



CAF/Chris Ferry
RZ/8/2009
D06170227
3 July 2014

David Rowland
General Manager
Department of Planning & Environment
Hunter and Central Coast Region
PO Box 1148
GOSFORD NSW 2250

Dear David

Planning Proposal – Spot Rezoning 47 Pinaroo Road Gwandalan Lot 227 DP 847847 Your Reference: PP_2014_002_00 (14/03430)

Reference is made to the Gateway Determination for the abovementioned Planning Proposal and the suggestion by the Department to consider a higher density residential zone for the site given its proximity to the proposed neighbourhood centre identified in the North Wyong Shire Structure Plan.

You are advised that Council at its meeting of 25 June 2014 resolved to request the Department to provide a determination to reflect the original planning proposal. In consideration of the proposed R1 zone, the Council considered the proposal would be over development of the site. Councillors also raised concerns with regard to the lack of and frequency of public transport and the limited market for multi dwelling development in Gwandalan.

Council resolved that the General Manager request the Department review the Planning Proposal and provide a revised Gateway Determination reflecting Council's request for the site to be rezoned to R2 Low Density Residential and R5 Large Lot Residential.

Attached for your consideration is the original Planning Proposal with updated Section 117 Directions after consultation with the various authorities as requested in the Gateway Determination of 6 March 2014. Also attached for your information is an updated Ecological Report providing additional information on the flora and fauna that may occur on the site.

Should you require any additional information please contact Chris Ferry on 4350 5171 or email chirs.ferry@wyong.nsw.gov.au .

Yours sincerely

Greg McDonald
Acting General Manager
Wyong Shire Council

