

Planning Proposal

LAKE MACQUARIE CITY COUNCIL

Amendment No. 74

**To Schedule 3 of the Lake Macquarie Local Environmental
Plan 2004**

And

**To Schedule 4 of the Draft Lake Macquarie Local
Environmental Plan 2012**

Subject lands:

302 Main Road, Fennell Bay

5 & 7 Glendon Crescent, Glendale

68a Fishing Point Road, Fishing Point

30a & 30b Gerald Street, Belmont

37a Elsdon Street, Redhead

45a Alley Street, Speers Point

CONTENTS

Part 1	Objective of the Planning Proposal
Part 2	Explanation of Provisions
Part 3	Justification of the Provisions Section A: Need for the Planning Proposal Section B: Relationship to Strategic Planning Framework Section C: Environmental, Social and Economic Impact Section D: State and Commonwealth Interests
Part 4	Community Consultation
Part 5	Project Timeline
Maps:	Figure 1 - Locality map 5 & 7 Glendon Crescent, Glendale: - Figure 2 – Aerial - Figure 3 – Current zone - Figure 4 – Draft LEP map - Figure 5 – Proposed zone under draft LMLEP 2013 30a & 30b Gerald Street, Belmont - Figure 6 - Aerial - Figure 7 – Zone - Figure 8 – Draft LEP map 302 Main Road, Fennell Bay: - Figure 9 – Aerial - Figure 10 – Zone - Figure 11 – Draft LEP map 68a Fishing Point Road, Fishing Point: - Figure 12 – Aerial - Figure 13 – Zone - Figure 14 – Draft LEP map 37a Elsdon Street, Redhead - Figure 15 - Aerial - Figure 16 – Zone - Figure 17 – Draft LEP map 45a Alley Street, Speers Point - Figure 18 - Aerial - Figure 19 – Zone - Figure 10 - Draft LEP map

Part 1- Objective of the Planning Proposal

The Planning Proposal seeks to amend Schedule 3 of the Lake Macquarie Local Environmental Plan 2004 (LMLEP 2004), and Schedule 4 of the Draft Lake Macquarie Local Environmental Plan 2012 (Draft LMLEP 2012) by reclassifying the parcels of Community land detailed in the table to Part 2 below, to Operational land for the purposes of sale and road dedication. The Planning Proposal also seeks to rezone two parcels of land at Glendale from open space to a residential zone for future residential purposes.

Part 2- Explanation of Provisions

The proposal will amend the LMLEP 2004 and Draft LMLEP 2012 by reclassifying the following parcels from community land to operational land:

Amendment Applies To	Explanation of Provision
Schedule 3 – Reclassification of Community Land to Operational Land	Minor amendments are proposed to the Schedule as follows: • Lots 1, 2 & 3 DP 20567 (302 Main Road, Fennell Bay) • Lot 20 DP 544986 (5 Glendon Crescent, Glendale) • Lot 1 DP 527557 (7 Glendon Crescent, Glendale) • Lot 490 DP 11537 (68a Fishing Point Road, Fishing Point) • Lot 1 DP 202667 (37a Elsdon Street, Redhead) • Lot 2 DP 362239 (45a Alley Street, Speers Point) • Lots 1 & 2 DP 350939 (30a & 30b Gerald Street, Belmont)
Maps	The amendment proposes to rezone Lot 20 DP 544986 (5 Glendon Crescent, Glendale) and Lot 1 DP 527557 (7 Glendon Crescent, Glendale) from 6(1) Open Space to 2(1) Residential, consistent with surrounding zones.

It is intended that the Planning Proposal will amend Lake Macquarie LEP 2004. However Council is currently preparing a new comprehensive LEP based on the Standard Instrument. Should the Planning Proposal apply to the new comprehensive

LEP, the Planning Proposal will result in the following changes to Draft Lake Macquarie Local Environmental Plan 2012 (Council's Standard Instrument LEP):

Amendment Applies To	Explanation of Provision
Schedule 4 – Classification and reclassification of public land	The following properties to be reclassified are added to Part 1 of the Schedule: • Lots 1 & 2 DP 350939 (30a & 30b Gerald Street, Belmont) • Lots 1, 2 & 3 DP 20567 (302 Main Road, Fennell Bay) • Lot 490 DP 11537 (68a Fishing Point Road, Fishing Point) • Lot 20 DP 544986 (5 Glendon Crescent, Glendale) • Lot 1 DP 527557 (7 Glendon Crescent, Glendale) • Lot 1 DP 202667 (37a Elsdon Street, Redhead) • Lot 2 DP 362239 (45a Alley Street, Speers Point)
Land Zoning Map	Land proposed to be zoned 2(1) Residential will be zoned R2 Low Density Residential
Lot Size	Not defined but minimum lot size for land zoned R2 Low Density Residential is 450m ²
Height of Buildings	Not defined but maximum height of buildings for surrounding residential lands is 8.5m

Part 3 – Justification for the Provisions

Section A - Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

A revision of the provision and use of Council's community facilities has been undertaken and the Lake Macquarie City Council Community Facilities Strategy ("the Strategy") was adopted by Council in September 2011. The purpose of the Strategy was to ensure that Council's community facilities meet the needs and expectations of current and future residents through improved resource and usage management, more efficient allocation of financial resources and rationalising unsustainable facilities so there are fewer, but higher quality facilities. The properties at 302 Main Road Fennell Bay and 5 & 7 Glendon Crescent Glendale were included in that review.

No other studies or reports have been prepared relevant to this Planning Proposal. The remaining properties have been identified through routine administrative tasks as either administrative anomalies or no longer required or appropriate for their intended purpose. Those properties have subsequently been investigated and found to be appropriate for reclassification.

302 Main Road, Fennell Bay - Lot 1 DP 23093, Lots 2 & 3 DP 20567, and part Lot 1 DP 20567

The lands have a combined area of 2,523m² and are zoned 2(2) Residential (Urban Living) (proposed R3 Medium Density Residential in the draft LMLEP 2012).

Lot 1 DP 23093 was acquired in 1963 and is the site of the former Fennell Bay Community Hall.

Lots 2 & 3 DP 20567 were also acquired in 1963 as land in association with the community hall. These lots are vacant unused land.

Lot 1 DP 20567 was acquired in 1976 as an addition to the existing lakeshore park and remains vacant parkland. It is proposed to reclassify only part of Lot 1 DP 20567, as shown on Figure 1 attached, with the residue remaining as park foreshore land.

The site was identified in Council's Community Facilities Strategy (September 2011) as being surplus to Council's needs. The report stated:

"The facility has very low levels of utilisation with a number of alternate facilities located close by. Current users are able to be accommodated at Bolton Point Community Hall or Marmong Point Community Hall, which are located 2-3kms away. With a significant lack of car parking, and limited land size, options for expanding or enhancing this facility are restricted. Selling the facility and adjoining land parcels will therefore provide funds for enhancement of other facilities."

As the lands were acquired for a community purpose, they were not advertised as Operational under the transitional provisions of the Local Government Act 1993 and cannot be sold unless reclassified. Reclassification will permit a sale so that the lands can be developed in accordance with the existing low density residential zone and surrounding lands.

Any profit generated from the sale of the lands will be credited to the Community Facilities Reserve to be used to upgrade other Community Facilities in accordance with the Strategy.

It is not proposed to rezone the lands.

5 & 7 Glendon Crescent, Glendale - Lot 20 DP 544986 and Lot 1 DP 527557

The lands are zoned 6(1) Open Space (proposed RE1 Public Recreation under the draft LMLEP 2012). It is proposed to rezone the lands to 2(1) Residential consistent with adjoining properties (R2 Low Density Residential in the draft LMLEP 2012), and reclassify to Operational land.

5 Glendon Crescent has an area of 834.7m² and has been in Council's ownership since at least the 1950's. The land contains a shed that is leased for the purpose of storage of goods only. The tenant is due to vacate the premises mid 2013.

7 Glendon Crescent contains an area of 1,853m² and has been leased for many years to the House With No Steps (HWNS), who utilises the premises for the purpose of providing respite care for severely psychologically and intellectually disabled adults. The building was first constructed in the 1960's and has been extended over the years to accommodate HWNS' growing needs.

The lands were investigated as part of the Lake Macquarie City Council Community Facilities Strategy (September 2011) and were found to be surplus to Council's needs. The report stated:

"The facility is used exclusively by the House With No Steps for their programs for people with severe disabilities.

The facility is not suitable for its function, requiring significant works to enable it to be used for its current purposes. The facility does not meet non-discriminatory access and use standards.

The facility is in poor condition and requires substantial works, including major upgrades to improve its suitability for its current purposes."

The report recommended Council investigate a sale to the tenant, however the tenant has elected to relocate to a new purpose built facility and anticipates vacating the premises in mid to late 2013.

In addition to the major structural work required to the building to bring it up to current building standards, part of the building also encroaches onto the Council owned open space land at the rear. It is therefore Council's preference to reclassify the land to Operational so that the land can be sold and redeveloped. Redevelopment of the land will resolve both the structural and encroachment issues.

Zoning options for the lands have been considered and low density residential determined as the most appropriate zone. The lands adjoin existing residential development to the east, south and west, and open space lands immediately to the north.

The lands are well located being approximately 400m from local neighbourhood shops and less than 1km from the emerging Regional Centre of Glendale and its impending transport interchange, as well as sporting fields and five (5) educational establishments, including a TAFE, and public and private high and primary schools.

If adopted, the proposal will see the retention of 1.5ha of open space land in Glendon Crescent and the proceeds of sale/redevelopment will go to the Community Facilities Reserve to be used to upgrade other Community Facilities in accordance with the adopted strategy.

68a Fishing Point Road, Fishing Point - Lot 490 DP 11537

The land contains an area of 335.1m² and is zoned 2(1) Residential (proposed R2 Low Density Residential in the draft LMLEP 2012). It was created on the registration of DP 11537 in around 1920 and is shown on that plan as Reserve for Drainage and Access running from Sunlight Parade to Fishing Point Road.

The land was resumed by Council on 25 November 1977 and on 4 July 1979 Council requested its lawyers take the necessary action to dedicate the land as a public reserve. No evidence of the dedication can be found but it is noted that the Certificate of Title for the land (issued on 16 April 1980) contains the Registrar General's Caveat forbidding dealings in public reserves. The land is therefore deemed to be community land.

Council was approached by a prospective purchaser of an adjoining property seeking to purchase the land to alleviate access issues with the adjoining land. Subsequent investigations found that the land has never been used for drainage purposes and due to its slope, it is not considered appropriate as a footpath. There are also several other laneways in close proximity to the land that provide pedestrian access between Sunlight Parade and Fishing Point Road and the land is therefore not required for footpath purposes.

If reclassified the land will be offered for sale to the adjoining owners.

It is not proposed to rezone the land.

30a & 30b Gerald Street, Belmont - Lots 1 & 2 DP 350939

The lands were acquired in April 1946 for road widening purposes however no evidence of dedication can be found. The lands were not advertised as Operational with the implementation of the Local Government Act 1993 and are therefore classified as Community Land.

Lot 1 contains an area of 25.29m² and is zoned 2(2) Residential (proposed R3 Medium Density Residential in the draft LMLEP 2012). Despite the zone, the land as standalone parcel has no development potential due to its small size. It currently forms part of the road reserve and if reclassified, the land will be dedicated as road in line with its intended use. Section 47F of the LG Act 1993 does not permit the dedication of community land as road, and reclassification is therefore necessary to achieve the intended outcome.

Lot 2 contains an area of 259.25m² and is zoned 6(1) Open Space (proposed RE1 Public Recreation in the draft LMLEP 2012). Lot 2 is a remnant parcel of Community Land that is too small to be of any advantage as an independent parcel of Open Space land. The land is tar sealed and sits within the curtelege of the adjoining Caravan Park and is used for overflow parking. If reclassified the land may be leased to the operator of the Caravan Park.

It is not proposed to rezone either parcel of land.

37c Elsdon Street, Redhead - Lot 1 DP 202667

The land was created on the registration of DP 202667 in around 1960, and transferred to Council in 1961 for the express purpose of additions to public roads. The land has been constructed and used as road for many years.

It appears that the land was inadvertently omitted from the classification advertising necessitated by the implementation of the Local Government Act 1993 and it has therefore defaulted to community land. As there are statutory restrictions on the dedication of community land as road, it is proposed to reclassify the land to Operational so that it can be formally dedicated as road, consistent with its long term use.

The land has an area of 1.16 hectares and is zoned 4(2) Industrial (General) (proposed IN2 Light Industrial in the draft LMLEP 2012).

It is not proposed to rezone the land.

45a Alley Street, Speers Point - Lot 2 DP 362239

Council acquired land known as "Reserve for Access shown in DP 5103" in October 1940. In 1948 the reserve was subdivided to create lots 1 and 2 in DP 362239.

Lot 1 was initially reserved for access but was subsequently sold in 1948.

Lot 2 was never burdened by the access reservation, however has remained in Council's ownership and has been constructed and used as road for many years. Lot 2 was never dedicated as road.

Lot 2 was also not advertised as Operational Land in 1993 with the implementation of the Local Government Act 1993 and the land is therefore deemed to be classified as Community Land. The Local Government Act 1993 restricts the dedication of Community land as road and it is therefore proposed to reclassify the land to Operational so that it can be dedicated as road, consistent with its long term use.

The land contains an area of approximately 366.7m² and is zoned 2(2) Residential (Urban Living) (proposed R3 Medium Density Residential in the draft LMLEP 2012). It is not proposed to rezone the land.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. All lands are classified as community land under the provisions of the Local Government Act 1993. There are statutory limitations on the use of Community land and to achieve the long term objective for each parcel, each must first be reclassified to Operational land.

Investigations reveal that none of the lands were dedicated to Council in lieu of section 94 contributions and therefore reclassification by way of LEP amendment, pursuant to the provisions of the Environmental Planning and Assessment Act, is the only action available to achieve the desired outcomes.

3. Is there a net community benefit?

Yes. An intensive review of Council's community facilities has been undertaken and has revealed that the lands at Fennell Bay and Glendale are surplus to needs. The sale of those lands will provide a fiscal return to Council which will be used for the enhancement of the many remaining community facilities around the City.

Reclassification of the strip of land at Fishing Point will improve access to potentially four adjoining residential premises, and reclassification of the remaining parcels will permit their formal dedication as road, consistent with their long term use.

The proposed rezoning of open space lands at Glendale for residential purposes will result in the loss of 16% of the open space lands currently situated in Glendon Crescent. However approximately 1.5ha of open space lands will remain in Glendon Crescent and no change to the status quo is proposed for the retained open space land.

Section B – Relationship to Strategic Planning Framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including exhibited draft strategies)?

Yes. The Lower Hunter Regional Strategy establishes a hierarchy and network of urban centres for the Lower Hunter. The Strategy identifies Glendale as a Major Regional Centre and Toronto as a Town Centre. The Fennell Bay lands are in close proximity to the Toronto Town Centre.

The Glendale lands are situated less than a kilometre from a major shopping centre, a public transport interchange, a range of public and private schools and a TAFE.

The Fennell Bay lands are situated approximately 2kms from and have a direct public transport link to the Toronto Town Centre. The lands also adjoin a lake foreshore reserve and are situated 400m from a children's playground.

Both the Fennell Bay and Glendale lands are in close proximity to existing services and infrastructure and will not result in the need for the implementation of any additional service or infrastructure. As the lands are situated in close proximity to nominated Centres, any future development of the lands will not impact on the urban fringe.

The remaining lands do not themselves have any development potential or inconsistencies with the strategies. Most are being pursued to rectify administrative anomalies, an action that is not considered within the strategies.

5. Is the planning proposal consistent with the local council's Community Strategic plan, or other local strategic plan?

Yes. Although not specifically referenced in the documents, development of the Glendale and Fennell Bay lands for residential purposes will support projected population growth in the City, and the strategic direction contained within Council's Lifestyle 2020 and Draft Lifestyle 2030.

If reclassified the Fishing Point land will provide enhanced vehicular access to at least one adjoining owner, bringing that access up to current standards.

The proposal for the remaining lands is to rectify administrative anomalies, an action that is not considered within the strategic plan.

6. Is the planning proposal consistent with applicable state environmental planning policies (SEPPs)?

An assessment has been undertaken to determine the level of consistency the proposal has with relevant State Environmental Planning Policies (SEPPs). The assessment is provided over page.

SEPPs	Relevance	Implications
SEPP 19 – Bushland in Urban Areas	The SEPP aims to prioritise the conservation of bushland in urban areas, and requires this to be considered in preparing a draft LEP.	The draft LEP does not propose to release land for development that currently contains urban bushland.
SEPP 44 – Koala Habitat Protection	The SEPP aims to provide proper conservation and management of Koala habitat by requiring the identification, conservation, and management of actual and potential Koala habitat.	The draft LEP does not propose to rezone land that would result in a loss of actual or potential Koala habitat or other bushland.
SEPP 55 – Remediation of Land	The SEPP requires the subject land to be suitable for its intended use in terms of the level of contamination, or where the land is unsuitable due to the level of contamination, remediation measures are required to ensure that the subject land is suitable for its intended use.	None of the lands are known to contain contaminants. Further investigations will be necessary to support any future development of the lands, however this is not considered necessary for the Planning Proposal to proceed. Where contaminants are identified, remediation will be required in accordance with State Government guidelines and regulations prior to development occurring.
SEPP 71 – Coastal Protection	The SEPP requires Council to consider whether a draft LEP will restrict access to, or reduce the amenity of coastal reserves or foreshore areas, including overshadowing, loss of views, or reduction in scenic quality.	The lands at Fennell Bay and Fishing Point are located within the Coastal Zone, but neither proposal will restrict access to the foreshore, or result in a reduction of amenity or scenic quality. It is not proposed to rezone the lands located within the Coastal Zone.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

An assessment of the proposal has been undertaken against the following Section 117 Ministerial Directions:

Ministerial Direction	Relevance	Implications
1.1 – Business and Industrial Zones	Requires that business and industrial lands are maintained and that new zones are established in accordance with strategic policy directions.	Consistent: The draft LEP does not propose to rezone any lands to a business or industrial zone.
2.1 – Environmental Protection Zones	Requires that a draft LEP contain provisions to facilitate the protection of environmentally sensitive land	Consistent: The draft LEP does not propose to alter any environmental provisions or environmental land use zones.
2.2 – Coastal Protection	Requires a draft LEP to include provisions that are consistent with State Government coastal policy documents.	Consistent: The draft LEP does not propose to rezone any sites within the coastal zone.
2.3 – Heritage Conservation	Requires that a draft LEP include provisions to facilitate the protection and conservation of aboriginal and European heritage items.	Consistent: There are no known locally listed items of heritage significance located on any of the lands.
2.4 – Recreation Vehicle Areas	Restricts a draft LEP from enabling of a recreation vehicle area	Consistent: The draft LEP does not propose a recreation vehicle area.
3.1 – Residential Zones	Requires a draft LEP to include provisions that facilitate housing choice, efficient use of infrastructure, and reduce land consumption on the urban fringe.	Consistent: The draft LEP seeks to rezone lands at Glendale to 2(1) Residential consistent with the surrounding zones. This will allow efficient use of exiting services and infrastructure, including sewer, water and telecommunications, and provide additional residential lands in an existing residential area, reducing consumption on the urban fringe. The draft LEP does not seek to rezone any other lands.

Ministerial Direction	Relevance	Implications
3.2 – Caravan Parks and Manufactured Home Estates	Requires a draft LEP to maintain provisions and land use zones that allow the establishment of Caravan Parks and Manufactured Home Estates.	Consistent: The draft LEP will not affect provisions relating to Caravan Parks or Manufactured Home Estates.
3.3 – Home Occupations	Requires that a draft LEP include provisions to ensure that Home Occupations are permissible without consent.	Consistent: The draft LEP will not affect provisions relating to Home Occupations, and will retain the provisions of the principal LEP in this regard.
3.4 – Integrating Land Use and Transport	Requires consistency with State policy in terms of positioning of urban land use zones.	Consistent: It is proposed to rezone lands at Glendale to 2(1) Residential, consistent with the existing surrounding development. The draft LEP does not seek to rezone any other lands.
4.1 – Acid Sulfate Soils	Applies to land that has been identified as having a probability of containing acid sulfate soils, and requires that a draft amendment be consistent with the Acid Sulfate Soil component of the model Local Environmental Plan (ASS model LEP), or be supported by an environmental study.	Consistent: Lake Macquarie LEP 2004 is consistent with the ASS model LEP. The draft LEP does not propose to alter any of these provisions.
4.2 – Mine Subsidence and Unstable Land	The direction aims to ensure that development is appropriate for the potential level of subsidence. The direction applies to land within a Mine Subsidence District and requires consultation with the Mine Subsidence Board.	Consistent: All of the lands are located in the Lake Macquarie Mine Subsidence District and consultation with the Mine Subsidence Board will be necessary to support any future development. However this is not considered necessary for the Planning Proposal to proceed.
4.4 - Planning for Bushfire Protection	The direction applies to land that has been identified as bushfire prone, and requires consultation with the NSW Rural Fire Service, as well as the	Consistent: The Glendale lands are bushfire prone and consultation with the NSW Rural Fire Service will be necessary to

Ministerial Direction	Relevance	Implications
	establishment of Asset Protection Zones.	support any future development. However this is not considered necessary for the Planning Proposal to proceed.
5.1 - Implementation of Regional Strategies	The direction requires a draft amendment to be consistent with the relevant State strategy that applies to the Local Government Area.	Consistent: The draft LEP is consistent with the strategic direction set by local and regional strategies as discussed at B4 and B5 of the Planning Proposal.
6.1 - Approval and Referral Requirements	The direction prevents a draft amendment from requiring concurrence from, or referral to the Minister or a public authority.	Consistent: The draft LEP is consistent with this requirement as the proposals do not require concurrence of the Minister or public authority (with the exception of the RFS as discussed at 4.4 above).
6.2 – Reserving Land for Public Purposes	The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes, and the removal of reservations of land for public purposes where the land is no longer required for acquisition.	Consistent: The draft LEP will result in the loss of 2,687m² of public open space land in Glendon Crescent Glendale. However 1.4ha of public open space land will remain in Glendon Crescent, Glendale and a further 1606m² is currently hatched for acquisition. The Community Facilities Strategy has identified the Glendale land as no longer appropriate for its intended purpose and the proposal is therefore considered consistent with this direction. The draft LEP does not seek to rezone any other lands reserved for a public purpose or required for acquisition.

Section C – Environmental, Social and Economic Impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. All lands are either tar sealed and used for road purposes, or cleared of vegetation. The proposal will not adversely affect any species, habitats or communities.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No environmental effects are anticipated as a result of the Planning Proposal as all lands are either constructed as road or cleared of vegetation.

10. How has the planning proposal adequately addressed any social and economic effects?

No social or economic effects are anticipated from the proposed road dedications as there will not be any change in use.

The proposal to sell the land at Fishing Point for access purposes will provide vehicular access to at least one and potentially four existing residential premises, alleviating problematic access issues.

The Fennell Bay and Glendale lands are situated in close proximity to shopping centres, schools, public transport and recreational facilities.

The Fennell Bay lands in particular adjoin the lake foreshore reserve and are situated 400m from a children's playground. Accessibility to existing recreational facilities assist in promoting an active lifestyle which can reduce the risk of lifestyle diseases such as obesity.

11. If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.

The proposal seeks to remove the following affectations pursuant to section 30 of the Local Government Act 1993:

- i. Fennell Bay - Lots 2 & 3 DP 20567 – Covenant
- ii. Glendale – Lot 1 and Lot 20 – Public reserve notations
- iii. Redhead- Covenant

Section D – State and Commonwealth Interests

12. Is there adequate public infrastructure for the planning proposal?

The proposal does not require changes to the delivery of public infrastructure to any of the lands or suburbs included in the Planning Proposal.

Part 4 Community Consultation

13. Details of the community consultation that is to be undertaken on the planning proposal.

Council proposes to undertake public consultation consistent with statutory requirements and the Gateway Determination.

Subject to the requirements of the Gateway Determination, it is proposed that a 28 day public exhibition and a public hearing be undertaken.

14. The concurrence of the landowner, where the land is not owned by the relevant planning authority.

Lake Macquarie City Council is the owner of all lands included in the Planning Proposal.

Part 5 Project Timeline

15. Project Timeline

June 2013	Anticipated commencement date (Gateway Determination)
July 2013	Anticipated timeframe for completion of technical information
Jul 2013	Timeframe for Government agency consultation
Jul 2013	Public exhibition
Aug 2013	Public hearing
Sept 2013	Timeframe for consideration of submissions
Sept 2013	Timeframe for consideration of proposal post exhibition
Nov 2013	Submission to Department to finalise LEP
Jan/Feb 2014	Anticipated date RPA will make plan (if delegated)
Feb 2014	Anticipated date RPA will forward to Department for notification.

MAPS

Figure 1 - Locality map



5 & 7 Glendon Crescent, Glendale - Lot 20 DP 544986 and Lot 1 DP 527557

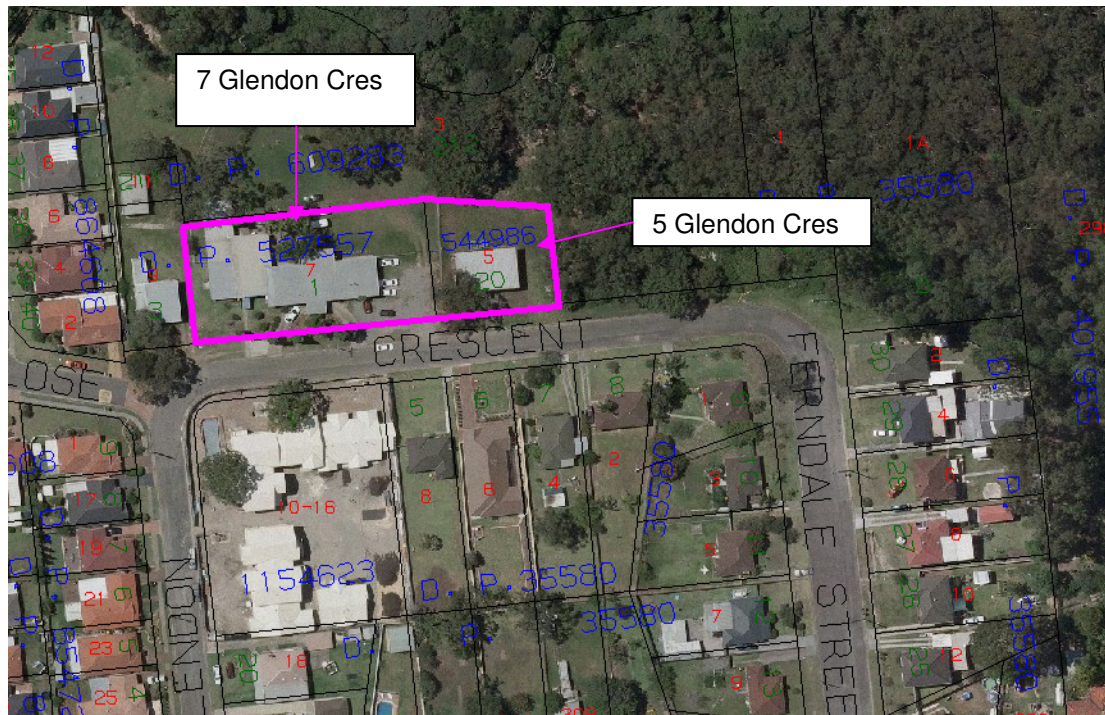


Figure 2 – Aerial map

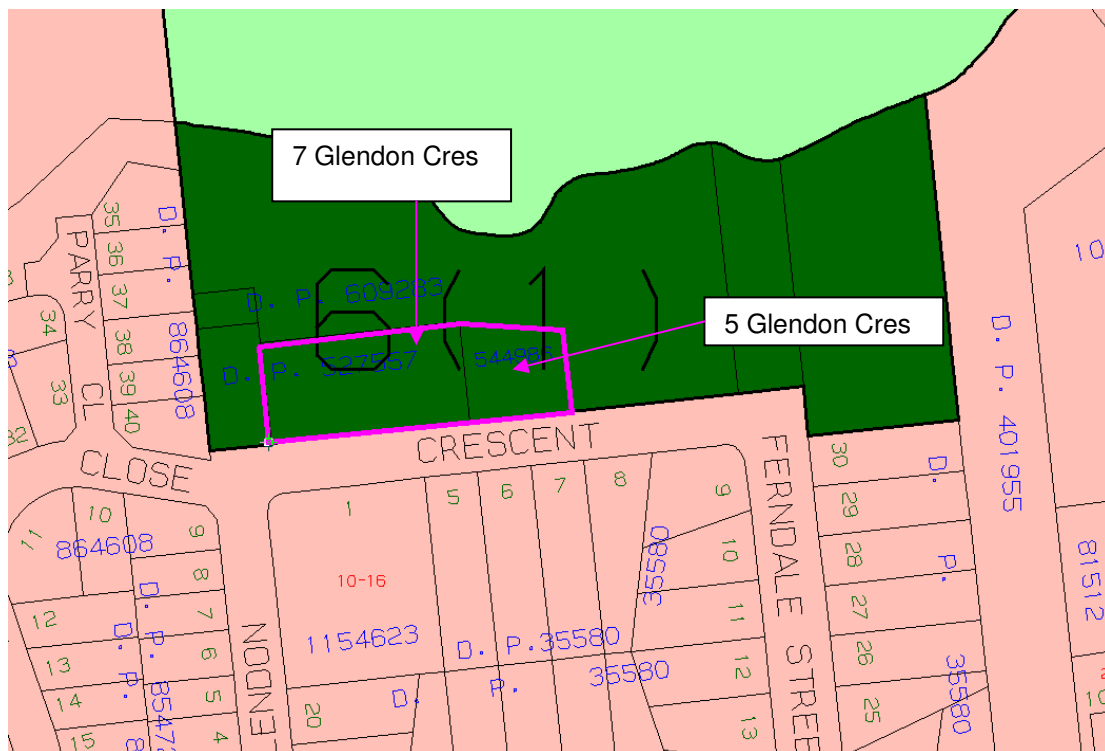


Figure 3 – Existing zone under LMLEP 2004

Figure 4 – Draft LEP map

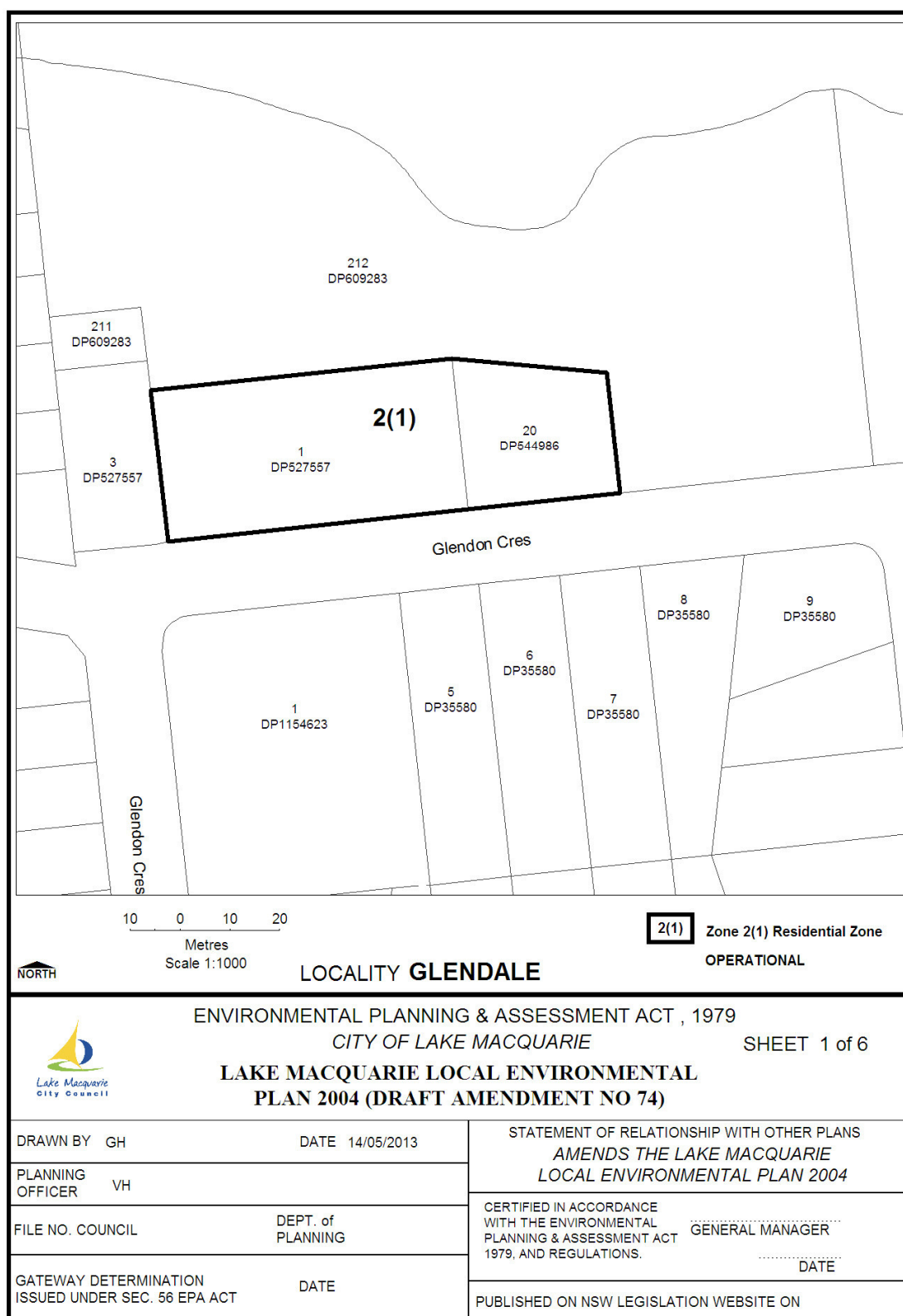


Figure 5 – Proposed Zone under draft LMLEP 2013



30a & 30b Gerald Street, Belmont - Lots 1 & 2 DP 350939



Figure 6 Aerial map

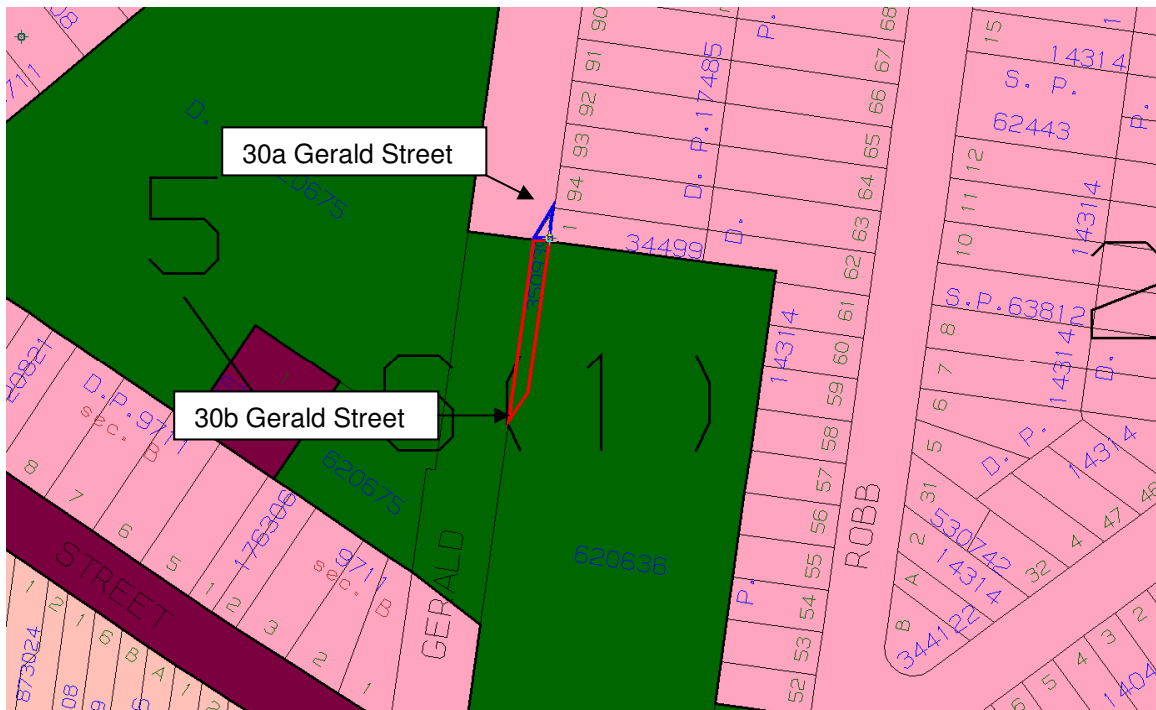
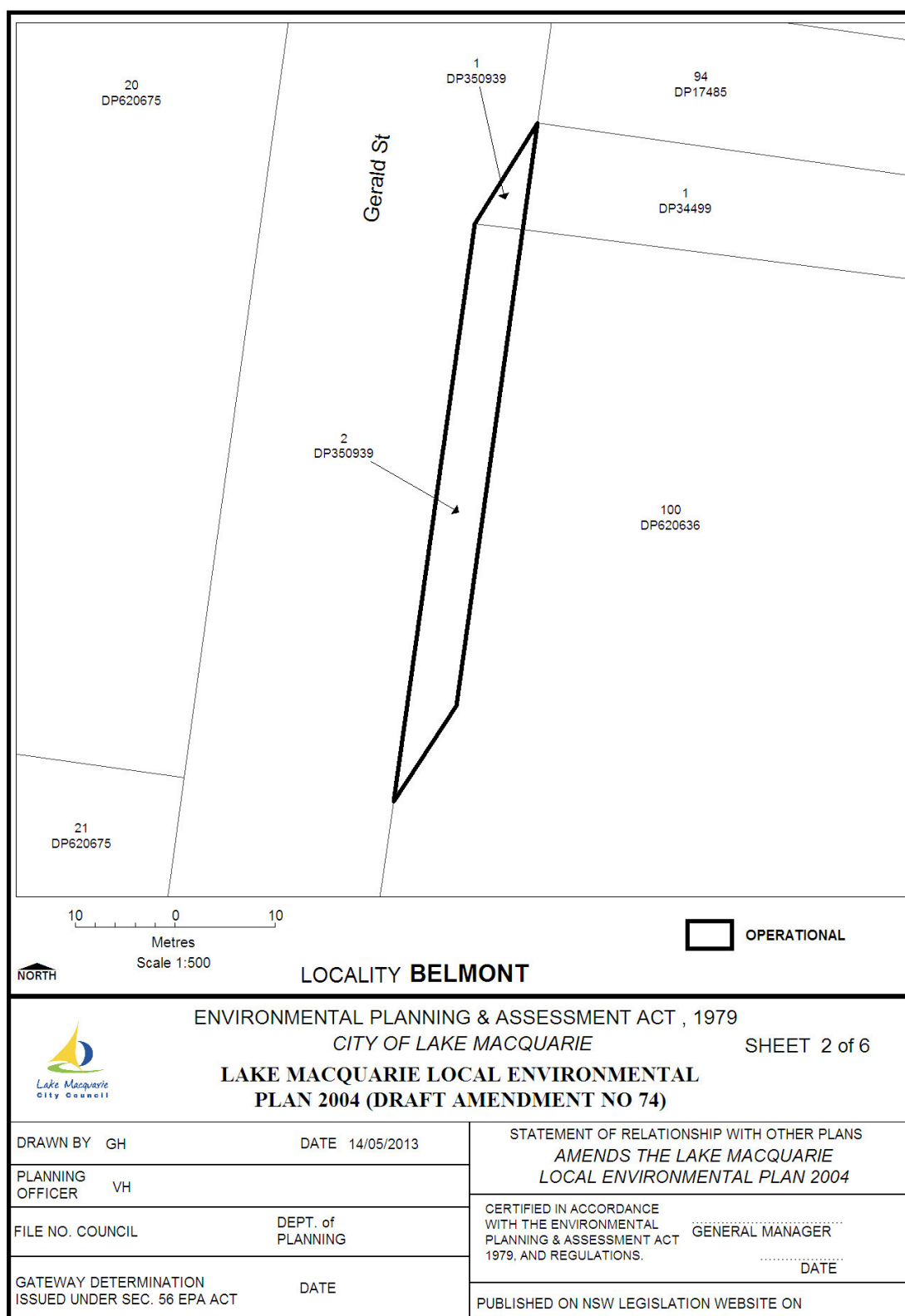


Figure 7 Zoning map

Figure 8 – draft LEP map

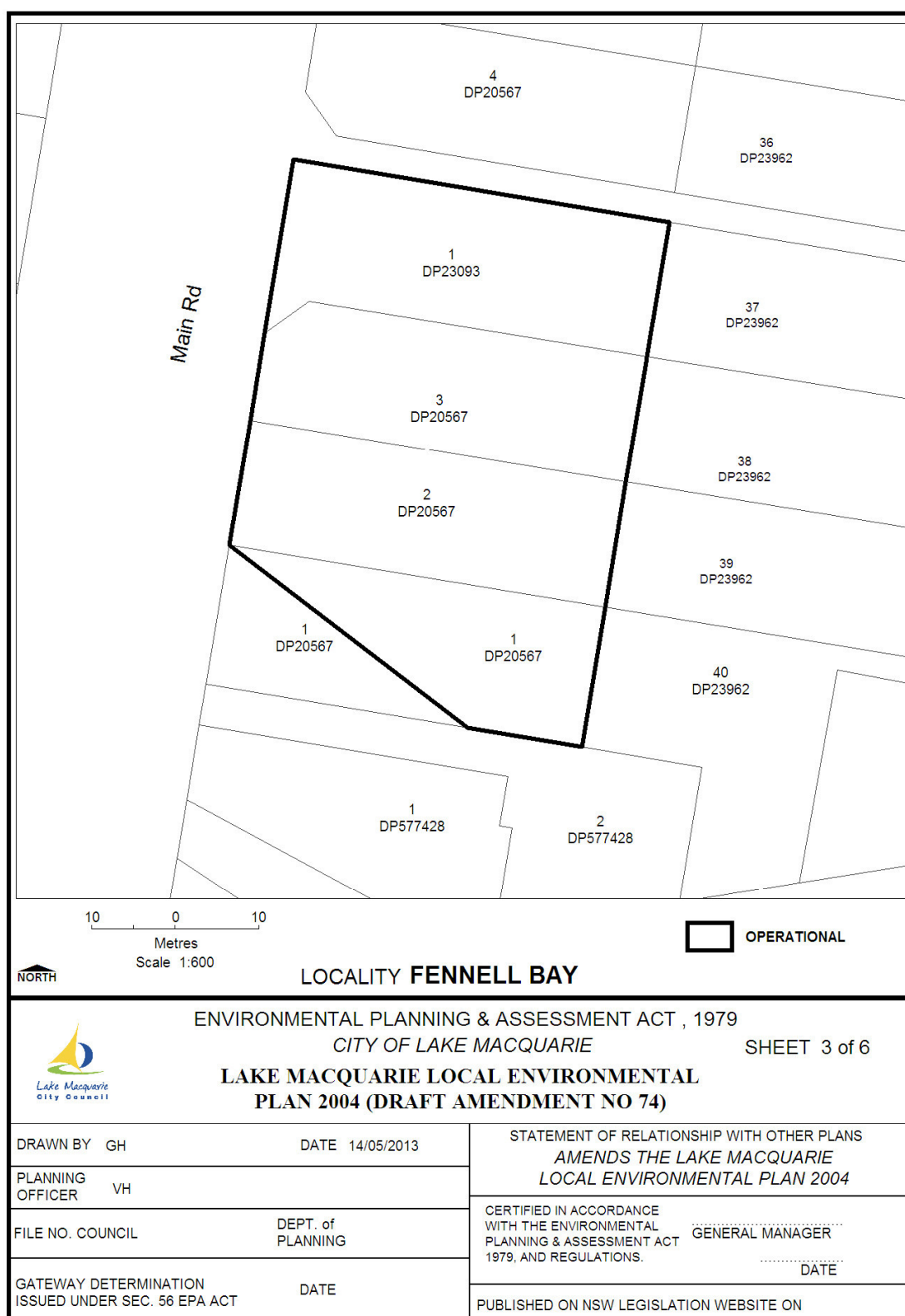


An aerial photograph of a residential area in Fennell Bay. The map shows several streets: Main Road running vertically, Blandford Street running horizontally to the right, and a winding road on the left. Numerous residential lots are visible, many with blue text labels indicating property numbers or names (e.g., 1022483, 232635, 5.P. 74050, 5.P. 77440, 5.P. 81308, 17403, 17407, 3007165, 491638, 1075009, 23095, 23092, 23094, 577420, 23062, 23063, 23064, 23065, 23066, 23067, 23068, 23069, 23070, 23071, 23072, 23073, 23074, 23075, 23076, 23077, 23078, 23079, 23080, 23081, 23082, 23083, 23084, 23085, 23086, 23087, 23088, 23089, 23090, 23091, 23092, 23093, 23094, 23095, 23096, 23097, 23098, 23099, 23100, 23101, 23102, 23103, 23104, 23105, 23106, 23107, 23108, 23109, 23110, 23111, 23112, 23113, 23114, 23115, 23116, 23117, 23118, 23119, 23120, 23121, 23122, 23123, 23124, 23125, 23126, 23127, 23128, 23129, 23130, 23131, 23132, 23133, 23134, 23135, 23136, 23137, 23138, 23139, 23140, 23141, 23142, 23143, 23144, 23145, 23146, 23147, 23148, 23149, 23150, 23151, 23152, 23153, 23154, 23155, 23156, 23157, 23158, 23159, 23160, 23161, 23162, 23163, 23164, 23165, 23166, 23167, 23168, 23169, 23170, 23171, 23172, 23173, 23174, 23175, 23176, 23177, 23178, 23179, 23180, 23181, 23182, 23183, 23184, 23185, 23186, 23187, 23188, 23189, 23190, 23191, 23192, 23193, 23194, 23195, 23196, 23197, 23198, 23199, 23200, 23201, 23202, 23203, 23204, 23205, 23206, 23207, 23208, 23209, 23210, 23211, 23212, 23213, 23214, 23215, 23216, 23217, 23218, 23219, 23220, 23221, 23222, 23223, 23224, 23225, 23226, 23227, 23228, 23229, 23230, 23231, 23232, 23233, 23234, 23235, 23236, 23237, 23238, 23239, 23240, 23241, 23242, 23243, 23244, 23245, 23246, 23247, 23248, 23249, 23250, 23251, 23252, 23253, 23254, 23255, 23256, 23257, 23258, 23259, 23260, 23261, 23262, 23263, 23264, 23265, 23266, 23267, 23268, 23269, 23270, 23271, 23272, 23273, 23274, 23275, 23276, 23277, 23278, 23279, 23280, 23281, 23282, 23283, 23284, 23285, 23286, 23287, 23288, 23289, 23290, 23291, 23292, 23293, 23294, 23295, 23296, 23297, 23298, 23299, 23300, 23301, 23302, 23303, 23304, 23305, 23306, 23307, 23308, 23309, 23310, 23311, 23312, 23313, 23314, 23315, 23316, 23317, 23318, 23319, 23320, 23321, 23322, 23323, 23324, 23325, 23326, 23327, 23328, 23329, 23330, 23331, 23332, 23333, 23334, 23335, 23336, 23337, 23338, 23339, 23340, 23341, 23342, 23343, 23344, 23345, 23346, 23347, 23348, 23349, 23350, 23351, 23352, 23353, 23354, 23355, 23356, 23357, 23358, 23359, 23360, 23361, 23362, 23363, 23364, 23365, 23366, 23367, 23368, 23369, 23370, 23371, 23372, 23373, 23374, 23375, 23376, 23377, 23378, 23379, 23380, 23381, 23382, 23383, 23384, 23385, 23386, 23387, 23388, 23389, 23390, 23391, 23392, 23393, 23394, 23395, 23396, 23397, 23398, 23399, 23400, 23401, 23402, 23403, 23404, 23405, 23406, 23407, 23408, 23409, 23410, 23411, 23412, 23413, 23414, 23415, 23416, 23417, 23418, 23419, 23420, 23421, 23422, 23423, 23424, 23425, 23426, 23427, 23428, 23429, 23430, 23431, 23432, 23433, 23434, 23435, 23436, 23437, 23438, 23439, 23440, 23441, 23442, 23443, 23444, 23445, 23446, 23447, 23448, 23449, 23450, 23451, 23452, 23453, 23454, 23455, 23456, 23457, 23458, 23459, 23460, 23461, 23462, 23463, 23464, 23465, 23466, 23467, 23468, 23469, 23470, 23471, 23472, 23473, 23474, 23475, 23476, 23477, 23478, 23479, 23480, 23481, 23482, 23483, 23484, 23485, 23486, 23487, 23488, 23489, 23490, 23491, 23492, 23493, 23494, 23495, 23496, 23497, 23498, 23499, 23500, 23501, 23502, 23503, 23504, 23505, 23506, 23507, 23508, 23509, 23510, 23511, 23512, 23513, 23514, 23515, 23516, 23517, 23518, 23519, 23520, 23521, 23522, 23523, 23524, 23525, 23526, 23527, 23528, 23529, 23530, 23531, 23532, 23533, 23534, 23535, 23536, 23537, 23538, 23539, 23540, 23541, 23542, 23543, 23544, 23545, 23546, 23547, 23548, 23549, 23550, 23551, 23552, 23553, 23554, 23555, 23556, 23557, 23558, 23559, 23560, 23561, 23562, 23563, 23564, 23565, 23566, 23567, 23568, 23569, 23570, 23571, 23572, 23573, 23574, 23575, 23576, 23577, 23578, 23579, 23580, 23581, 23582, 23583, 23584, 23585, 23586, 23587, 23588, 23589, 23590, 23591, 23592, 23593, 23594, 23595, 23596, 23597, 23598, 23599, 23600, 23601, 23602, 23603, 23604, 23605, 23606, 23607, 23608, 23609, 23610, 23611, 23612, 23613, 23614, 23615, 23616, 2

302 Main Road Fennell Bay

23

Figure 11 - draft LEP map



68a Fishing Point Road, Fishing Point - Lot 490 DP 11537



Figure 12 – Aerial map

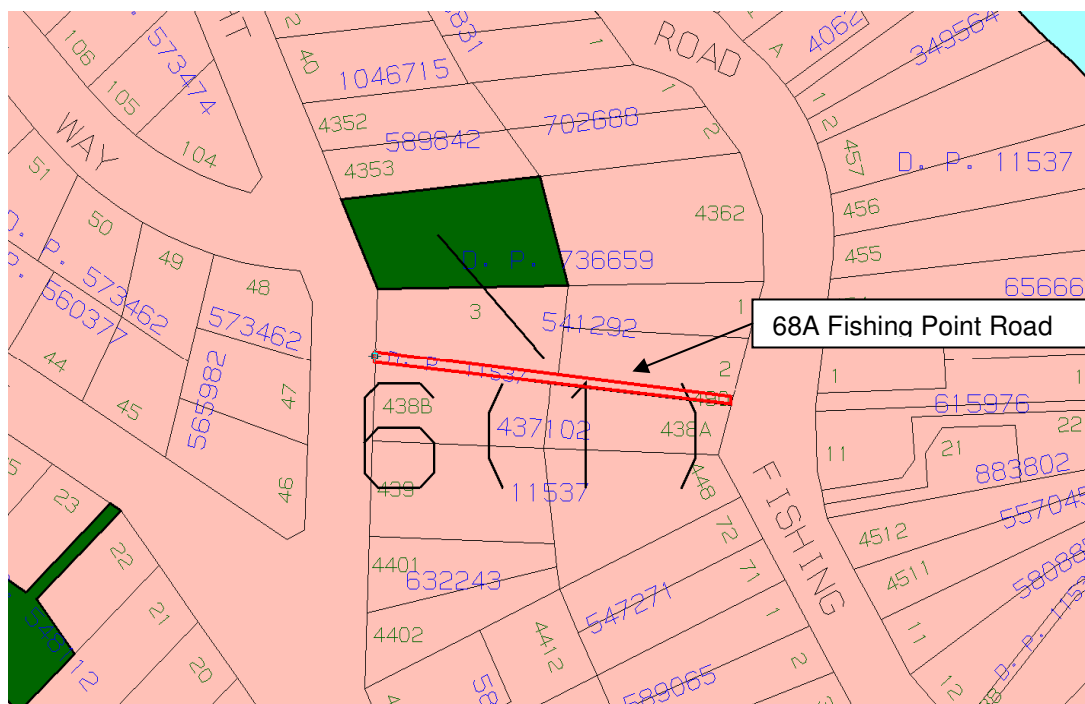
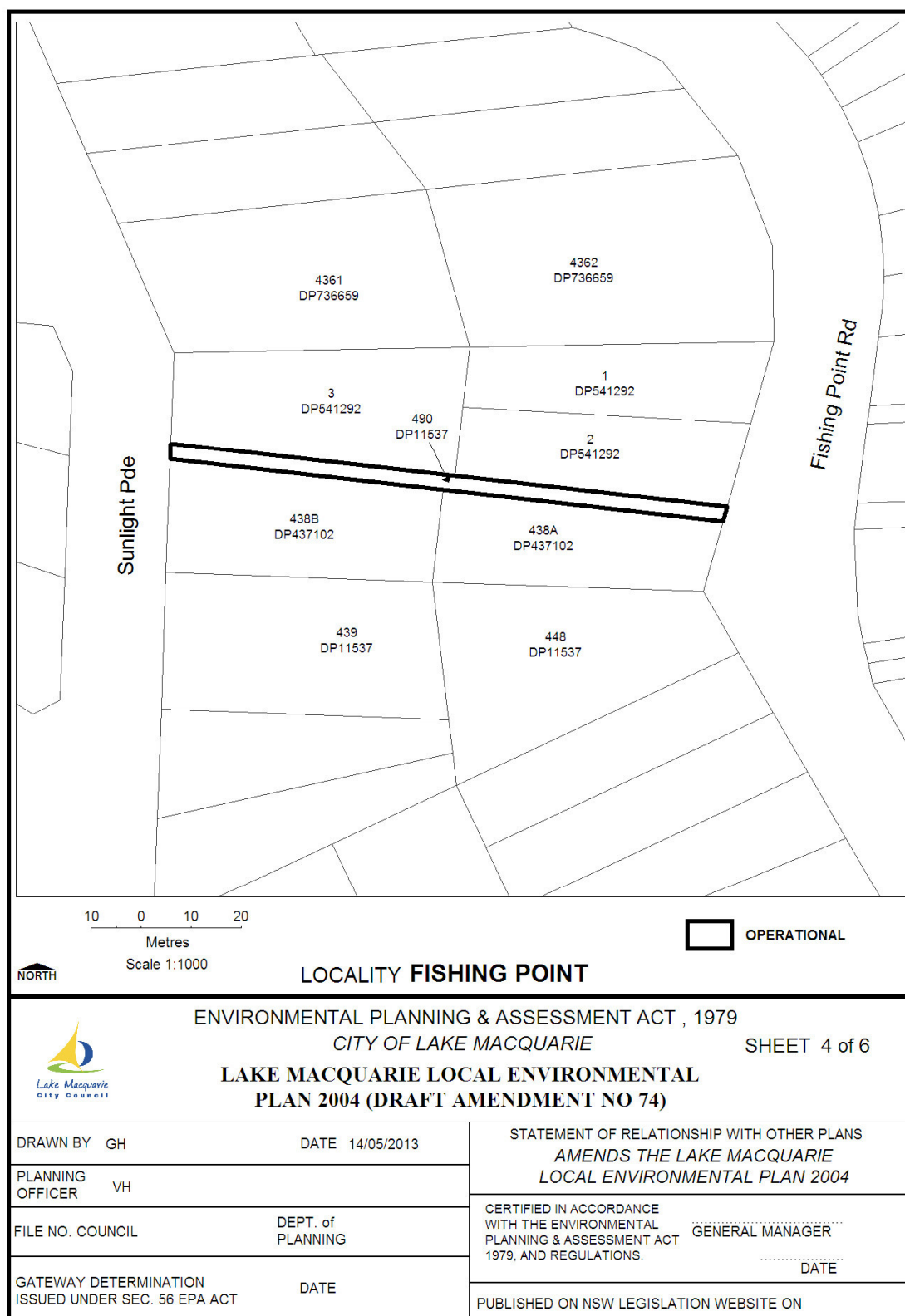


Figure 13 – Zoning map

Figure 14 - Draft LEP map



37c Elsdon Street, Redhead - Lot 1 DP 202667



Figure 15 Aerial map

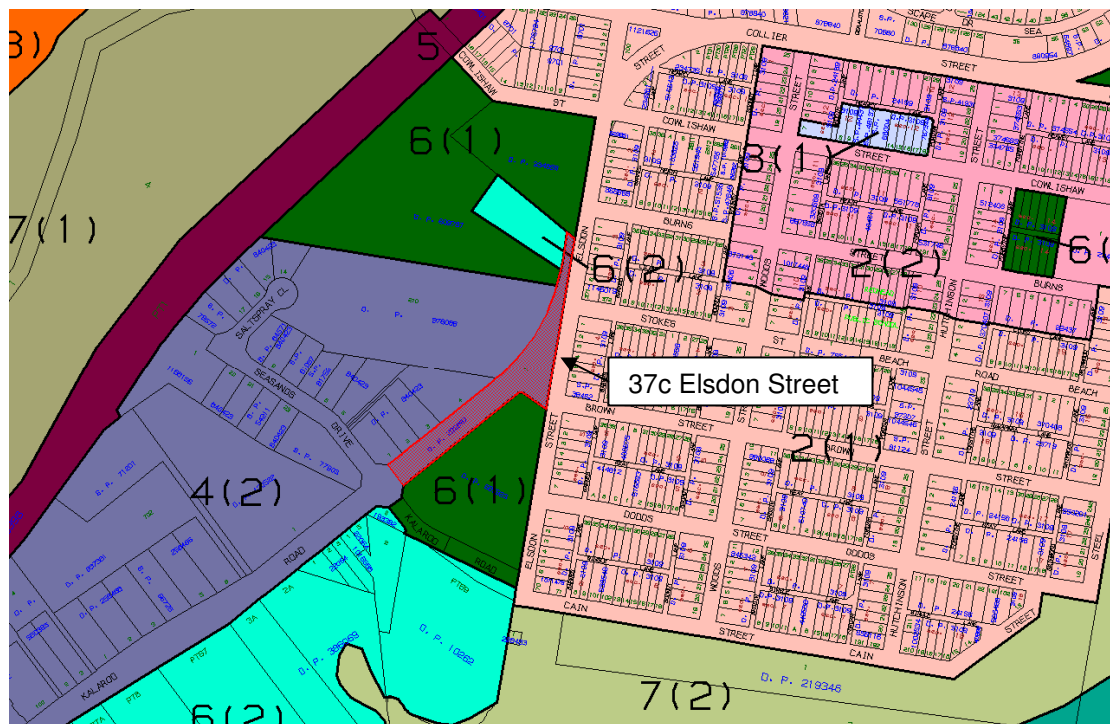
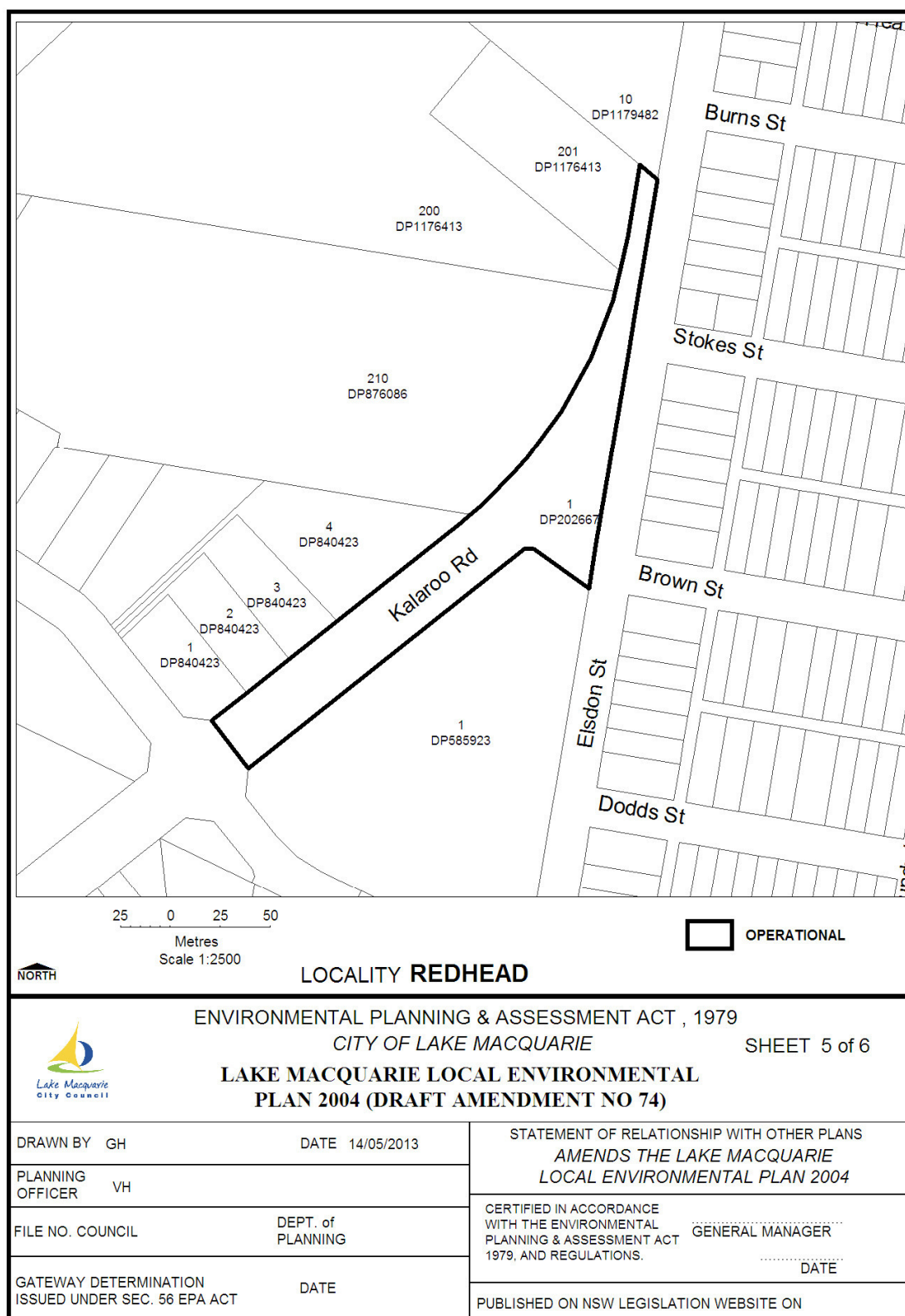


Figure 16– Zoning map

Figure 17– draft LEP map



45a Alley Street, Speers Point - Lot 2 DP 362239



Figure 18 - Aerial map

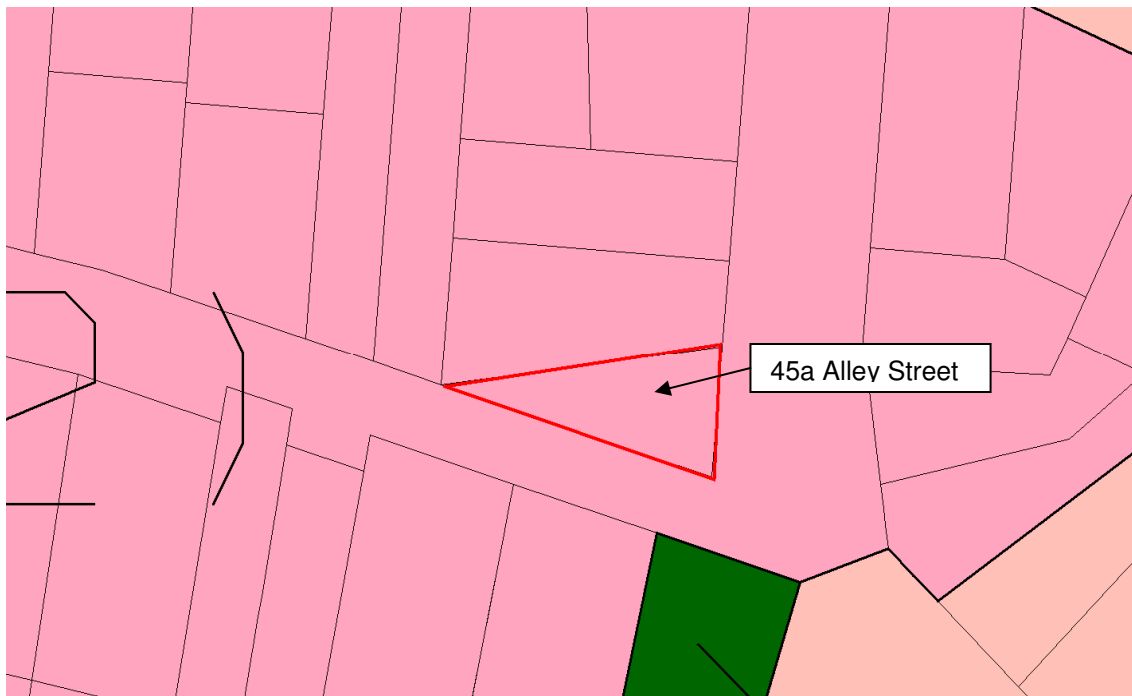


Figure 19 – Zoning map

Figure 20 – draft LEP map

