

PJK/Peter Kavanagh
RZ/6/2013

3 September, 2014

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

Attention: Mr Garry Hopkins

Dear Mr Hopkins

Planning Proposal in Relation to the Use of Tuggerah Pioneer Dairy – RZ/6/2013

During its meeting of 23 July, 2014, Council resolved to prepare a Planning Proposal to amend Wyong Local Environmental Plan (WLEP) 2013 to to rezone the majority of the land comprising the former Tuggerah Pioneer Dairy to zone RE1 – Public Recreation.

The objectives of the Proposal are to enable development of part of the southern portion of the land for a regional sporting facility, as well as facilitating a variety of community uses and activities on the remainder of the site, further enabling heritage and environmental conservation of the land. The change in zoning affects the land currently zoned E3 Environmental Management Zone, to be zoned RE1 – Public Recreation Zone. The areas of the land zoned E2 Environmental Conservation Zone remain unchanged, and the area affected by the Heritage Map is more clearly defined.

The Dairy comprises approximately 170 hectares of Crown Land which forms part of Reserve 1003002 for the purpose of Public Recreation and Coastal Environmental Protection, and is managed by the Tuggerah Lake Reserve Trust ("the Trust"). The Trust intends to continue to use the site for environmental education and to generate funding sources for the upkeep and development of the land through activities which may include community meetings and functions, historic talks and tours, tea rooms, organic produce and craft markets, artist/sculptor exhibits and musical performances, community gardens, wetland education and sustainability centre, picnicking, bird-watching, and so on. The Planning Proposal (zoning change to RE1) will assist the development of the activities proposed.

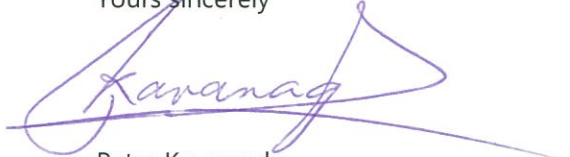
The attached Planning Proposal has been prepared in accordance with the requirements of s55 of the Environmental Planning and Assessment Act, 1979 (the Act) and the Department of Planning's *Guide to Preparing Planning Proposals*. In accordance with s56 of the Act, the Planning Proposal is enclosed for consideration by the Regional Office of the Department of Planning and Environment, the LEP Review Panel and the Gateway.

In addition to considering this proposal, it is requested that Council's delegate be able to determine/make the plan under Section 59 of the Act.



Should you require further information regarding the Planning Proposal, please contact me on 02 4350 5537 or email peter.kavanagh@wyong.nsw.gov.au

Yours sincerely



Peter Kavanagh
Senior Strategic Planner
REZONINGS

