



8 August 2016

CR2016/003519
SF2012/009266
KAP

General Manager
Lake Macquarie City Council
PO Box 1906
HUNTER REGION MAIL CENTRE NSW 2310

Attention Angel Troke,

TORONTO ROAD (B53): PROPOSAL TO REZONE LAND FROM SP2 INFRASTRUCTURE TO R2 LOW DENSITY RESIDENTIAL AND RE1 PRIVATE RECREATION, 87-89, 105, 116 AND 118 TORONTO ROAD, BOORAGUL AND 29 RENS STREET, BOORAGUL

Reference is made to Council's letter dated 7 July 2016, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment prior to the preparation of a Planning Proposal to rezone land as described above.

Roads and Maritime understands that the land described above was initially rezoned for the purposes of road widening of Toronto Road associated with the Five Islands upgrade project and the Fennell Bay to Booragul corridor upgrade. Following completion of bridge works and road works, the Five Islands upgrade project was open to traffic in January 2007. In 2010, Roads and Maritime exhibited the plan to upgrade the road corridor between Fennell Bay to Booragul, recognising the need to accommodate increased road capacity for future growth to reduce potential traffic congestion and improve road safety.

Roads and Maritime response

Roads and Maritime has reviewed the information provided and raises no objection to the proposed rezoning of part of the following allotments in the manner described below as it is considered there will be no significant impact on the nearby classified (State) road network:

- LOTS: 8, 9 & 10, SEC: 6, DP: 14421 (No. 29 Rens Street, Nos.116 and 118 Toronto Road, Booragul) – Rezone from SP2 *Infrastructure (Classified Road)* to R2 *Low Density Residential*; and,

- LOT: 10, DP: 1048813 (No. 87-89 Toronto Road, Booragul) – Rezone from SP2 *Infrastructure (Classified Road)* to R2 *Low Density Residential*.

Despite the above, Roads and Maritime do object to the proposed rezoning of part of land identified as No. 105 Toronto Road, Booragul, (LOT: 82 SEC: 6: DP: 14421) from zone SP2 *Infrastructure (Classified Road)* to RE1 *Public Recreation* as this land may be required to be used to provide for infrastructure and/or related uses associated with (but not limited to) Roads and Maritime's project involving the widening of Toronto Road between Fennell Bay to Booragul.

Should you require further information please contact Hunter Land Use on 4924 0688 or by email at development.hunter@rms.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Collaguazo', with a stylized flourish at the end.

David Collaguazo
A/ Manager Land Use Assessment
Hunter Region