

Glenn Hornal

From: Glenn Hornal
Sent: Friday, 27 March 2015 10:29 AM
To: 'Luke, Jonathan'
Subject: RE: WARNERVALE, Australia China Theme Park, Part of Lot 3, DP 1007500, 150 Sparks Road | PP_2015_WYONG_004_00

Ok, thanks Jonathan

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

Subscribe to the Department's e-news at www.planning.nsw.gov.au/enews
Please consider the environment before printing this email.

From: Luke, Jonathan [<mailto:LUKEJ@wyong.nsw.gov.au>]
Sent: Friday, 27 March 2015 10:08 AM
To: Glenn Hornal
Cc: Duncan, Scott
Subject: RE: WARNERVALE, Australia China Theme Park, Part of Lot 3, DP 1007500, 150 Sparks Road | PP_2015_WYONG_004_00

Hi Glenn,

We have made progress on addressing the matters raised in your earlier emails and our telephone discussion. I am waiting on the applicant for information on the employment information and am doing the final amendments to the Planning Proposal itself. I hope to have this ready to forward to you early next week.

Kind regards
Jonathan

Jonathan Luke

Senior Strategic Planner
Strategic Development
Wyang 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



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: Glenn Hornal [<mailto:Glenn.Hornal@planning.nsw.gov.au>]
Sent: Monday, 23 March 2015 11:31 AM
To: Luke, Jonathan
Subject: RE: WARNERVALE, Australia China Theme Park, Part of Lot 3, DP 1007500, 150 Sparks Road | PP_2015_WYONG_004_00

Hi Jonathan

Any progress on the revised planning proposal and when it would be likely to be submitted.

regqrd

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

Subscribe to the Department's e-news at www.planning.nsw.gov.au/enews
Please consider the environment before printing this email.

From: Jonathan Luke [<mailto:LUKEJ@wyong.nsw.gov.au>]
Sent: Monday, 9 March 2015 3:36 PM
To: Glenn Hornal
Cc: Scott Duncan
Subject: FW: WARNERVALE, Australia China Theme Park, Part of Lot 3, DP 1007500, 150 Sparks Road | PP_2015_WYONG_004_00

Hi Glen

Further to our discussions concerning the above I can provide some feedback in response to some of the questions you have raised

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.*

The following agencies are considered relevant to consult with: Roads and Maritime Services (RMS), Office of Environment and heritage (OEH), Transport NSW, Rural Fire Service (RFS) and Department of Trade and Investment.

2. *Could you also provide a list of studies/information that Council requires for further investigation and assessment.*

A list of the studies considered necessary to support the proposal is contained in Page 12 of the Council Report dated 10 December 2014. An indicative list of reports to support the Planning Proposal is outlined below.

- Water and sewer servicing plan (which will include details on who will design and build infrastructure. Details will also be required on the timing of the provision of funds to provide these services)
- Services Review (gas, telecommunications, electricity provision etc.)
- Ecological investigations (seasonal flora and fauna surveys/vegetation mapping/conservation offset strategy)
- Integrated Storm water Management Strategy study
- Visual impact analysis
- Economic Impact Assessment
- Bush fire assessment by a suitably qualified and experienced consultant
- Updated Aboriginal archaeological assessment
- Traffic Report (which will also examine car parking, public transport and pedestrian planning issues)
- Concept Plan integrating the findings of the specialist studies
- Draft VPA and possibly Section 94 Contribution Plan (dependent on type of infrastructure model adopted).
- Updated Planning Proposal/Planning Controls (rezoning)

3. Can you advise whether Council is seeking delegations for this planning proposal.
As Council is currently in the process of selling the subject land it is not considered likely that Council would be seeking delegation 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.
Council is currently seeking further information from the applicant concerning this matter.
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.
Council is currently waiting to receive this information from the applicant should it be available.
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.
Noted. Amendments will be included in revised Planning Proposal to be forwarded shortly.

Further correspondence will be forthcoming when additional information has been provided by the applicant in respect to certain raised above.

The revised Planning Proposal will also address the other matters raised in your other email correspondence in relation to building height provisions, permissibility (of Buddhist Temple) and the relevant boundary of the proposal.

Kind regards
Jonathan

Jonathan Luke
Senior Strategic Planner
Strategic Development
Wyang 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



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: Duncan, Scott
Sent: Friday, 27 February 2015 9:09 AM
To: Luke, Jonathan
Subject: FW: WARNERVALE, Australia China Theme Park, Part of Lot 3, DP 1007500, 150 Sparks Road | PP_2015_WYONG_004_00

Hi Jon

Can you respond to Glenn

Cheers

Scott Duncan

Acting Team Leader

Rezoning

Wyang Shire Council

P.O. Box 20, WYONG NSW 2259

t: 02 4350 5547

e: Scott.Duncan@wyong.nsw.gov.au

www.wyong.nsw.gov.au



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

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

Sent: Wednesday, 25 February 2015 4:46 PM

To: Duncan, Scott

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 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

Subscribe to the Department's e-news at www.planning.nsw.gov.au/enews

Please consider the environment before printing this email.

This message is intended for the addressee named and may contain confidential/privileged information. If you are not the intended recipient, please delete it and notify the sender.
Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department.
You should scan any attached files for viruses.

Attention:

This email is privileged and confidential. If you are not the intended recipient please delete the message and notify the sender. The use, copying or distribution of this message or any information it contains, by anyone other than the intended recipient is prohibited by Wyong Shire Council.

This message is intended for the addressee named and may contain confidential/privileged information. If you are not the intended recipient, please delete it and notify the sender.
Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department.
You should scan any attached files for viruses.

Attention:

This email is privileged and confidential. If you are not the intended recipient please delete the message and notify the sender. The use, copying or distribution of this message or any information it contains, by anyone other than the intended recipient is prohibited by Wyong Shire Council.
