

1 August 2012

Department of Planning & Infrastructure
Newcastle Office
PO Box 1226
Newcastle NSW 2300

Dear Sir/Madam

Subject: Planning Proposal - F3 Freeway Service Centre

Please find attached a Planning Proposal for an amendment to Lake Macquarie Local Environmental Plan 2004 to facilitate the development of a service centre adjacent to the F3 Freeway at Cooranbong. Council resolved to prepare a Planning Proposal for the subject land at its Ordinary Meeting of Monday 9 August 2010.

The LEP Review Panel considered a previous version of the Planning Proposal, however, it was refused due to the need for further consultation with the NSW Roads and Traffic Authority regarding Freeway access. This consultation has now occurred and the RTA are satisfied that the proposal can proceed through the Gateway process.

It should be noted that only the southbound site is being pursued at this time. The proponent intends to pursue a Planning Proposal for the northbound site upon resolving site constraints and design matters. Council has been advised that this is likely to occur in approximately six months time.

Your office advised that a further resolution of Council was not necessary to support this updated version of the proposal. I have attached the Council resolution and report to Council in addition to the Planning Proposal. I have also enclosed a CD containing the proposal and associated studies submitted to Council by the proponent.

Should you require further information, please do not hesitate to contact me on 4921 0498.

Yours faithfully

Matthew Hill
Senior Strategic Planner
Integrated Planning Department