



P Kavanagh
RZ/15/2009

3 October, 2012

Department of Planning and Infrastructure
Central Coast Regional Office
PO Box 1148
GOSFORD NSW 2250

Attention: Mr Michael Leavey

Dear Mr Leavey

Planning Proposal for a Draft Local Environmental Plan (Amendment No 185) in respect of Lot 23, DP 1159704, No. 76 Berkeley Road, Fountaindale.

During its meeting of 26 April, 2012, Council resolved to prepare a Planning Proposal to amend Wyong Local Environmental Plan (WLEP) 1991 (Amendment No. 185), to rezone Lot 23, DP 1159704, Berkeley Road, Fountaindale from part 7(a) (Conservation), part 7(c) (Scenic Protection: Small Holdings) and part 7(f) (Environmental Protection), to part 7(c) (Scenic Protection: Small Holdings) and part 7(a) (Conservation), enabling the 7(a) (Conservation) land to be dedicated to Council. Alternatively, should draft Wyong Local Environmental Plan, 2012, progress swiftly, the proposal would rezone the land to part E2 (Environmental Conservation) and part E4 (Environmental Living) under the Wyong Local Environmental Plan, 2012.

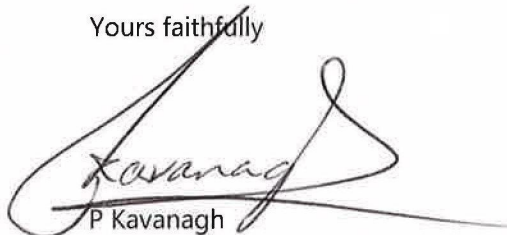
Council is preparing this draft plan to enable development of the land at 76 Berkeley Road for a 3 lot rural residential subdivision and the dedication of a lot for conservation purposes.

A Planning Proposal has been prepared in accordance with the requirements of s55 of the Environmental Planning and Assessment Act, 1979 (the Act) and the Department of Planning's *Guide to Preparing Planning Proposals*.

In accordance with s56 of the Act, the Planning Proposal is enclosed for consideration by the Regional DoP&I Office, the LEP Review Panel and the Gateway.

Should you require further information regarding the Planning Proposal, please contact Mr Peter Kavanagh on 02 4350 537.

Yours faithfully


P Kavanagh
Senior Planner
Land Use Planning and Policy Development



Enclosures Planning Proposal

