

F3 Freeway Service Centre North - Cooranbong

Proposal Title : F3 Freeway Service Centre North - Cooranbong

Proposal Summary : To enable the establishment of a highway service centre for the north bound lanes of the F3 Freeway at Cooranbong.

PP Number : PP_2012_LAKEM_011_00

Dop File No : 12/18223

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
6.3 Site Specific Provisions

Additional Information : The Planning Proposal should proceed subject to the following conditions:

1. It is noted that Council has identified that additional information be provided to support the planning proposal. Council is to include this information as part of the public exhibition material.

2. Prior to placing the planning proposal on public exhibition, Council is to update the planning proposal to include proposed height of buildings and additional permitted uses maps for the site under the draft Lake Macquarie LEP 2012. The maps should clearly identify the subject site and are to be placed on public exhibition with the planning proposal.

4. Council is to consult with the Commissioner of the NSW Rural Fire Service in accordance with Section 117 Direction 4.4 Planning for Bushfire Protection and amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.

5. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPS (Department of Planning 2009).

6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- NSW Rural Fire Service
- Office of Environment and Heritage
- Department of Primary Industries (Minerals and Petroleum)
- Hunter Water Corporation
- Transport for NSW (Roads and Maritime Services)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

8. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

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 Gateway supported the south bound (PP_2012_LAKEM_006_00) highway service centre at Cooranbong on 23 August 2012, including the use of enabling clause provisions.

The need for the PP for the north bound highway service centre at Cooranbong is supported. The use of an enabling clause to achieve the intent is supported in this instance.

Panel Recommendation

Recommendation Date : **22-Nov-2012**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Council has identified additional information regarding water and wastewater infrastructure, drainage and hydrology, traffic and transport, contamination, soils and erosion hazards, ecology and landscape and visual character is to be provided to support the planning proposal. Council is to include this information as part of the public exhibition material.

2. Prior to public exhibition, Council is to update the planning proposal to include proposed height of buildings and additional permitted uses maps for the site under the draft Lake Macquarie LEP 2012. The maps should clearly identify the subject site and are to be placed on public exhibition with the planning proposal.

3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

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- Hunter Water Corporation
- Transport for NSW – Roads and Maritime Services
- Mine Subsidence Boards

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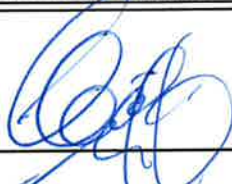
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7. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____



Neil McGuffin

Date: _____

26.11.12