

F3 Service Centre South - Cooranbong

Proposal Title :	F3 Service Centre South - Cooranbong		
Proposal Summary :	To enable the establishment of a highway service centre for the south bound lanes of the F3 Freeway at Cooranbong.		
PP Number :	PP_2012_LAKEM_006_00	Dop File No :	10/17732

Proposal Details

Date Planning Proposal Received :	01-Aug-2012	LGA covered :	Lake Macquarie
Region :	Hunter	RPA :	Lake Macquarie City Council
State Electorate :	LAKE MACQUARIE	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :			
Suburb :		City :	Cooranbong
		Postcode :	2265
Land Parcel :	Lot 211 DP 702166		

DoP Planning Officer Contact Details

Contact Name :	James Shelton
Contact Number :	0249042713
Contact Email :	james.shelton@planning.nsw.gov.au

RPA Contact Details

Contact Name :	Matt Hill
Contact Number :	0249210498
Contact Email :	mphil@lakemac.nsw.gov.au

DoP Project Manager Contact Details

Contact Name :	
Contact Number :	
Contact Email :	

Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :	Lower Hunter Regional Strategy	Consistent with Strategy :	N/A

F3 Service Centre South - Cooranbong

MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

:

Residential /

Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 250.00

No of Jobs Created : 0

The NSW Government Yes

Lobbyists Code of
Conduct has been
complied with :

If No, comment :

Have there been No
meetings or
communications with
registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes :

A previous planning proposal was lodged by Council in August 2010 (PP_LAKEM_004_00) for a Highway service centre on both sides of the F3 freeway at this location. The Gateway determined that the proposal should not proceed as "No agreement has been reached with the Roads and Traffic Authority in relation to access to the F3 Motorway". The current proposal is for the southern travel lane of the Freeway only and has received the approval of the RTA (RMS) as raised in the previous PP.

A separate PP for the northern travel lane will be lodged in the future when the access issues for the northern site have been resolved.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : Objectives are clear - To enable the establishment of a Highway service centre for the south bound lanes of the F3 Freeway at Cooranbong.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : Council have requested the PP be implemented through an enabling clause. Other options for zoning the land and inserting "Highway service centre" as a permissible use in the existing rural zone were considered. There is a risk in using these other land use mechanisms that inappropriate development will occur along the F3 and more importantly, along the Pacific Highway on the Eastern side of Lake Macquarie. RMS advised that the Pacific Highway along this section does not have the same RTA licencing protections for service centres as the F3, hence they do not have the same location controls. RMS only have a concurrence role regarding access requirements. (see RMS e-mail 10.8.12 attached).

The use of an enabling clause for this site is consistent with Highway service centres on the north coast e.g. Greater Taree LEP. (See 117 Direction 5.4 for the Pacific Highway).

See Supporting Reasons (Recommendations) for greater details of justification for an enabling clause.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.2 Rural Zones

2.1 Environment Protection Zones

2.3 Heritage Conservation

2.4 Recreation Vehicle Areas

3.2 Caravan Parks and Manufactured Home Estates

4.2 Mine Subsidence and Unstable Land

4.4 Planning for Bushfire Protection

5.1 Implementation of Regional Strategies

6.1 Approval and Referral Requirements

6.3 Site Specific Provisions

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **No**

d) Which SEPPs have the RPA identified?

SEPP No 1—Development Standards

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment :

The PP uses the lot description to describe the land to which the plan applies in the LEP provisions. The PP documentation has a good series of maps and plans that identify the land and the concept development layout.

In terms of transitioning this PP into the Principal Plan, a building height map and Additional permitted uses map will be required.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

28 days

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment**Principal LEP:**Due Date : **December 2012**Comments in relation to Principal LEP : **Section 68 Submission due December 2012.****Assessment Criteria**

Need for planning proposal : **The (then) RTA issued a licence to the existing Highway Service Centre on the F3 at Wyong to be the sole operator on the site until 2013/4. The RTA has given in principle approval for a second licence to be issued on the F3 for this site at Cooranbong.**

The Planning Proposal will enable this develop to occur.

Consistency with strategic planning framework : **Not inconsistent.**

Environmental social economic impacts : **Has positive benefits for traffic along the F3 in terms of fueling and rest stops/fatigue management.**

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **6 Month** Delegation : **DDG**

Public Authority Consultation - 56(2)(d) : **Office of Environment and Heritage
NSW Department of Primary Industries - Minerals and Petroleum
Hunter Water Corporation
Mine Subsidence Board
Transport for NSW - Roads and Maritime Services**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

Other - provide details below

If Other, provide reasons :

As this is a site specific LEP, to ensure no physical constraints exist that will make this site unable to be developed, the following studies are required:

Aboriginal Heritage study

Land contamination & Geotechnical assessment

Noise and vibration assessment

Flooding/hyrdology assessment

F3 Service Centre South - Cooranbong

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal - F3 Freeway Service Centre Proposal - South.pdf	Proposal	Yes
Letter - Planning Proposal - F3 Freeway Service Centre - South.pdf	Proposal Covering Letter	Yes
OEH Response to F3 freeway south.pdf	Proposal	Yes
RMS e-mail 10.8.12.pdf	Proposal	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.2 Rural Zones**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 2.4 Recreation Vehicle Areas**
- 3.2 Caravan Parks and Manufactured Home Estates**
- 4.2 Mine Subsidence and Unstable Land**
- 4.4 Planning for Bushfire Protection**
- 5.1 Implementation of Regional Strategies**
- 6.1 Approval and Referral Requirements**
- 6.3 Site Specific Provisions**

Additional Information : **Support the PP.**

- 1. 28 Day consultation including targetted consultation with the agency listed.**
- 2. Exhibition shall include maps for building heights and additional permitted uses for conversion to the Principal Plan.**

Supporting Reasons : **Previous PP (PP_2010_LAKEM_004_00) was not supported at Gateway due to lack of certainty regarding access on the F3. These access issues have been resolved.**

The need for the PP is supported and the use of an enabling clause as the LEP mechanism to deliver this outcome is supported in this instance. Other options for zoning the land and inserting "Highway service centre" as a permissible use in the existing rural zone were considered. There is a risk in using these other land use mechanisms that inappropriate development will occur along the F3 and more importantly, along the Pacific Highway on the Eastern side of Lake Macquarie. RMS advised that the Pacific Highway along this section does not have have the same RTA licencing protections for service centres as the F3, hence they do not have the same location controls. RMS only have a concurrence role regarding access requirements. (see RMS e-mail 10.8.12 attached).

This approach is consistent with other LEP provisions for Highway Service Centres on the North Coast of NSW. Whilst the November 2009 117 Direction 5.4 (6) does not apply to this site, the intent of the Direction is to provide approval for service centres in very specific locations to ensure the aims of the Direction are achieved (Highway efficiency and safety, ribbon development, reinforce the role of existing centres etc).

Signature:



Printed Name:

James Shelton

Date:

10/8/12