

LH/Ms Lynda Hirst
RZ/3/2014

6 June 2014

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

Dear David

WYONG LEP 2013 – LEP AMENDMENT No.8 - IN RESPECT OF BATEAU BAY TOWN CENTRE

At its meeting held on 9 April 2014, Council resolved to prepare a Planning Proposal to rezone land surrounding the Bateau Bay Town Centre to B4 Mixed Use. The Council resolution is as follows:

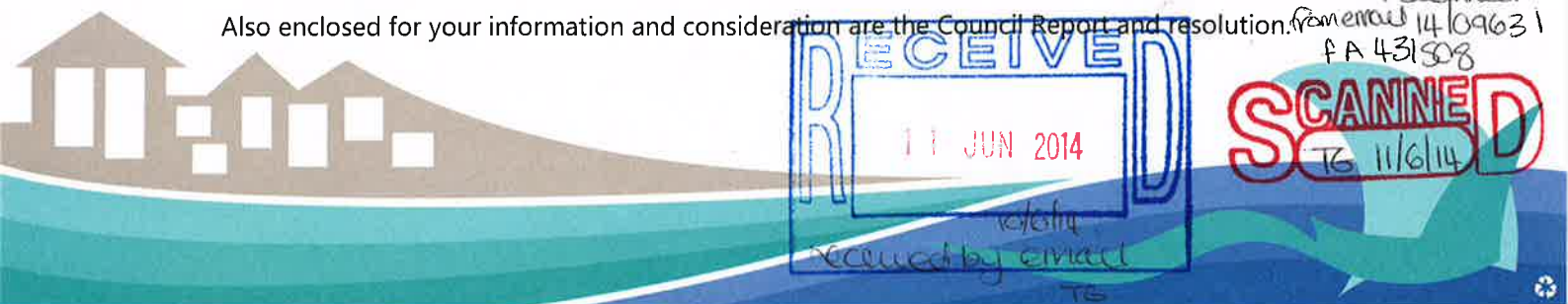
- "1 That Council request that a Planning Proposal be prepared to amend Wyong Local Environmental Plan (WLEP) 2013 to rezone the relevant sections of the Lake Haven Town Centre and Bateau Bay Town Centre to B4 Mixed Use, as per the Masterplans' Implementation Plan.
- 2 That Council forward the Planning Proposal to the Department of Planning and Infrastructure (DoPI) accompanied by a request for Gateway Determination, pursuant to Section 56 of the EP&A Act 1979.
- 3 That Council request the DoPI to prepare a relevant Local Environmental Plan Amendment, and that the Minister be requested to make the plan subject to there being no significant objections that cannot be resolved by making minor amendments to the Planning Proposal."

A Planning Proposal has been prepared in accordance with the requirements of s55 of the Environmental Planning and Assessment Act (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 Department of Planning and Environment Office, the LEP Review Panel, and the Gateway.

In accordance with Council's resolution of 9 April 2014, the enclosed Planning Proposal seeks to rezone land surrounding the Bateau Bay Town Centre to B4 Mixed Use. The amended zoning is as per the recommendations of Council's recently adopted Bateau Bay Town Centre Masterplan.

Also enclosed for your information and consideration are the Council Report and resolution.

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

Yours faithfully



Lynda Hirst
Senior Strategic Planner
PROPERTY DEVELOPMENT

Enclosures:

- 1 Planning Proposal – Amendment No.8 to Wyong LEP 2013 – Bateau Bay Town Centre
- 2 Wyong Shire Council Ordinary Meeting of 9 April 2014 Report and Minutes.
- 3 Bateau Bay Town Centre Masterplan.

