

KANWAL, 211 Wallarah Road, Service Station

Proposal Title : **KANWAL, 211 Wallarah Road, Service Station**

Proposal Summary : **Permit service station at Lot 2 DP 518378, 211 Wallarah Road Kanwal.**

PP Number : **PP_2014_WYONG_008_00**

Dop File No : **14/13222**

Proposal Details

Date Planning : **28-Aug-2014**

Proposal Received :

LGA covered :

Wyang

Region : **Hunter**

RPA :

Wyang Shire Council

State Electorate : **WYONG**

Section of the Act :

55 - Planning Proposal

LEP Type : **Spot Rezoning**

Location Details

Street :

Suburb :

City :

Postcode :

Land Parcel : **211 Wallarah Road Kanwal**

DoP Planning Officer Contact Details

Contact Name : **G P Hopkins**

Contact Number : **0243485002**

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

RPA Contact Details

Contact Name : **Rod Mergan**

Contact Number : **0243505560**

Contact Email : **rod.mergan@planning.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : **N/A**

Release Area Name :

N/A

Regional / Sub : **Central Coast Regional**

Consistent with Strategy :

N/A

Regional Strategy : **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 : 6

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 :**The proposal was received on 7 August 2014. Further information on employment generation was requested on 20 August and was provided on 28 August.**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 : **Adequate****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

3.1 Residential Zones**3.4 Integrating Land Use and Transport****4.2 Mine Subsidence and Unstable Land****5.1 Implementation of Regional Strategies****6.1 Approval and Referral Requirements****6.3 Site Specific Provisions**Is the Director General's agreement required? **N/A**c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land**SEPP No 64—Advertising and Signage****SEPP (Exempt and Complying Development Codes) 2008****SEPP (Infrastructure) 2007**

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

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain : **Need consultation with Mine Subsidence Board before determining consistency with 117 direction 4.2.**

Satisfy the requirements of SEPP 55.

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment : **An additional permitted use map amendment will be required.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **14 days proposed and this is adequate.**

Additional Director General's requirements

Are there any additional Director General's requirements? **Yes**

If Yes, reasons : **TIMETABLE: Council proposes 6 months and this is appropriate.**

DELEGATION: Council has sought delegation and this is supported.

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 : **Site is part of a broader 'Key site' mapped in WLEP 2013 (clause 7.11 applies). Council advises this proposal will not adversely affect development potential of the broader site.**

Assessment Criteria

Need for planning proposal : **PP needs additional discussion on alternatives considered. Former land use (carpet warehouse), approved uses (pub) and proposed future use (service station) are all commercial uses yet the PP argues for maintaining the R1 zone. Given proximity to neighbourhood centre (opposite) a B zone could be considered for flexibility.**

Consistency with strategic planning framework : **The Central Coast Regional Strategy encourages new retail and commercial development to locate in centres. The site is opposite land zoned B1 (Kanwal neighbourhood centre) but is not considered by Council to form part of this centre.**

Environmental social economic impacts : **Potential traffic impacts identified and consultation with RMS proposed.**

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 months** Delegation : **RPA**

Public Authority **Mine Subsidence Board**
Consultation - 56(2) **Transport for NSW - Roads and Maritime Services**
(d) :

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

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
Planning Proposal and Council report.pdf	Proposal	Yes
Cover letter.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

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

S.117 directions: **3.1 Residential Zones**
3.4 Integrating Land Use and Transport
4.2 Mine Subsidence and Unstable Land
5.1 Implementation of Regional Strategies
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions

Additional Information : **Amend PP to include discussion on alternative means of achieving the objective (permitting a service station) and why Schedule 1 has been preferred.**

Update PP with Additional Permitted Use map.

Consult with MSB and RMS.

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Consider 117 direction 4.2 after consultation with MSB.

Satisfy the requirements of SEPP 55.

14 day community consultation.

No public hearing required.

6 months to complete.

Delegation to Council.

Supporting Reasons : *

Signature:



Printed Name:

G. P. HOPKINS

Date:

28.8.2014