



**Wyong
Shire
Council**
CENTRAL COAST



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Draft Planning Proposal

20 & 22 Gallipoli Rd Long Jetty
Request No. 3/2013

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Property Details

Real Description: Lot 1 DP 121890, & Lot 1 DP 122040

Street Address: 20 -22 Gallipoli Road, Long Jetty

Applicant: Wyong Shire Council

Owner/s: Tuggerah Lakes Memorial Club Ltd (Diggers@The Entrance)

Site Area: 1504 m²

Current Zoning: 2 (a) Residential, under the Wyong Local Environmental Plan, 1991 (see below)



Figure One: Current Zoning and Location

Overview

The subject site is in the ownership of Tuggerah Lakes Memorial Club trading as Diggers @The Entrance and is situated on the western side of The Entrance Road. The subject site comprises of two residential lots with one currently vacant. The site adjoins the Diggers @The Entrance and is currently boarded by car parking to the north and east. The subject site is within a predominately low density residential area with two properties immediately to the south. The Diggers @The Entrance development along with standalone residential housing dominates the land use landscape and has intermittent views of Tuggerah Lakes. The sites slope gently towards Tuggerah Lakes and are well serviced by Archbold Rd to The Entrance Road.

At present the club is experiencing additional growth and as part of its long financial strategy seeks to develop a 58 room hotel to cater for increasing demand for this type of market segment. The proposal will enable Diggers @The Entrance the ability to provide for future additional car parking to better service its patrons for overflow parking to meet demand from special events such as Anzac Day and also to help minimise the need for elderly patrons to walk excessive distance to utilise the club.

Part 1 Objectives or Intended Outcomes

To enable development of the land at 20 & 22 Gallipoli Road, Long Jetty for purposes of a car park to cater for existing overflow and future development at Tuggerah Lakes Memorial Club. The location of the site is shown below.



Figure Two: Subject Site

5 (a) Special Uses -
(RSL Club)

Figure Three: Proposed Zones

Figure Four: The Tuggerah Lakes Memorial Club site with location of new hotel

Part 2 Explanation of Provisions

Under draft Wyong LEP 2012

Subject site has been earmarked as RE2 Private Recreation in which "registered clubs" are permitted. It is expected that the car park will be considered ancillary use as part of the club uses.

Under Wyong LEP 1991

Alternatively, if draft LEP 2012 is delayed, amendment of Wyong LEP 1991 by adding to the definition of "the map" a reference to Wyong Local Environmental Plan 1991 (Amendment No. xxx) as shown at attachment 2

Part 3 Justification

Section A – Need for the Planning Proposal

1. *Is the Planning Proposal a result of any Strategic Study or report?*

Yes.. The adopted "*The Entrance Peninsula Planning Strategy*" identifies recommendations and strategies associated with the Tuggerah Lakes Memorial Club which is directly associated with this proposal. The proposal reinforces the recommendations.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

It is considered that the rezoning of the land is considered to be the most efficient way to achieve the desired outcomes.

3. *Is there a net community benefit?*

This evaluation is further detailed below. The following table provides a summary:

Evaluation Criterion	Consistency of the Proposal
Will the proposal be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	The Proposal is to enable redevelopment of an existing facility to ensure highest and best use for the site. The location of the proposal is situated along the Central Coast Highway wedged between the two town centres of Bateau Bay and The Entrance.



Is the proposal located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	The land is located between the urban settlements of The Entrance which is Wyong Shire Council's major tourist hub and also Bateau Bay. Both The Entrance and Bateau Bay are identified as Town centres whilst Long Jetty is identified as a village within the Central Coast Regional Strategy. 
Is the proposal likely to create a precedent or create or change the expectations of the landowner or other landholders?	No. The subject Planning Proposal is designed to ensure adequate provision of car parking supply in both the near future and also to cater for potentially larger events within Diggers. It is expected that the planned development of the motel will further boost patronage within the facility and meet an underlying demand which exists for appropriate tourists beds within the region.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	The Proposal is consistent with the CCRS and considered to be an infill rezoning to ensure that future allocation of car parking needs will be met.
Will the proposal facilitate a permanent employment generating activity or result in a loss of employment lands?	Yes. The Proposal is directly linked to the development of the hotel at Diggers, it is considered to be prudent to ensure that sufficient allocation of surplus parking is supplied to ensure improvements to amenity to surrounding residential areas. The proposal will not result in the loss of employment lands and could possibly further attract investment into the area.
Will the proposal impact upon the supply of residential land and therefore housing	The proposal will decrease the availability of residential lots by two; however this is regarded

supply and affordability?	as minimal and has no direct impact upon residential supply in the local area give the high degree of existing stock in the area. Furthermore, there are adequate supplies of land zoned for redevelopment in the form of medium density which will absorb the loss of the two sites. Please note that one of the two sites is currently vacant.
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Is the existing public infrastructure (roads, rail, and utilities) capable of servicing the proposed site?	Yes, subject to the developer providing extension to services and contributions in accordance with current contributions plans.
Is there good pedestrian and cycling access?	There is adequate provision of pedestrian access. The site is elevated and is well linked between Bateau Bay and The Entrance.
Is public transport currently available or is there infrastructure capacity to support future public transport?	Bus services are available along The Entrance Road linking the site to Tuggerah and Wyong Town Centre.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	There will be no significant increase in car distances travelled. The land is located close to existing residential development and is considered to be well located for access to retail, employment and service suppliers.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	The Proposal is expected not to create any unacceptable investment requirements.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	No

Will the proposal be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	Yes The proposal is surrounded to the east and north of an existing car park which forms part of the overall Diggers site. It is expected that there shall be a redesign and configuration of the car park in order to accommodate the proposed new
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	development. There will be minimal impact upon surrounding residents. One property will be effected by the possible development of a new car park in the future but this will negate the need for patrons to park on the street during larger events such as Anzac Day and the like.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	No.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	Not considered to be a stand alone proposal.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	Diggers @The Entrance is one of the major drawcards for the general community of Long Jetty and surrounds. The draft plan will ensure that adequate provision of car parking area is allocated for future plans to either expand or further intensify operations and facilities at the site. The implications for not proceeding are lost opportunities to ensure appropriate zoned land for car parking and the to ensure that more appropriate amenity is applied to the site.

Section B – Relationship to strategic planning framework

4. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

The Planning proposal is consistent with the recommendations and outcomes of the adopted The Entrance Peninsula Planning Strategy adopted by Council in July 2009.

The subject site is located within Precinct 7 (Residential Transition (Low to Medium Density). The objectives of this precinct are:

- Provide for redevelopment, at an appropriate scale, that assists in achieving a transition in built form between the low density residential areas adjacent to Tuggerah Lake and the higher density development in and adjacent to The Entrance Town Centre.*
- Enhance the amenity and variety of attractions, activities and facilities within the Tuggerah Lake Foreshore Reserve to improve the opportunity for increased use and enjoyment by residents and visitors.*
- Improve connections and awareness of connections to the lakefront, adjacent parks and neighbourhoods.*

- *Improve streetscapes by appropriate street plantings, paving's, street furniture, decorative lighting and signage treatments.*
- *Protect environmental sensitivity areas, particularly the Tuggerah Lake Foreshore Reserve and abutting waterways.*
- *Improve stormwater quality discharge from streets into Tuggerah Lakes.*
- **Facilitate future development of the Diggers @The Entrance Site to an appropriate scale and high quality destination.**
- *To achieve and maintain sustainable development via social cohesion which recognises everyone's needs, effective protection, conservation and management of the natural environment, biodiversity and cultural heritage, effective energy management*

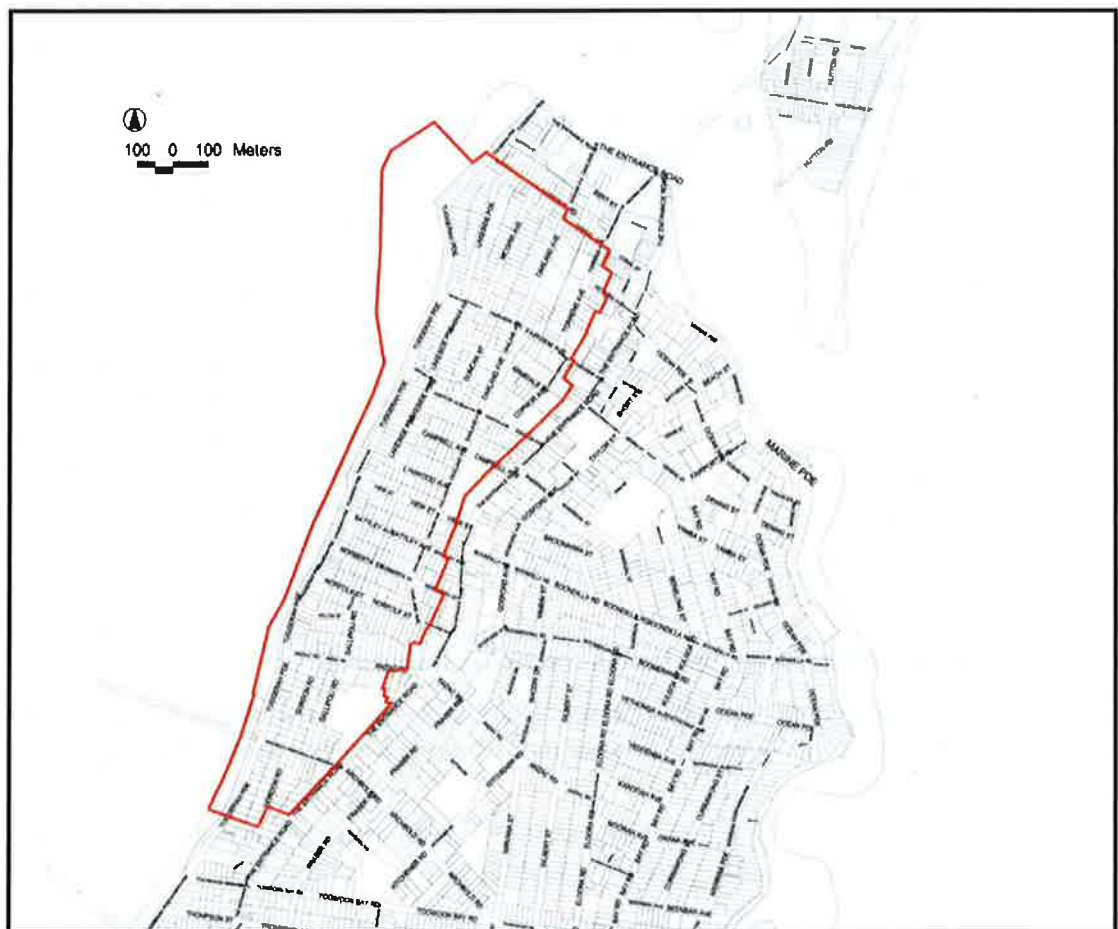


Figure Five: Extract from adopted The Entrance Peninsula Planning Strategy Precinct 7

Comment

The Planning Proposal seeks to endorse and reaffirm the objectives of Precinct 7 and the strategy in general. As highlighted in "bold red" the proposal seeks to help in the facilitation of this objective by way of ensuring that sufficient land is rezoned for adequate car parking provision for future developments and also as overflow car parking for larger than normal events. At present Council is considering DA14/2013 for a 58 room motel. At the time of submission of this planning proposal, this was still under assessment.

Strategies and Recommendations

The Planning Proposal is consistent with the listed strategies and recommendations.

- Page 103 "Facilitate redevelopment of the Diggers @ The Entrance and The Entrance Community Centre sites that respects the surrounding medium density residential neighbourhoods and the views to and across Tuggerah Lakes.

Comment

The Planning Proposal seeks to ensure that appropriate land is available for a at grade car parking facility to meet any unexpected overflow requirements from high patronage events and also for longer term planning. The car park would be an extension to the existing car park which hugs the Diggers @The Entrance Development. The Strategy recommends one of the two lots allow for up to 4 storeys. In this instance the ground facility will ensure adequate supply and meet any regulatory needs from the existing development application. (DA/14/2013). Refer below for extract from The Entrance Peninsula Planning Strategy (TEPPS).

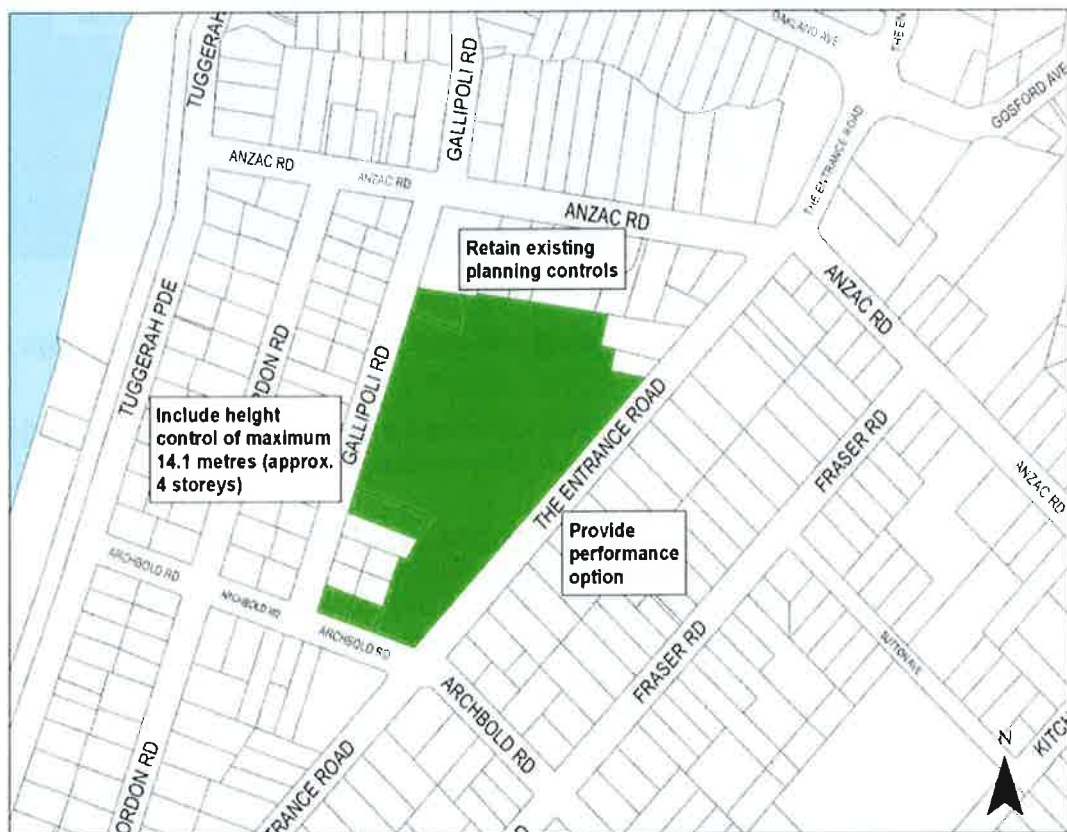


Figure Six: Height Controls identified in the adopted The Entrance Peninsula Planning Strategy.

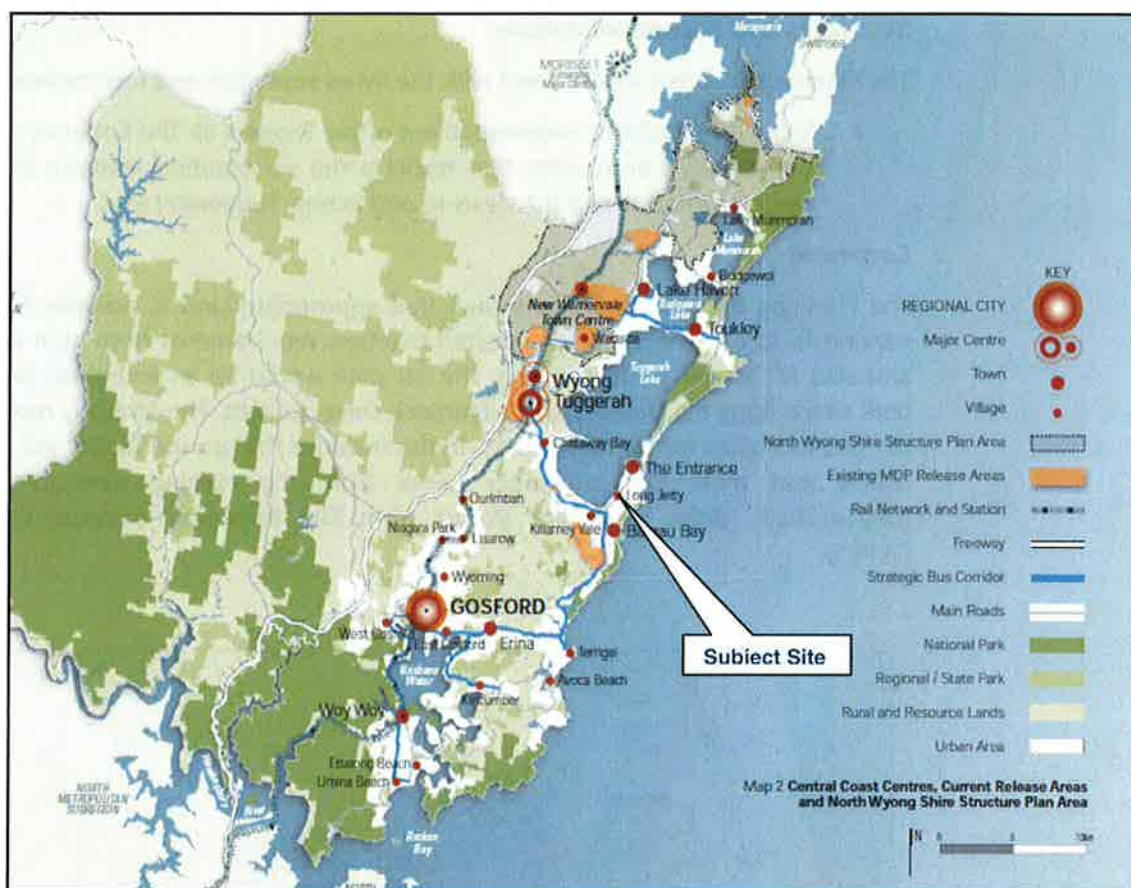


Figure Seven: Extract from the Central Coast Regional Strategy

5. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

The Community Strategic Plan identifies 8 priority objectives, each supported by a range of actions. The Planning Proposal is assessed as follows.

1. Communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood

The proposed development is within the existing community of Long Jetty and as part of Diggers @ The Entrance is regarded as one of the major recreational and social organisations in the area. The Club has a proud history within the Long Jetty community and seeks to provide a range of services.

2. There will be ease of travel within the Shire and to other regional centres and cities.

The site benefits from access to public transport system with buses travelling throughout the locality along The Entrance Road. This includes regular scheduled services to Wyong, Gosford and Bay Village. These services are particularly relevant to staff travel and also to link to other centres. The Entrance Road is designated as a state road (MR 336) with Gallipoli Street has access from Archbold Road to The Entrance Road.

3. Communities will have access to a diverse range of affordable and coordinated facilities, programs and services

Diggers @The Entrance provides an array of community focus events and services catering for the demographics of its members base.

4. The community will be well educated, innovative and creative.

Not applicable to this application

5. Areas of natural value in public and private ownership will be enhanced and retained to a high level

Not relevant to this proposal

6. There will be a sense of community ownership of the natural and built environment through direct public involvement with programs and services.

Not relevant to this Proposal.

7. There will be a strong sustainable business sector and increased local employment built on the Central Coast business strengths

The proposal is part of the overall development of Diggers@ The Entrance which is currently undertaking new investment through the construction of a 58 room hotel.

8. Information communication technology will be consistent with worlds best practice and adaptive to technological advances.

Not relevant to this Proposal.

6. *Is the planning proposal consistent with applicable state environmental planning policies?*

State Environmental Planning Policy No 71 – Coastal Protection Zone

This Policy aims to:

- To protect and manage the natural, cultural, recreational and economic attributes of the New South Wales Coast;
- To protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore
- To ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore
- To protect and preserve Aboriginal cultural heritage, and Aboriginal places, values and customs, beliefs and traditional knowledge
- To protect and preserve beach environments and beach amenity
- To protect and preserve native coastal vegetation
- To protect and preserve the marine environment of New South Wales
- To protect and preserve rock platforms
- To manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of Section 6 (2) of the Protection of the Environment Act 1991 and
- To ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area and
- To encourage a strategic approach to coastal management.

The proposal is considered suitable for the subject site given that:

- No significant vegetation is to be removed or habitat values impacted upon.
- No overshadowing of the foreshore zone
- No loss of water way or the foreshore views from a public space
- Public access to the foreshore is most affected
- No adverse environmental impacts associated with the proposal for future development of the car park associated with sediment and erosion control
- No conflicts between land and water based activities.
- Any future development of the site in relation to construction of the car park will be required to comply with necessary sediment and erosion control.
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7. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The proposal has been considered against the relevant Ministerial Section 117 Directions (see Attachment 11 for detailed consideration) and is considered to be consistent with the relevant Directions. The Table below provides a summary of this consideration.

Number	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	No	NA
1.2	Rural Zones	No	NA
1.3	Mining, Petroleum Production and Extractive Industries	No	NA
1.4	Oyster Aquaculture	No	NA
1.5	Rural Lands	No	NA
Environment & Heritage			
2.1	Environmental Protection Zones	No	NA
2.2	Coastal Protection	Yes	NA
2.3	Heritage Conservation	No	NA
2.4	Recreation Vehicle Areas	No	NA
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Yes	Yes
3.2	Caravan Parks and Manufactured Home Estates	No	NA
3.3	Home Occupations	Yes	Yes
3.4	Integrating Land Use & Transport	No	NA
3.5	Development Near Licensed Aerodromes	No	NA
3.6	Shooting Ranges	No	NA
Hazard & Risk			
4.1	Acid Sulfate Soils	No	NA
4.2	Mine Subsidence and Unstable Land	No	NA

4.3	Flood Prone Land	No	NA
4.4	Planning for Bushfire Protection	No	NA
Regional Planning			
5.1	Implementation of Regional Strategies	Yes	Yes
5.2	Sydney Drinking Water Catchments	No	NA
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	No	NA
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	NA
5.5 to 5.7	Revoked	No	NA
5.8	Second Sydney Airport: Badgerys Creek	No	NA
Local Plan Making			
6.1	Approval and Referral Requirements	No	NA
6.2	Reserving Land for Public Purposes	No	NA
6.3	Site Specific Provisions	No	NA
Metropolitan Planning			
7.1	Implementation of the Metropolitan Strategy	No	NA

Section C – Environmental, Social and Economic Impact

8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

It is expected that the proposal will have no detrimental effects upon critical habitats, threatened species or ecological communities.

9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

It is expected that there will be no environmental effects as a result of the planning proposal. Any future development consent for the provision of a new car park will require the application of particular conditions of consent associated with sediment erosion control and also Stormwater runoff.

Clause 19 of Wyong Local Environmental Plan 1991, Development near lakes, rivers and creeks

The Council shall in respect of an application for its consent to carry out development of land adjoining Wyong River, Wallarah Creek, Tumby Umbi Creek, Ourimbah Creek, Lake Macquarie, Lake Munmorah, Bunning Creek or Tuggerah Lake take into consideration:

- *The impact of that development on water quality and quantity, existing vegetation, fish, aquatic life and the location of the water body or watercourse;*
- *Any effects of the development on water supply, and*
- *Whether the development is likely to cause detrimental effects on a watercourse or water body through erosion, sedimentation or the emission of pollutants, ;*
- *Whether the development incorporates best practise water sensitive urban design techniques.*

10. How has the planning proposal adequately addressed any social and economic effects?

Comment Standard conditions will apply with regards to sediment and erosion plans. It is expected that a detailed sediment and erosion plan would be prepared with any future development application to ensure that soil does not leave the site.

Social

It is considered that the proposal will not place additional burden upon any existing social infrastructure such as schools and hospitals not impact upon any retail centres. The proposal will ensure that adequate supply of car parking is available during high patronage events and also ensure that distances for pedestrians is minimised which may help in minimising "trips and falls" from elderly patrons due to the topography of the site.

Economic

There will be no long term financial implications on Council except very minor adjustment's to, possible rates revenue. The proposal will however have the ability to provide additional economic benefits to the club which will increase patronage or membership drive due to amenity improvements associated with the future development of a new car park. The construction of any new car park will be burden by the Club as a private development.

Section D – State and Commonwealth Interests

11. Is there adequate public infrastructure for the planning proposal?

The Proposal is expected to create a marginal increase in demand for public schools, electricity supply, emergency services, health services, public administration, rail and main road transport and telecommunications services. All of these services are considered to be reasonably available in the locality.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Part 4 Community Consultation

It is expected that the DoP&I Gateway Determination will classify the planning proposal as low impact and requires that community consultation be undertaken by placing the proposal on public exhibition for a period of 14 days.

Notification of the public exhibition will be placed in the Central Coast Express Advocate and written notification sent to owners adjacent to the site. A Notice of the public exhibition and submission dates will be placed on Council's website.

The Planning Proposal will be made available on Council's website, and at Council's Administration Building in Hely Street Wyong.

A public hearing is considered unlikely to be necessary.

Attachments and Supporting Documentation

Draft Documentation	Attached
1. Amendment of Wyong LEP 2012 Land Zoning Map	Yes
2. Council Reports and Minutes	Yes

