



Mr Rob Noble
Chief Executive Officer
Central Coast Council
PO Box 20
Wyong NSW 2259

Dear Mr Noble

Planning proposal to amend Wyong Local Environmental Plan 2013

I am writing in response to Wyong Shire Council's letter of 31 March 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to amend Schedule 1 Additional Permitted Uses of Wyong Local Environmental Plan 2013 to permit the use of a Manufactured Home Estate on a site at 110 Pacific Highway, Doyalson.

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed. I have made this decision for the following reasons;

- The land is identified in the North Wyong Shire Structure Plan (NWSSP) as a 'Proposed Employment Area' however employment uses may not be able to occur if the land is developed as residential and that use does not cease;
- The social impact of displacing future residents upon the sunset of the interim residential use has not been fully considered and would make any interim residential use undesirable;
- The proposal for interim residential use could create a precedent for other strategy inconsistent proposals;
- The potential loss of future employment land has not been fully assessed and there is no accurate assessment of the effect of this on the future development of the area for example, whether the shortfall could be made up elsewhere;
- The NWSSP was prepared by the State and supported by the Council and is the current agreed strategic land use plan for the northern Central Coast and the draft Central Coast Regional Plan proposes a review of the NWSSP. However, the policy positions within the NWSSP should be supported until such time as an orderly review of the strategic planning for this area is undertaken.

Scheduling the review of the NWSSP will be subject to the priorities of Council and the Department. Once completed this review would confirm whether this precinct should remain identified as a future employment areas.

There are a number of uses permitted under the current RU6 Transition zone that could be supported. Alternatively a planning proposal could be considered for another use compatible with underground mining and the proposed future employment uses.

Should you have any queries regarding this matter, I have arranged for Mr Garry Hopkins of the Department's regional office to assist you. Mr Hopkins can be contacted on (02) 4348 5002.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

04/08/2016

Encl: Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2016_WYONG_006_00): to permit a Manufactured Home Estate on part Lot 7 DP 240685, 110 Pacific Highway Doyalson.

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the *Wyong Local Environmental Plan 2013* to introduce an additional permitted use of manufactured home estate should not proceed for the following reasons:

1. The land is identified in the North Wyong Shire Structure Plan (NWSSP) as a 'Proposed Employment Area' however employment uses may not be able to occur if the land is developed as residential and that use does not cease;
2. The social impact of displacing future residents has not been fully considered and would make 'interim residential' undesirable;
3. The proposal could create a precedent for other strategy inconsistent proposals;
4. The North Wyong Shire Structure Plan was prepared by the State and supported by the Council and is the current agreed strategic land use plan for the northern Central Coast. Supporting a proposal that is contrary to the NWSSP would undermine its ongoing effectiveness.
5. The potential loss of future employment land has not been fully assessed and there is no accurate assessment of the effect of this on the future development of the area for example, whether the shortfall could be made up elsewhere; and
6. The draft Central Coast Regional Plan proposes a review of the NWSSP. The policy positions within the NWSSP should be upheld until such time as an orderly review of the strategic planning for this area is undertaken.

Dated 4th day of August 2016.



Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Minister for Planning

