

KC/Graham Pascoe
RZ/1/2011

18 October 2012

Att: Mr Michael Leavey
Department of Planning and Infrastructure
Central Coast Regional Office
PO Box 1148
GOSFORD NSW 2250

Dear Mr Leavey

PLANNING PROPOSAL – NORTH WYONG INDUSTRIAL ESTATE (RZ/1/2011)

I wish to advise that Council at its meeting of 8 August, 2012 resolved to prepare a Planning Proposal to rezone the subject land, as depicted in Attachment "A". Specifically, it is proposed to rezone the land B(6) Enterprise Corridor Zone, so as to facilitate optimisation of the economic use of strategically located, serviced and underutilised industrial land by fostering emerging technology enterprise and associated uses.

In doing so it seeks to strengthen Wyong's employment retention capacity, by more fully reflecting local workforce qualifications and demands, whilst not competing with other existing/planned business precincts.

It is also noted that the Draft Wyong Employment Lands Study identifies the prospects of the subject land fulfilling a service and highway enterprise corridor function; its ultimate potential facilitated in particular by the provision of the "Link Road". Furthermore, the restrictions on retailing considered to be important are initially addressed by the prohibition of retail premises in the proposed landuse table and its ancillary nature in respect of other proposed uses.

Additionally, the Regional Economic Development and Employment Strategy (REDES) in focussing on priority uses identifies North Wyong as having potential for; interalia, research and development.

A Planning Proposal has been prepared in accordance with the requirements of Section 55 of the Environmental Planning and Assessment Act 1979 (the Act) and the Department of Planning's "Guide to Reporting Planning Proposals".

In accordance with Section 56 of the Act, the Planning Proposal is enclosed for consideration by your Office, the LEP Review Panel and "the Gateway". (Refer to Attachment "B". This Attachment formed Enclosure 1 to the Council Report of 8 August 2012 and has been revised to be consistent with the relevant landuse table in Draft Wyong LEP 2012 and prior Councillor Briefing in respect of contiguous land. A copy of the report with informed Council's decision of 8 August, 2012 (inclusive of Attachments) is reproduced as Annexure "E" of Attachment "B".

Should you require clarification on any aspect of the Proposal, please do not hesitate to contact Council's consultant Town Planner, Mr Graham Pascoe on 0431 501 302 or myself on (02) 4350 5547.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S. Duncan', with a stylized flourish at the end.

Scott Duncan

Senior Strategic Planner

LAND USE PLANNING AND POLICY DEVELOPMENT