

CentralCoast - Section 56 Request - Request for Gateway Determination for RZ/12/2014 - Lot 642 DP 1027231, Lake Munmorah, Lot 644 DP 1027231 and Lot 100 DP 1044282, Crangan Bay (Email 1 of 2)

From: "Mewing, Jenny" <JLMewing@wyong.nsw.gov.au>
To: "centralcoast@planning.nsw.gov.au" <centralcoast@planning.nsw.gov.au>
Date: 1/12/2015 4:39 PM
Subject: Section 56 Request - Request for Gateway Determination for RZ/12/2014 - Lot 642 DP 1027231, Lake Munmorah, Lot 644 DP 1027231 and Lot 100 DP 1044282, Crangan Bay (Email 1 of 2)
CC: "Garry Hopkins (garry.hopkins@planning.nsw.gov.au)" <garry.hopkins@planning.nsw.gov.au>, "Glenn Hornal (Glenn.Hornal@planning.nsw.gov.au)" <Glenn.Hornal@planning.nsw.gov.au>
Attachments: Section 56 Planning Proposal Submission (Part 1 of 2).zip

Mr David Rowland
 Regional Coordinator
 Hunter and Central Coast Department of Planning and Environment

Attention: Mr Garry Hopkins

Dear Sir,

At its meeting of 26 November 2014, Council resolved to prepare a Planning Proposal to amend Wyong Local Environmental Plan (LEP) 2013, in relation to the following parcels of land:

- Lot 642 DP 1027231 (405-415 Pacific Highway, Lake Munmorah)
- Lot 644 DP 1027231 (2 Kanangra Drive, Crangan Bay)
- Lot 100 DP 1044282 (425 Pacific Highway, Crangan Bay)

The objective is to rezone areas of the above land, identified as having capacity for future development potential, from E2 Environmental Conservation and E3 Environmental Management to R2 Low Density Residential. Those areas not identified as having development potential are proposed to retain or acquire an E2 Environmental Conservation zoning.

The intended outcome is to enable future residential development of the subject site and protection of environmentally significant areas.

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.

Should you require further information regarding the Planning Proposal, please contact me on 02 4350 5742.

Yours faithfully

Jenny Mewing

Strategic Planner

Rezoning

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