



Mr Rob Noble
Chief Executive Officer
Central Coast Council
PO Box 20
Wyong NSW 2259

Our ref: 13/08907
Your ref: 14/2012

Dear Mr Noble

**Planning Proposal PP_2013_WYONG_007_00 – Alteration of Gateway
Determination**

I refer to your correspondence of 9 November 2016 in relation to inconsistencies with S117 Directions for Planning Proposal PP_2013_WYONG_007_00 for the rezoning of land at 'Old Farm', Mardi for large lot residential and environmental protection purposes.

I have agreed, as delegate of the Secretary, the Planning Proposal's inconsistencies with S117 Directions 1.2 Rural Zones, 2.1 Environment Protection Zones, 3.4 Integrating Land Use and Transport, 4.3 Flood Prone Land, and 5.10 Implementation of Regional Plans are of minor significance or have been justified.

I do not consider the inconsistency with S117 Direction 4.4 Planning for Bushfire Protection is of minor significance given NSW Rural Fire Service advised it does not support rezoning part of the site known as 'The Meadows' to the proposed R5 Large Lot Residential zone. On this basis I consider it is appropriate to apply an E2 Environmental Zone on part of the site known as 'The Meadows' and that the Planning Proposal be updated accordingly prior to the plan being finalised before I can agree the inconsistency with 4.4 Planning for Bushfire Protection has been justified.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act 1979 to alter the Gateway determination dated 25 September 2013 for PP_2013_WYONG_007_00 (as altered). The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Glenn Hornal to assist you. Mr Hornal can be contacted on 02 4348 5009.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

Encl: Alteration of Gateway Determination

27/01/2017
Department of Planning & Environment

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Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_WYONG_007_00)

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 25 September 2013 (as since altered) for the proposed amendment to the *Wyong Local Environmental Plan 2013* as follows:

1. Insert new condition:

9. The 'explanation of provisions' and the planning proposal is to be updated before the plan is finalised to identify the western part of the site known as 'The Meadows' will be rezoned to E2 Environmental Conservation.

Dated **27** day of *January* 2017

A handwritten signature in blue ink, appearing to read 'Marcus Ray'.

**Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment**

Delegate of the Minister for Planning