

Wyong
Shire
Council
CENTRAL COAST

Jenny Mewing
RZ/20/2009

2 August 2010

Department of Planning
Central Coast Regional Office
PO BOX 1148
GOSFORD NSW 2250

Attention: Mr Michael Leavey

Dear Mr Leavey

Planning Proposal RZ/20/2009 in respect of Lot 21 DP 654119 and Lots 24 and 25 DP 25373 Bryant Drive, Tuggerah

At its meeting of 14 April 2010, Council resolved to prepare a planning proposal affecting the above mentioned properties. Specifically, Council

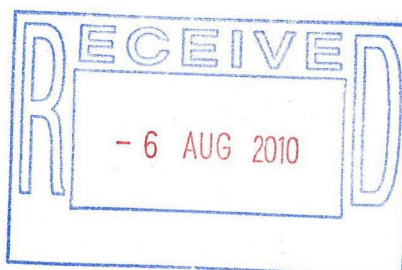
RESOLVED on the motion of Councillor MCNAMARA and seconded by Councillor WEBSTER:

- 1 That Council prepare planning proposals to insert the following into Schedule 2 - Development for Certain Purposes of Wyong Local Environmental Plan 1991:

Use of up to 3,500m² for the purposes of commercial premises on Lot 21 DP 654119 and Lots 24-25 DP 25373 Bryant Drive, Tuggerah.

- 2 That Council, subject to the determination of the Gateway process and Director General's approval, undertake community consultation regarding the planning proposals.
- 3 That Council, subject to there being no objections received that cannot be resolved by minor amendments to the planning proposals, request the Department of Planning (DoP) to prepare the draft Local Environmental Plan Instruments and the Minister be requested to make the plans.

A Planning Proposal for the Use of up to 3,500m² for the purposes of commercial premises on Lot 21 DP 654119 and Lots 24-25 DP 25373 Bryant Drive has been prepared and submitted for determination through the Gateway Process.



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This proposal is being undertaken as a priority rezoning to Wyong Local Environmental Plan (WLEP) 1991 given its employment generation potential (in the order of 600 jobs), however closely ties in with Development Applications (and consents) 612/2009 and 1114/2009.

The consent for these Development Applications enables the following development:

Lot 21 DP 654119

- Five Storey Accommodation Building (including Mariner's Retail, Function Rooms and Indoor Pool);
- 8 Outdoor Futsal Courts;
- Four Storey, 3000 seat Grandstand (including Mariners Museum and Administration Area);
- Six Storey Administration Building (Mariners Health Centre, gymnasium, sports science consulting rooms, Mariner's administration facilities and related administration tenancies, and ancillary amenities);
- Car Parking
- Water Storage
- Refurbished Club Tuggerah

Lot 24 – 25 DP 25373:

- 6,526m² Training field
- Car Parking

The current zoning of the affected properties has been identified as an ongoing constraint for its future development. This is the particular problem for retailing and commercial activity within the 4(b) Light Industrial zone and car parking within the 1(c) Non Urban Constrained Land zone. Whilst development consent has been issued for land uses as described by DAs 612/2009 and 1145/2009 provided these uses remain ancillary, and any amendments will be problematic in the future and could impose limitations to the viability of the development of the centre as a whole.

The purpose of this Planning Proposal is therefore to reduce these development constraints and alleviate funding implications for the development of such a major employment generating activity.

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If you require further information regarding the above please contact me via email (Jenny.Mewing@wyong.nsw.gov.au) or phone 02 4350 5742.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jenny Mewing', with a large, stylized loop at the end.

Jenny Mewing
Strategic Planner
LAND USE PLANNING