



Peter Kavanagh
RZ/2/2016

4 October 2016

Director, Regions
Hunter and Central Coast Department of Planning & Environment
PO Box 1148
GOSFORD NSW 2250

Dear Madam,

**GATEWAY DETERMINATION REQUEST
PLANNING PROPOSAL IN RESPECT OF LOT 51, DP 1195704, NO. 165 LOUISIANA ROAD
WADALBA**

At its meeting of 22/06/2016, Council resolved to prepare a Planning Proposal to amend Wyong Local Environmental Plan (LEP) 2013, in relation to the following parcel of land:

Lot 51, DP 1195704, No. 165 Louisiana Road Wadalba.

The objective is to rezone the eastern part of the site from RU6 Transition Zone to R2 Low Density Residential Zone. Additionally, a minor extension of the E2 Environmental Conservation Zone (currently affecting the western part of the site) will be applied over a small part of the area currently zoned RU6, and part of the RU6 land will be rezoned to SP2 Infrastructure in the north of the site.

The intended outcome is to permit a low density residential subdivision of the land to be zoned R2 Low Density Residential Zone, to provide approximately 19 housing lots. Additionally, the proposal will provide (through a Voluntary Planning Agreement) for the dedication of land for a future collector road corridor (to be zoned SP2 Infrastructure) and for the northerly connection of the Wadalba Wildlife Corridor across the site. The E2 Environmental Conservation zoning of this portion of the site will be retained and extended to address the increased area of land to be dedicated.

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.

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Gateway Determination Request - Planning Proposal in respect of Lot 51, DP
1195704, No. 165 Louisiana Road Wadalba

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 attached the completed 'Evaluation criteria for the delegation of plan making functions').

Should you require further information regarding the Planning Proposal, please contact me on 02 4350 5537.

Yours faithfully



Peter Kavanagh

Senior Strategic Planner
REZONINGS