



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

Our ref:16/03707

Dear Mr Noble

Planning Proposal PP_2016_WYONG_001_00 – Alteration of Gateway Determination

I refer to your correspondence of 2 June 2017 in relation to revisions to Planning Proposal PP_2016_WYONG_001_00 to rezone land from SP3 Tourist to B4 Mixed Use and apply floor space ratio and 'Key Site' building height development standards at 200 Main Road, Toukley.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 15 March 2016 for PP_2016_WYONG_001_00. The Alteration of the Gateway Determination and amended Written Authorisation to Exercise Delegation are enclosed.

I have agreed as delegate of the Secretary, that the Planning Proposal's inconsistencies with section 117 Direction 2.2 Coastal Protection, 4.3 Flood Prone Land and 6.2 Reserving Land for Public Purposes are justified in accordance with the terms of the Directions.

If you have any questions in relation to this matter, I have arranged for Mr Glenn Hornal to assist you. Mr Hornal can be contacted on [(02) 4345 4409.

Yours sincerely

 5 July 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl:
Alteration to Gateway Determination
Written Authorisation to Exercise Delegation



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_WYONG_001_00)

I, the Executive Director, Regions at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 15 March 2016 for the proposed amendment to the Wyong Local Environmental Plan 2013 as follows:

1. Change the name and description of the Planning Proposal:

from to rezone land from SP3 Tourist to B4 Mixed Use and apply a floor space ratio of 1.7:1 and 'Key Site' building heights of 26m and 36m to enable a mixed use development comprising of residential, tourist, retail and commercial purposes at 200 Main Road, Toukley.

to rezone and amend the development standard controls that apply to land at 200 and 200W Main Road, Toukley (Lot 30 & 31 DP 805021 and Lot 7014 DP 112563) to enable a mixed use development comprising of residential, tourist, retail and commercial purposes.

2. Delete condition 8:

"8. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination".

and replace with a new condition 8:

"8. Council is to update the planning proposal (Ref No. RZ/6/2015 December 16) to seek to rezone the sewer pump station (Lot 31 DP805021) from SP3 to B4 and rezone the waterfront reserve (Lot 7014 DP1125263) from part R3 and part SP3 to RE1".

3. Insert a new condition 9:

"9. The timeframe for completing the LEP is by 22 November 2017".

Dated 5th day of July 2017

Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Central Coast Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following Planning Proposal:

Number	Name
PP_2016_WYONG_001_00	Planning Proposal to rezone and amend the development standard controls that apply to land at 200 and 200W Main Road, Toukley (Lot 30 & 31 DP 805021 and Lot 7014 DP 112563) to enable a mixed use development comprising of residential, tourist, retail and commercial purposes.

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 5th July 2017


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning