

Garry Hopkins

From: Kavanagh, Peter <KAVANAGP@wyong.nsw.gov.au>
Sent: Tuesday, 25 August 2015 12:45 PM
To: CentralCoast
Cc: Garry Hopkins
Subject: Section 56 Request - Request for Gateway Determination for RZ/8/2015 - Lots 1, 2, 3 & 4 Section 22 DP 28961 Nos. 2-8 Aldinga Road, Gwandalan
Attachments: Planning Proposal - Tourist Accommodation at Gwandalan.pdf; Attachment 1 - Assessment and Endorsement.pdf; Attachment 2 - Mapping.pdf; Attachment 4 - RZ082014 - Evaluation_criteria_for_the_delegation_of_plan_making_functions.pdf

Mr David Rowland
Regional Coordinator
Hunter and Central Coast Department of Planning and Environment

Dear Sir,

At its meeting of 22/07/2015, Council resolved to prepare a Planning Proposal to amend Wyong Local Environmental Plan (LEP) 2013, in relation to the following parcels of land:

- Lots 1, 2, 3 & 4 Section 22 DP 28961 Nos. 2-8 Aldinga Road, Gwandalan

The objective of this proposal is to enable tourist and visitor accommodation on the land.

The intended outcome of the proposal is to permit the development of hotel or motel accommodation (tourist and visitor accommodation) as an additional land use within the R2 Low Density Residential zone, on Nos. 2 – 8 Aldinga Road Gwandalan. This outcome will be achieved through an amendment to WLEP 2013 to insert an enabling clause into Schedule 1 – Additional Permitted Uses, and an amendment to the Additional Permitted Uses Map Sheet identifying the land and that the use is to be operated only in association with a registered club (The Gwandalan Bowling Club Ltd.)

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 attached for consideration. A Gateway Determination to proceed with the rezoning, and conferral of delegation to Council to determine/make the plan under Section 59 of the Act is requested (see attachment 4, the completed 'Evaluation criteria for the delegation of plan making functions'. Note: there is no Attachment 3 at this stage).

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

Yours faithfully

Peter

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