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Wyong
Shire
Council
CENTRAL COAST

R Mergan
RZ/3/2012

13 November, 2012

Department of Planning and Infrastructure
Central Coast Regional Office
PO Box 1148
GOSFORD NSW 2250

Attention: Mr Michael Leavey

Dear Mr Leavey

Planning Proposal for a Draft Local Environmental Plan in respect of Proposed Employment Area- Craigie Avenue, Kanwal.

During its meeting of 24 October, 2012, Council resolved to prepare a Planning Proposal to permit the rezoning of land identified under the North Wyong Shire Structure Plan as "Proposed Employment Land", located opposite Wyong Hospital.

The Proposed Employment Area (or Craigie Avenue Precinct) contains 13 individual lots and 13 individual land owners. Initially a Planning Proposal was received by Council from Seaforth Securities Pty Ltd for the proposed rezoning of Lot 1 DP 608551 only. Council has since resolved to pursue the rezoning of all the land within the Craigie Avenue Precinct at this time.

To this end 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 enclosed for consideration by the Regional DoP&I Office, the LEP Review Panel and the Gateway.

Given that the land is identified in an endorsed Strategy and the proportion of funding between landowners and Council will need to be finalised based on the further information to be provided, specialist reports to support the Planning Proposal have not been prepared at this stage. Council's own assessment has indicated that it is likely that further information with regard to traffic generation, potential site contamination, ecological impacts and bushfire threat will be required prior to public exhibition.

Should you require further information regarding the Planning Proposal, please contact Rod Mergan 4350 5560.

Yours faithfully

Rod Mergan
Senior Planner
Sustainability Unit



Enclosures Planning Proposal

