore it will have no mapped Maximum Building Height on Height of Buildings Map.

Given the site is mapped as a Key Site and all other Key sites in the LGA appear to have an underlying height limit mapped on the Height of Buildings Map is there any reason why the underlying 12m height limit needs to be removed from the Height of Buildings Map.

regards

Glenn Hornal

Planning Officer, Hunter & Central Coast Region
Department of Planning and Environment | PO Box 1148 | Gosford NSW 2250
T 02 4348 5009 E Glenn.Hornal@planning.nsw.gov.au

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From: Glenn Hornal

Sent: Wednesday, 25 February 2015 4:46 PM

To: 'DUNCANS@wyong.nsw.gov.au'

Subject: WARNERVALE, Australia China Theme Park, Part of Lot 3, DP 1007500, 150 Sparks Road | PP_2015_WYONG_004_00

Scott

Some additional information requirements and corrections in regard to the PP.

1. Could you provide a list of agencies that you think Council should consult with as part of the planning proposal. The Department's A Guide to Preparing Planning Proposals' Q11 on page 16' details this requirement.
2. Could you also provide a list of studies/information that Council requires for further investigation and assessment.
3. Can you advise whether Council is seeking delegations for this planning proposal.
4. The proposal estimates up to 1000 operation jobs from the development. Is this number based on any evidence or analysis and does Council have an estimate of the number of visitors anticipated at the theme park.
5. Part 5 Community Consultation - This section notes that preliminary discussion have been held by the proponent with the RMS prior to consideration by Council. Do you have any correspondence regarding this consultation or documentation on the outcome from these preliminary discussions.
6. References to SEPPs should be corrected: Page 14 of Planning proposal should be:
 - SEPP 26 – Littoral Rainforests not Littoral Rainforest
 - SEPP 44 - Koala Habitat Protection not SEPP 44 Koala Habitat
 - SEPP 55 – Remediation of Land not SEPP 55 - Contaminated Land
 - SEPP (Major Development) 2005 not SEPP Major Projects (2005). Attachment 5 SEPP Assessment should also correct these references where appropriate.

regards

Glenn Hornal

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