

SA/Mr Stephen Ashton
RZ/6/2012

4 September 2012

Mr Michael Leavey
Regional Director
Department of Planning and Infrastructure – Hunter and Central Coast
PO Box 1148
GOSFORD NSW 2250

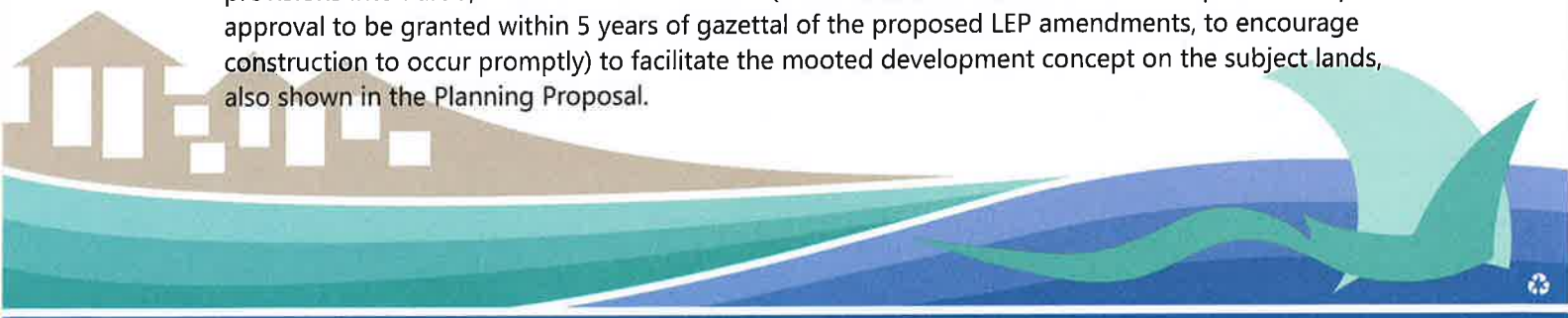
Dear Mr Leavey

WYONG LEP 1991 – LEP AMENDMENT REQUEST - RZ/6/2012 - IN RESPECT OF THE LANDS 9-11 AND 31-39 THE ENTRANCE ROAD WEST, 1-11 AND 4 BENT STREET (AND BENT STREET ITSELF), 3-9 AND 6 OAKLAND AVENUE (AND PART OF THIS ROAD) AND 2,3 & 4 CLIFFORD STREET THE ENTRANCE

At its meeting held on 25 July 2012, Council resolved to prepare a Planning Proposal affecting the above mentioned property. In respect of this LEP Amendment request, Council resolved:

- “1 That Council initiate the Planning Proposal to amend Wyong Local Environmental Plan (WLEP) 1991 in accordance with Section 55 of the Environmental Planning and Assessment Act 1979, by endorsing the planning proposal prepared by the applicant.
- 2 That Council forward the Planning Proposal to the Director General, Department of Planning and Infrastructure requesting a ‘Gateway’ determination, pursuant to Section 56(1) of the Environmental Planning and Assessment Act 1979.
- 3 Subject to the Director General's approval, that Council undertake community consultation on the Planning Proposal, in accordance with the Gateway Process and Director General's direction.
- 4 That Council request the Department of Planning and Infrastructure to prepare the draft Local Environmental Planning Instrument and that the Minister be requested to make the plan, subject to there being no objections received that cannot be resolved by minor amendments to the Planning Proposal.”

Submitted for your consideration, in accordance with Council's resolution of 25 July 2012 is the enclosed Planning Proposal, which seeks to 'switch off' existing Wyong LEP 1991 Clauses 42B, 42CA and 68 relating to building height, setback and use mix (which are currently considered to be constraining development of the site and arguably a significant contributor as to why the site has remained under-developed for many years). The Planning Proposal also seeks to insert enabling provisions into Part 3, Division 6 of WLEP 1991 (which includes a sunset clause to require development approval to be granted within 5 years of gazettal of the proposed LEP amendments, to encourage construction to occur promptly) to facilitate the mooted development concept on the subject lands, also shown in the Planning Proposal.



Also enclosed for your information and consideration are the Wyong Shire Council Ordinary Meeting of 25 July 2012 Report, Wyong Shire Council Ordinary Meeting Resolution and a CD containing electronic copies of all relevant documentation in respect of this Planning Proposal.

If you require any further information regarding the above, please contact Stephen Ashton on (02) 4350 5749 or by email stephen.ashton@wyong.nsw.gov.au.

Yours faithfully



Paul Bowditch

Manager
PLACE MANAGEMENT

Enclosures:

- 1 Planning Proposal Report – Draft Amendment RZ/6/2012 to Wyong LEP 1991 – 9-11 and 31-39 The Entrance Road West, 1-11 and 4 Bent Street (and Bent Street itself), 3-9 and 6 Oakland Avenue (and part of this road) and 2,3 & 4 Clifford Street, The Entrance.
- 2 Wyong Shire Council Ordinary Meeting of 25 July 2012 Report.
- 3 Wyong Shire Council Ordinary Meeting Resolution.
4. CD containing electronic copies of the abovementioned documents.

