

LH/Lynda Hirst
F2013/01345

6 February 2015

Mr David Rowland
General Manager – Hunter & Central Coast Region
Department of Planning and Environment
PO Box 1148
GOSFORD NSW 2250

Dear David,

WLEP2013 MAJOR AMENDMENT 1 – REQUEST FOR REVISED GATEWAY DETERMINATION

At its meeting held on 28 January 2015, Council resolved to withdraw the proposed rezoning of 155 Louisiana Road, Wadalba (Mascord Park) from the first major amendment to Wyong LEP 2013. Given the current progress with Planning Proposal PP_2014_WYONG_007_00 for the Colongra and Halekulani Oval rezonings, it is also proposed to remove this rezoning from the first major amendment to Wyong LEP 2013.

The Gateway Determination for the first major amendment to Wyong LEP 2013 (PP_2014_WYONG_011-00) was granted on 19 December 2014. Given the above required changes to the Planning Proposal, Council now seeks a revised Gateway Determination for PP_2014_WYONG_011-00.

The revised Planning Proposal is enclosed for consideration by the Department of Planning and Environment's Regional Office, the LEP Review Panel, and the Gateway. The only amendments to the Planning Proposal are the removal of the references to the rezoning of 155 Louisiana Rd, Wadalba and the Colongra and Halekulani Oval rezonings. Attachment 1 – Council owned land is also enclosed and has been revised to remove these sites.

If you require any further information regarding the above, please contact me on (02) 4350 5774 or by email at lynda.hirst@wyong.nsw.gov.au.

Yours faithfully



Lynda Hirst
Senior Strategic Planner
PROPERTY DEVELOPMENT

Enclosures:

- 1 Planning Proposal – Major Amendment 1 to Wyong LEP 2013.
- 2 Attachment 1 – Council owned land
- 3 Notice of Motion – Withdraw Support to Mascord Park

Glenn Hornal

From: Lynda Hirst <LJHirst@wyong.nsw.gov.au>
Sent: Friday, 13 February 2015 10:13 AM
To: Glenn Hornal
Subject: Reasoning for request for revised Gateway Determination - Major Amendment 1 WLEP

Hi Glenn,

I believe the reasoning for the removal of the 2 sites was adequately explained in Council's letter dated 6 February 2015 and the attached notice of motion. However, I will reiterate those points again below:

1. 155 Louisiana Rd, Wadalba (Mascord Park) – Council withdrew its support for the rezoning of this land at its meeting on 28 January 2015 due to community opposition to the rezoning. The community strongly voiced that there was a public need for this site to remain zoned for public recreation to retain its use as a community park.
2. Colongra and Budgewoi – both of these sites are subject to PP_2014_WYONG_007_00 and given that this PP is proceeding quicker than the Major Amendment LEP it is now proposed to remove them from the Major Amendment LEP (PP_2014_WYONG_011_00). This is as per the direction given in the Gateway Determination.

Kind Regards,

Lynda Hirst
Senior Strategic Planner
Strategic Development
Wyang Shire Council
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e: Lynda.Hirst@wyong.nsw.gov.au
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From: Glenn Hornal [<mailto:Glenn.Hornal@planning.nsw.gov.au>]
Sent: Friday, 13 February 2015 9:47 AM
To: Hirst, Lynda
Subject: RE: FW: FSR Map Amendments

Lynda,

Could you provide some dot point reasons why the 2 sites are being removed from the planning proposal. An email response is fine.

Thanks

Glenn Hornal
Planning Officer, Hunter & Central Coast Region
Department of Planning and Environment | PO Box 1148 | Gosford NSW 2250
T 02 4348 5009 E Glenn.Hornal@planning.nsw.gov.au

From: Lynda Hirst [<mailto:LJHirst@wyong.nsw.gov.au>]
Sent: Friday, 6 February 2015 4:32 PM
To: Glenn Hornal
Subject: RE: FW: FSR Map Amendments

Hi Glenn,
Please find attached Council's request for a revised Gateway Determination for PP_2014_WYONG_011_00 (Major Amendment No.1) to remove the proposed rezoning of 155 Louisiana Rd, Wadalba (Mascord Park) and the Colongra and Halekulani Oval rezonings from the Planning Proposal.
Please advise if anything further is required.
Regards,

Lynda Hirst
Senior Strategic Planner
Strategic Development
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VALUE. CREATE. LEAD.



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: Heintz, Kathryn [<mailto:KLHeintz@wyong.nsw.gov.au>]
Sent: Friday, 12 December 2014 2:50 PM
Subject: RE: FW: FSR Map Amendments

Hi Glenn,

Please find new (and hopefully final) PP attached to this email.

New wording as follows:

Floor Space Ratio

- | Floor Space Ratio | |
|-------------------|---|
| 1 Legend | A number of drafting errors have been identified on the Floor Space Ratio (FSR) Maps of Wyong LEP 2013. These errors relate to the legends supporting the maps. Specifically: |
| 1. | Legend reference 'X' (FSR of 4.1:1) was included in error, legend reference 'W' was altered in error (FSR changed from 4.0:1 to 3.9:1) and legend 'J' (FSR of 0.8:1) was omitted in error from the following map when Wyong LEP 2013 (Amendment No. 2) was made (20 June 2014): <ul style="list-style-type: none">8550_COM_FSR_013_020_20140414 |
| 2. | Legend reference 'X' (FSR of 4.1:1) was included in error, legend reference 'W' was altered in error (FSR changed from 4.0:1 to |
- Amend the following maps to reflect the respective errors:
- Delete legend reference 'X' (FSR 4.1:1); amend legend reference 'W' (from FSR 3.9:1 back to 4.0:1) and reinstate legend reference 'J' (FSR 0.80:1) on the following maps:
 - 8550_COM_FSR_007A_020_20140512
 - 8550_COM_FSR_007B_020_20140512
 - 8550_COM_FSR_013_020_20140414.

5.6 Investment Report for December 2014

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor TROY:

41/15 That Council receive the Investment Report for December 2014.

5.7 Disclosure of Interest Returns - 1 October to 31 December 2014

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor TROY:

42/15 That Council receive the amended report on Disclosure of Interest Returns 1 October to 31 December 2014.

5.8 Outstanding Questions on Notice and Notices of Motion

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor TROY:

43/15 That Council receive the amended report on Outstanding Questions on Notice and Notices of Motion.

7.1 Notice of Motion - Supporting Mascord Park

Catherine Harris, Resident, addressed the meeting at 5.31pm, answered questions and retired at 5.33pm.

Lindsay Hensby, Resident, addressed the meeting at 5.33pm, answered questions and retired at 5.39pm.

RESOLVED unanimously on the motion of Councillor BEST and seconded by Councillor TROY:

44/15 That Council note the importance of establishing a variety of integrated housing opportunities across the Shire, particularly to assist in accommodating our seniors.

45/15 That Council note that the proposal to re-identify a portion of the land adjoining Mascord Park for integrated housing commenced on 25 February 2011 via a resolution of the previous Council.

46/15 That Council note the strong community support for Council to reconsider this proposal.

47/15 That Council resolve to have the proposed rezoning of Lot 1 DP369486, 155 Louisiana Road Wadalba (part thereof Mascord Park) as part of Amendment 1 to the Wyong LEP 2013 withdrawn so that the park can be retained in its current RE1 Public Recreation zoning.

48/15 That Council thank the local community for their submissions and representations that have assisted Council in its deliberation and consideration of this important matter.

49/15 That Council request the General Manager to review the park maintenance in consultation with the local community.

FOR: COUNCILLORS BEST, EATON, GRAHAM, GREENWALD, MATTHEWS, NAYNA, TROY, VINCENT AND WEBSTER

AGAINST: COUNCILLOR TAYLOR

At this stage of the meeting, the Mayor adjourned the meeting for a period of 2 minutes to allow the public gallery to clear.

The Mayor resumed the meeting at 6.26pm.

7.2 Notice of Motion - Government Rating Outrage

Councillor Vincent left the meeting at 7.22pm and returned to the meeting at 7.23pm during consideration of this item.

Councillor Matthews left the meeting at 7.34pm and returned to the meeting at 7.36pm during consideration of this item.

Councillor Best left the meeting at 7.36pm and returned to the meeting at 7.37pm during consideration of this item.

Councillor Greenwald left the meeting at 7.38pm and returned to the meeting at 7.39pm during consideration of this item.

RESOLVED unanimously on the motion of Councillor BEST and seconded by Councillor WEBSTER:

50/15 That Council note with great concern the likely significant escalation of the 2015 rate burden on the local lower to mid-market property sector.

51/15 That Council note the significant escalation is as a consequence of the recent property market increases and unfair rerating formulas dictated to Council by the State Government Valuer General and Office of Local Government.

52/15 That Council call on the State Government to conduct a thorough review into the Valuer General's and Office of Local Government's outdated and discriminatory rating methods that will place undue hardship on many in our community.

53/15 That Council investigate a shire wide, online petition in partnership with the community, to give ratepayers a voice to call upon the State Government to reject this outrageous and out of touch taxing.

54/15 That Council include in its 2015 Strategic Planning Process a review of all options to assist in reducing the impact of the Government's looming rerating charges.