



Wyong
Shire
Council
CENTRAL COAST

MW/ Michael Whittaker
F2007/01960

6 October 2010

Department of Planning
Central Coast Regional Office
PO BOX 1148
GOSFORD NSW 2250

Attention: Mr Michael Leavy

Dear Mr Leavy

**Wyong Town Centre Draft Local Environmental Plan
Request Transfer into the Gateway System**

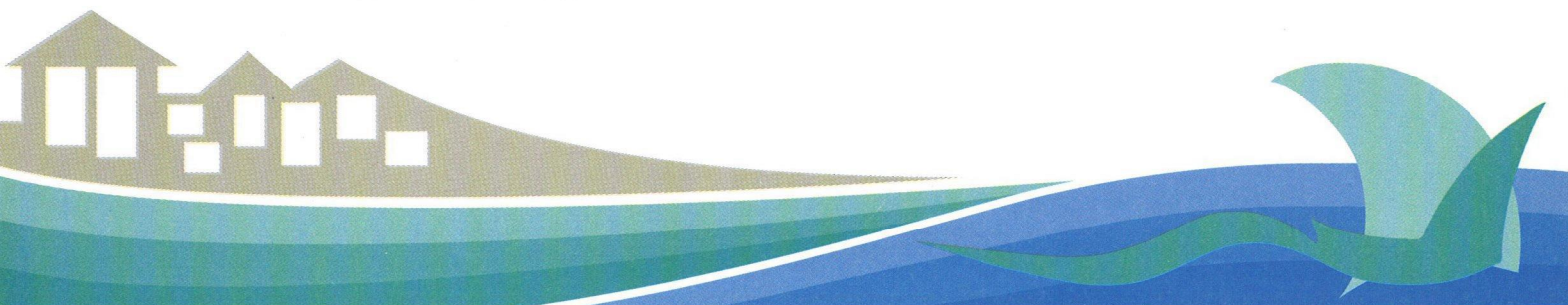
In accordance with the Department of Planning's (DoP) correspondence of 16 March 2010 please find attached a Planning Proposal for the draft Local Environmental Plan (LEP) for Wyong Town Centre.

It is considered that the draft LEP for Wyong Town Centre will not be able to be completed by 1 January 2011. Current estimates are that the draft LEP will be completed in March 2011 subject to the Department's path forward. It is therefore requested that the pending LEP is transferred into the Gateway System. The following information provides a brief summary of the progress of the draft LEP.

At its meeting of 31 October 2007 Council resolved to adopt the Wyong/Tuggerah Planning Strategy and recommended the commencement of the rezoning of Wyong Town Centre to increase residential and commercial densities.

The Department of Planning (DoP) was advised of Council's decision on 6 January 2009 under Section 54(4) of the former planning provisions. The Department's response (4 February 2009) advised that Council could proceed with the preparation of the draft LEP including Written Authorisation to Exercise Delegation (Section 65(1) and 69(1)) subject to the prescribed Schedule 1. No LES was required to be completed.

Section 62 Consultation (under the former plan making provisions) was undertaken regarding the draft LEP Amendment between February and March 2009. The outcomes of this consultation are contained within the relevant attachments.



In order to finalise the draft instrument including appropriate zoning, building height and floor space ratio maps and consideration of the existing challenges including localised flooding and heritage provisions, Council has undertaken various studies. These include:

- *Detailed Stormwater and Drainage Investigation Options Analysis 2010* undertaken by Cardno Treloar Lawson
- *FSR and Building Height Study 2009* undertaken by Jackson Teece
- *Wyong Tuggerah Planning Strategy Economic Viability of Planning Controls 2004*
- *Draft Wyong Town Centre Heritage Study 2009* undertaken by Jackson Teece

In addition to the abovementioned studies, Council has undertaken supplementary research associated with the relationship between Floor Space Ratio's, car parking provisions, construction costs and economic viability. These include:

- *Conceptual Designs and Economic Viability Analysis for Typical sites within Toukley 2008* undertaken by SGS Economics and Planning
- *The Entrance Planning Strategy – Economic Feasibility Assessment 2008* undertaken by AEC Group
- *Wollongong Centre DCP : FSR Study 2005* undertaken by Civitas partnership
- *Newcastle City Centre Local Environmental Plan 2006*

Having regard to the substantial level of work currently completed and the need to promote the town centre it is requested that the draft LEP for Wyong Town Centre is transferred into the Gateway System. It is further requested that the Department also recognise the significant amount and work undertaken and the high degree of consistency with state and regional plans and the previous Section 62 Consultation process of the former plan making provisions.

If you require any further clarification regarding the abovementioned matters please contact Council's Senior Strategic Planner , Mr Gary Hamer on gary.hamer@wyong.nsw.gov.au or on (02)43505561.

Regards



Michael Whittaker
General Manager
WYONG SHIRE COUNCIL