



PGS000707

24 February 2016

RZ/4/2014

Hunter and Central Coast Department of Planning and Environment
Regional Coordinator
PO Box 1148
GOSFORD NSW 2250



Dear Sir,

Gateway Determination Request

Planning Proposal in Respect of land on Bushells Ridge Road, Bushells Ridge and Wyee Road, Doyalson

At its meeting of 24/02/2016, Council resolved to prepare a Planning Proposal to amend Wyong Local Environmental Plan (LEP) 2013, in relation to the following parcels of land:

Site 1 Bushells Ridge Residential – Proposed R2 – Low Density Residential/R5 – Large Lot Residential

Real Description: Lot 111 DP 755245, Lot 108 DP 755245, Lot 191 DP 1032847, Lot 107 DP 755245, Lot 110 DP 745245 (Crown Land Subject to Claim) and Lot 109 DP 755245 (425, Bushells Ridge Road, Bushells Ridge

Site 2 Doyalson Residential – Proposed R2 – Low Density Residential and B1 – Neighbourhood Centre

Real Description: Lot 204 DP 1117900, 10 Wyee Road Doyalson

Note: The boundaries of the planning proposal may change and position of environmental offsets may also be modified before finalisation.

The objective of this proposal is to rezone Site 1 (Bushells Ridge) from IN1 General Industrial and E2 Environmental Conservation to R2 Low Density Residential and R5 Large Lot Residential. Site 2 (Doyalson) is proposed to be rezoned from RU6 – Transition and E2 Environmental Conservation to R2 Low Density Residential and B1 Neighbourhood Centre.

Portions of both sites are also expected to be rezoned to E2 Environmental Conservation to offset development impacts. Proposed zone boundaries will be subject to further refinement and will need to be supported by further investigations. Areas of both sites, may also be identified for other zonings, such as E3 – Environmental Management, RE2 Private Recreation or SP2- Infrastructure. Some areas of both sites may need to be subject to acquisition for road widening purposes.

The intended outcome of the proposal is to enable low density and large lot residential development on Site 1 (Bushells Ridge) and low density residential development and a neighbourhood centre on Site 2 (Doyalson).

A 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 attached for consideration.

A Gateway Determination to proceed with the rezoning, and conferral of delegation to Council to determine/make the plan under Section 59 of the Act is requested (see attached the completed 'Evaluation criteria for the delegation of plan making functions').

Should you require further information regarding the Planning Proposal, please contact me on 02 4350 5547.

Yours faithfully



Scott Duncan
Section Manager
REZONINGS