

Jenny Mewing
F2007/00274

22 September 2010

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

Attention: Mr Michael Leavey

Dear Mr Leavey

**Precinct 7A – Hamlyn Terrace and Warnervale Draft Local Environmental Plan
Request Transfer into the Gateway System**

In accordance with the Department of Planning's (DoP) correspondence of 16 March 2010, please find attached a Planning Proposal for the draft Local Environmental Plan (LEP) for Precinct 7A – Warnervale and Hamlyn Terrace.

It is considered that the draft LEP for Precinct 7A – Warnervale and Hamlyn Terrace will not be able to be completed by 1 January 2011. Current program estimates that the draft LEP will be completed in December 2011. It is therefore requested that the pending LEP is transferred into the Gateway System. The following information provides a summary of the draft LEP to date, in addition to outlining the future actions to be undertaken to finalise the rezoning.

At its meeting of 10 December 2008, Council resolved to prepare a draft Local Environmental Plan (LEP) for the area known as Precinct 7A – Warnervale and Hamlyn Terrace for residential, employment, commercial and environmental purposes.

The Department of Planning (DoP) was advised of Council's decision on 18 December 2008 under Section 54(4) of the former plan making provisions. Delegation to publicly exhibit the plan was not sought. The Department's response (dated 4 February 2009) advised that Council could proceed with the preparation of the draft LEP. The Department's response also required the preparation of a Local Environmental Study (LES).

Section 62 consultation (under the former plan making provisions) was undertaken regarding the Precinct 7A draft LEP between February and August 2009.



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To fulfil the requirements for the preparation of the LES, Council is undertaking a number of investigative studies as identified below:

Study	Status
Flooding, Floodplain Management Study and Wetland Study	In progress
Traffic, Transport and Movement Study	In progress
Land Survey	Not commenced
Economic viability	Not commenced
Integrated Water Cycle Management Study and Strategy	In progress
Flora and Fauna Study & Conservation Management Plan	In progress
Contaminated Land and Acid Sulphate Soil Assessment	Completed
Aboriginal Archaeological & European Heritage Assessment	Completed
Noise and Vibration Assessment Study	In progress
Bushfire Hazard Assessment	In progress
Social Analysis and Human Services Strategy	In progress
Open Space, Recreation, Visual Assessment and Landscaping	In progress
Engineering and Services Assessment	Completed
Retail Demand Review	Not commenced

In addition, Council will also be preparing a Masterplan for the site. This will be achieved through the engagement of a qualified urban design and planning consultant who will facilitate a design Charette to assist in the development of the Masterplan. It is expected that this will be completed within the next 18 months. The design Charette will include community representatives, land holders and relevant government agencies.

The current program of works expects that a request will be able to be made to the Minister to make the plan in November 2011.

Having regard for the above information, timeframes and the attached Planning Proposal, it is requested that the draft LEP for Precinct 7A – Warnervale and Hamlyn Terrace is transferred into the Gateway System. It is further requested that the Department also recognise the work undertaken to date on the rezoning, namely the consultation undertaken with government agencies under Section 62 of the former plan making provisions.

In determining this matter, it is also requested that consent for public exhibition of the proposal is also given. This will assist Council in achieving the timeframes detailed above.

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If you require further information regarding the above please contact Scott Duncan (02 4350 5547) or myself (02 4350 5742).

Yours faithfully

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

Jenny Mewing
Strategic Planner
LAND USE PLANNING