

## Garry Hopkins

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**From:** Kavanagh, Peter <KAVANAGP@wyong.nsw.gov.au>  
**Sent:** Thursday, 25 February 2016 11:15 AM  
**To:** DPE PSVC Central Coast Mailbox; Glenn Horal  
**Cc:** Garry Hopkins  
**Subject:** Section 56 Request - Request for Gateway Determination for RZ/6/2015 - Lots 31 & 32 DP 805021 (200 Main Road), Toukley  
**Attachments:** Planning Proposal to Gateway\_Beachcomber Site.pdf; Council Report - Proposed Rezoning of Beachcomber Hotel Motel Site - 27012016.pdf; Minutes of Council Meeting 27012016.pdf; State Environmental Planning Policy Assessment - RZ\_6\_2015.pdf; Ministerial Section 117 Directions - RZ62015.pdf; Land Use Tables - Wyong Local Environmental Plan 2013.pdf; Attachment\_4\_RZ062015 - Evaluation\_criteria\_for\_the\_delegation\_of\_plan\_making\_functions.pdf

Ms Monica Gibson  
Regional Coordinator  
Hunter and Central Coast Department of Planning and Environment

Dear Ms Gibson,

At its meeting of 27/01/2016, Council resolved to prepare a Planning Proposal to amend Wyong Local Environmental Plan (LEP) 2013, in relation to the following parcels of land:

- Lots 31 & 32 DP 805021 (200 Main Road), Toukley.

The objective of this proposal is to alter existing planning controls and to rezone the land at 200 Main Road Toukley from SP3 Tourist to B4 Mixed Use.

The intended outcome of the proposal is to allow a mixed use development (tourist apartments, residential apartments, ground floor retail/commercial floor space) in two main buildings, to be undertaken on the site.

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 5537.

Yours faithfully

Peter

**Peter Kavanagh**

Senior Planner

Rezoning

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