

Joint Regional Planning Panel – Pre-Gateway Review – Recommendation Report

The Hunter & Central Coast Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Dept. Ref. No:	PGR_2013_WYONG_003_00
LGA:	Wyong Shire Council
LEP to be Amended:	Wyong LEP 1991 or Wyong LEP 2013
Address / Location:	223 Scenic Drive, Colongra
Summary of Proposal:	Rezoning the site to B2 Local Centre, apply a floor space ratio of 0.5:1 and a maximum building height of 15m to enable development for the purpose of a supermarket and service station.
Panel Chair:	Garry Fielding
Panel Members:	Kara Krason Bob McCotter Doug Eaton Greg Best

Reason for review:	☐	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	☒	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the department and the relevant local government authority. Based on this review the **JRPP recommends** the following:

JRPP RECOMMENDATION:	☐	The proposed instrument should be submitted for a Gateway determination
	☒	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	☒ Not unanimous	Comments: Kara Krason dissented from the decision on the basis that she considered: • The proposal will provide for new jobs and assist in meeting regional employment targets. • The proposal is likely to have a net community benefit. • The market demand for an additional supermarket in the local area appears to exist.

JRPP Advice and Justification for Recommendation:

1. The Panel has considered the supporting information provided for the proposal, as well as the views of the Council, the proponent and the Department of Planning & Infrastructure, and has visited the site.
2. Council advised the Panel an alternative site was available at Halekulani Oval, Budgewoi for the supermarket development and was prepared to expeditiously progress a planning proposal in conjunction with the proponent to reclassify community land to operational and rezone the site to B2 Local Centre.
3. The Panel was satisfied there is sufficient demand for the supermarket development at Budgewoi. However, there are substantial town planning benefits in consolidating retail activities in the existing commercial precinct in Budgewoi. An alternative location out of centre would split retail activities into three nearby but not contiguous areas, leading to a less than ideal outcome. Relocation of the Halekulani Oval would allow the playing fields to be expanded, which would be a benefit to an expanding local community. The current proposal was therefore not supported given the alternative site adjacent to the existing centre.
4. The Panel encourages the proponent and Council to prepare a planning proposal for the Halekulani Oval site at Budgewoi which would include reclassification from community to operational land and rezoning to B2 Local Centre to enable the supermarket development.
5. The Panel considers the preparation of the Halekulani Oval planning proposal should be treated as a high priority by Council given the existing demand for new retail development and the proponent's readiness to progress a development to meet this demand.