



PNC001723

28 November 2013

Katrine O'Flaherty
Department of Planning and Infrastructure
PO Box 1226
Newcastle NSW 2300



Dear Katrine

Subject: Planning Proposal – Zone Anomalies – Speers Point, Whitebridge and Coal Point and Childcare Centre

I advise that on Monday 25th November 2013, Council resolved to support the preparation of a Local Environment Plan (LEP) amendment in relation to minor zone anomalies in the suburbs of Speers Point, Whitebridge and Coal Point, as well as amend the permissibility of childcare centres.

The planning proposal seeks to amend the Lake Macquarie LEP 2004 to rezone:

- 0.70 hectares at 41 and Part 43 Thompson Road, Speers Point from 7(2) Conservation (Secondary) to 2(1) Residential.
- 0.24 hectares at Part 16A and Part 24A Lonus Avenue Whitebridge from 2(1) Residential to 7(2) Conservation (Secondary).
- 0.06 hectares at 13 Whitelocke Street, Coal Point from 7(2) Conservation (Secondary) to 2(1) Residential and removal of acquisition layer.

The planning proposal will insert 'childcare centres' as permissible only with development consent in the 6(2) Tourism and Recreation zone and delete 'childcare centres' as permissible only with development consent in the 4(1) Industrial (Core) zone.

Alternatively, the proposal seeks to amend the draft Lake Macquarie LEP 2013 to rezone:

- 0.70 hectares at 41 and Part 43 Thompson Road, Speers Point from E2 Environmental Conservation to R2 Low Density Residential.
- 0.24 hectares at Part 16A and Part 24A Lonus Avenue Whitebridge from R2 Low Density Residential to E2 Environmental Conservation.
- 0.06 hectares at 13 Whitelocke Street, Coal Point from E2 Environmental Conservation to R2 Low Density Residential.

The planning proposal will add 'childcare centres' as permitted with consent in the RE2 Private Recreation zone and add 'childcare centres' as prohibited in the IN1 General Industrial zone.

There are minor inconsistencies with section 117 Directions and concurrence of the Director General of the Department of Planning and Infrastructure is sought for these minor inconsistencies. The minor inconsistencies relate to Direction 3.1 - Residential Zones for

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Lonus Avenue, Whitebridge and Direction 2.1 - Environmental Protection Zones for Thompson Road, Speers Point and Whitelocke Street, Coal Point.

The planning proposal also seeks to remove the acquisition layer from 13 Whitelocke Street, Coal Point and rezone this property from conservation to residential. The property is not required by Council for public purposes and approval is required by the Director-General of the Department of Planning and Infrastructure to remove this acquisition layer in accordance with Direction 6.2 – Reserving Land for Public Purposes.

Council requests a Gateway determination for this planning proposal. The planning proposal and Council report are attached. Council requests the use of delegations in respect of the plan making function under section 59 of the EP&A Act 1979. The planning proposal includes in Attachment 1 the evaluation criteria for the delegation of plan making functions.

Should you require further information, please contact me on 4921 0470 (Wednesday to Friday).

Yours faithfully

Angel Troke.

Angel Troke

Strategic Landuse Planner
Integrated Planning Department