



Mr Michael Whittaker
General Manager
Wyong Shire Council
PO Box 20
WYONG NSW 2259

Our ref: PP_2014_WYONG_011_00 (14/16010)
Your ref: F2013/01345

Attention: Lynda Hirst

Dear Mr Whittaker

Planning Proposal PP_2014_WYONG_011_00 – Alteration of Gateway Determination

I refer to your letter of 6 February 2015 in relation to revisions to Planning Proposal PP_2014_WYONG_011_00 for Major Amendment 1 of Wyong LEP 2013.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 19 December 2014 for PP_2014_WYONG_011_00. The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Glenn Horal of the Department's Gosford office to assist you. Mr Horal can be contacted on (02) 4348 5000.

Yours sincerely

22 June 2015

David Rowland
General Manager
Hunter and Central Coast Region
Planning Services

Encl:
Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_WYONG_011_00:

I, the General Manager, Hunter and Central Coast Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 19 December 2014 for the proposed amendment to the Wyong Local Environmental Plan (LEP) 2013 to enable a number of housekeeping and rezoning amendments (Major Amendment 1) as follows:

1. Delete: "condition 1"

and replace with:

new condition 1. Additional information regarding the matters below is to be placed on public exhibition with the planning proposal or changes made to the planning proposal and supporting documentation:

- The *Council Owned Land Zoning Review Discussion Paper* contains a number of errors related to the Wyong Swimming Pool and Tennis Club and refers to incorrect zones, description of the site and EEC's in items 3, 4 and 8 and 10. Council should update this section prior to agency consultation and public exhibition.
- Council is required to remove the owners names from 'Attachment 6 - Sites required for acquisition by Roads & Maritime Services' prior to public exhibition.
- Council identify the title of the document in the 'explanation of provision' as the "Budgewoi Masterplan" for the rezoning of Land between West Village Centre to Budgewoi Creek.
- The rezoning at 1 Youngs Road, Ourimbah should include in 'the explanation of provisions' an appropriate map that clearly identifies the existing and proposed zones.
- The proposed amendment to the clause 4.4 Floor Space Ratio should clarify that the development bonus will apply to only affordable housing developments in the 'explanation of provisions'.
- Council is to remove the 'Fences – Exempt Development' provision from the 'explanation of provisions' and any supporting documentation.
- Council should identify in the 'explanation of provisions' that all proposed clause amendments may be subject to revision during Parliamentary Counsel drafting.
- Council is required to provide existing and proposed zoning and development standards maps for public exhibition in addition to the proposed map tiles. The existing and proposed maps should clearly identify the site. This may be provided an attachment to the planning proposal.
- Council is to ensure that all the owners of properties affected are consulted with directly as part of the public exhibition of this planning proposal.
- Council is to include in the 'explanation of provisions' and any supporting documentation the rezoning of land at 311 The Entrance Road, Long Jetty from RE2 Private Recreation to B4 Mixed Use with a maximum building height of 12m.
- Council is to delete the 'Map 21 Legend' provision under the Height of Building Section of the 'explanation of provisions' and any supporting documentation.
- Council include in the 'explanation of provisions' a provision identifying a 9.5 metre maximum building height and 450m² minimum lot size will apply to the

north east part of Lot 138 DP1206605 Kanangra Drive, Gwandalan. The relevant Height of Buildings and Lot Size Maps are to be updated accordingly.

2. Delete: "condition 2".

and replace with:

new condition 2". The 'Colongra and Halekulani Oval Rezoning', '155 Louisiana Road, Wadalba (Lot 1 DP369486)' and '17W Moola Road, Buff Point' provisions are to be removed from the 'explanation of provisions' and any supporting documentation.

Dated 22 June day of 2015.



**David Rowland
General Manager
Hunter and Central Coast Region
Planning Services
Department of Planning and Environment**

Delegate of the Minister for Planning