



# Proposal Summary

<b>Applicant</b>	Coastplan Consulting
<b>Owner</b>	The Glenworth Valley Pastoral Company Pty Ltd Darkinjung Local Aboriginal Land Council The Treasury – Crown Land
<b>Application Number</b>	PP 38/2013
<b>Description of Land subject of planning proposal</b>	<p><i>Property Description:</i></p> <p>1992 Peats Ridge Road, Calga (part of lot) 2070 Peats Ridge Road 48 and 51 Polins Road, Calga 8, 45 and 81 Cooks Road, Calga 69 and 69A Cooks Road, Glenworth Valley</p> <p><i>Legal Description:</i></p> <p>Lots 19, 20, 21, 23, 24, 25, 30, 31, 32, 33, 37, 50, 53, 64, 65, 68, 81, 82, 85, 86, 87, 89, 91, 108, 145 DP 755221, Lots 22, 23, 32, 73, 75, 76 DP 755253, Lots 1, 3 DP 617088, Lot 881 DP 563889, Lot 1 DP 1222754, Lot 245 DP 48817, Lot 7 DP 1230083, Lot 7012 DP 1059767, Lot 7029 DP 93603, Lot 7035 DP 1051932, Lot 7036 DP 1059768, Lot 7303 DP 1154929, Glenworth Valley, and</p> <p>Lot 882 DP 563889, Lot A DP 365595, Lot C DP 382358, Lot 2 DP 1139242, part of Lot 102 DP 1139060, Lot 7039 DP 1059766, Lot 7303 DP 1161109, Calga</p>
<b>Site Area</b>	1173.6 Ha
<b>Existing Use</b>	Recreation facilities, pasture and natural bushland

<b>Proposed Amendments – Gosford Local Environmental Plan 2014</b>			
<b>Provisions</b>	<b>Existing Provision</b>	<b>Proposed Amendment</b>	<b>Outcome (Supported/Not Supported)</b>
<b>Zoning</b>	E2 Environmental Conservation  RU2 Rural Landscape	No change	Supported
<b>Minimum Lot Size</b>	40 ha  20 ha	No change	Supported
<b>Schedule 1- Additional permitted uses</b>	Nil	<ol style="list-style-type: none"> <li>1. On land zoned E2 Environmental Conservation, development for the purpose of recreation facilities (outdoor) and eco-tourist facilities.</li> <li>2. On land zoned RU2 Rural Landscape, development for the purposes of eco-tourist facilities, camping grounds, tourist and visitor accommodation.</li> <li>3. On existing cleared land comprising part of Lots 19, 20, 21, 23, 25, 30, 32, 33, 37, 50, 53, 64, 68, 85, 86, 87, 89, 91, 108 and 145 DP 755221, part of Lots 22 and 32 DP 755253, part of Lot 3 DP 617088, part of Lot 245 DP 48817, part of Lot 7039 DP 1059766 and part of Lot 7303 DP 1154929; development for the purpose of extensive agriculture.</li> <li>4. On existing cleared land comprising part of Lots 22 and 32 DP 755253 and part of Lots 19, 37 and 89 DP 755221; development for the purposes of camping ground and function centre.</li> </ol>	Supported



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		<p>5. On that part of Lot 89 DP 755221 accommodating the existing multi-purpose building; development for the purposes of function centre, entertainment facility and food and drink premises.</p> <p>6. The total floor area for the permanent building for the function centre, entertainment facility and food and drink premises is to be no greater than 1500m<sup>2</sup> and any additions to be attached to, or directly adjacent to, it.</p> <p>7. On existing cleared land comprising part of Lots 108 and 145 DP 755221; development for the purpose of tourist and visitor accommodation.</p>	