



**Amendment 70 Lake Macquarie 2004 to permit medical centre & the reclassification of land at Ada St Cardiff**

Proposal Title : **Amendment 70 Lake Macquarie 2004 to permit medical centre & the reclassification of land at Ada St Cardiff**

Proposal Summary : **The Planning Proposal aims to permit a medical centre and associated car parking at No.52 and part 60 Ada Street, Cardiff, by inserting an additional permitted land use in the LEP schedule. The subject land is currently zoned 6(2) Tourism and Recreation under Lake Macquarie LEP 2004 and medical centres are prohibited.**

**It is also proposed to reclassify part Part 60 Ada Street from community to operational land, so that the land can be sold to the proponents of the proposed medical centre.**

PP Number : **PP\_2012\_LAKEM\_010\_00** Dop File No : **12/16955**

**Proposal Details**

Date Planning Proposal Received :	<b>25-Oct-2012</b>	LGA covered :	<b>Lake Macquarie</b>
Region :	<b>Hunter</b>	RPA :	<b>Lake Macquarie City Council</b>
State Electorate :	<b>LAKE MACQUARIE</b>	Section of the Act :	<b>55 - Planning Proposal</b>
LEP Type :	<b>Spot Rezoning</b>		

**Location Details**

Street :	<b>No.52 &amp; Part 60 Ada St</b>		
Suburb :	<b>Cardiff</b>	City :	<b>Lake Macquarie</b>
		Postcode :	<b>2285</b>
Land Parcel :			

**DoP Planning Officer Contact Details**

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**RPA Contact Details**

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**DoP Project Manager Contact Details**

Contact Name :  
Contact Number :  
Contact Email :

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**Land Release Data**

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Lower Hunter Regional Strategy	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	20
The NSW Government Lobbyists Code of Conduct has been complied with :	Yes		
If No, comment :			
Have there been meetings or communications with registered lobbyists? :	No		
If Yes, comment :			

**Supporting notes**

Internal Supporting Notes :

**Council has resolved to insert medical centres as an additional permitted use in its LEP schedule. Council's decision is not consistent with the Department's Draft Practice Note which discourages the use of additional permitted uses where land use permissibility can be addressed through zones and in land use tables.**

**It is recommended that medical centres be made permissible in the 6(2) Tourism and Recreation zone (or the equivalent zone under the SI) under Lake Macquarie LEP 2004. The 6(2) Tourism and Recreation zone already permits a broad range of land uses such as clubs, educational establishments, hotels, places of public worship and pubs. The draft SI LEP, currently on exhibition, is primarily a conversion and permits similar land uses in the proposed RE2 Private Recreation zone. If made permissible, the development assessment process will determine whether the proposed development is suitable and this option is considered more transparent than inserting an additional permitted land use in the LEP schedule.**

**Alternatively, the subject land could be rezoned 2(2) Residential Urban Living, the same as the adjoining zone, which is proposed to be converted to R3 Medium Density Residential under the draft SI LEP. The SEPP (Infrastructure) 2007 permits health services facilities (including medical centres) with development consent on land zoned R3 Medium Density Residential. The draft SI LEP reflects this and permits with consent health service facilities within the zone. If the site is not redeveloped as a medical centre, existing use rights would apply to the existing squash courts and swimming pool.**

External Supporting Notes :

**Adequacy Assessment**

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

Is a statement of the objectives provided? **Yes**

Comment : **Council clearly explains its intentions. Council will be advised to combine the two planning proposals (draft amendment No.70 & 73) into one.**

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

Is an explanation of provisions provided? **Yes**

Comment : **Council has resolved to insert medical centres, a shop (limited to 50m2 GFA) and associated car park, as an additional permitted use in its LEP schedule and to reclassify part of No. 60 Ada Street from community to operational land, so it can be developed as a carpark.**

**However this approach is not supported and it is recommended that medical centres be made permissible in the 6(2) Tourism and Recreation zone (or equivalent zone under the SI) under Lake Macquarie LEP 2004. The proposed health food shop with a maximum area of 50sm can be assessed as being ancillary to the medical centre.**

**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

- 1.3 Mining, Petroleum Production and Extractive Industries**
- 2.1 Environment Protection Zones**
- 2.2 Coastal Protection**
- 2.3 Heritage Conservation**
- 3.2 Caravan Parks and Manufactured Home Estates**
- 3.3 Home Occupations**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 4.2 Mine Subsidence and Unstable Land**
- 4.3 Flood Prone Land**
- 4.4 Planning for Bushfire Protection**
- 5.1 Implementation of Regional Strategies**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 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 19—Bushland in Urban Areas**
- SEPP No 55—Remediation of Land**
- SEPP (Infrastructure) 2007**

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

**SEPP 55 - Council is satisfied that the site is not contaminated.**

**SEPP (Infrastructure) - Depending on the panel's decision, the ISEPP may be relevant. If the land is rezoned 2(2) Residential Urban Living or the equivalent R3 Medium Density Residential under the draft SI LEP. The SEPP (Infrastructure) 2007 will permit health services facilities (includes medical centres) with development consent.**

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

If No, explain :

**The Planning Proposal (reclassification of land at part No.60 Ada Street, Cardiff) requires the Director General's approval under Direction 6.2 Reserving Land for Public Purposes because it is reducing the amount of available public land. Council's Community Planning Department advises that this is surplus land and not required for public use. The western side of No.60 Ada Street is being retained for the future construction of a cycle and pedestrian path along with landscaping. It is recommended that the Director General approves the reduction of land for public purposes.**

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Council has identified the inconsistency with Direction 6.3 Site Specific Provisions because it has resolved to insert medical centres as an additional permitted use in its LEP schedule. It is recommended that medical centres be listed as a permissible land use in the 6(2) Tourism and Recreation zone. Depending on the Gateway Determination, the D-G's approval may be required for this inconsistency.

**Mapping Provided - s55(2)(e)**

Is mapping provided? Yes

If No, comment : Council will need to provide a reclassification information map to identify the part of No.60 Ada Street being reclassified.

**Community consultation - s55(2)(e)**

Has community consultation been proposed? Yes

Comment : Support Council's recommendation to exhibit the planning proposal for 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 2013

Comments in relation to Principal LEP : The draft SI LEP is on public exhibition until 24 December 2012. Expected to be completed by mid 2014.

**Assessment Criteria**

Need for planning proposal : Yes. A planning proposal is required to make the medical centre permissible and to reclassify land.  
Council's planning proposal indicates that a shortage of medical facilities has been identified within the LGA and that this proposal will provide the opportunity for additional facilities.

Consistency with strategic planning framework : Yes.  
The Lower Hunter Regional Strategy (LHRS) and Council's Lifestyle 2020 Strategy promotes the provision of services within close proximity to centres to support the existing hierarchy. The site is surrounded by predominantly residential and recreational land uses and therefore rezoning the land to commercial is not supported.

The site is located within close proximity to the Glendale/ Cardiff emerging major regional centre, and the Main Road renewal corridor identified within the Lower Hunter Regional Strategy. The site is not specifically identified in the LHRS, however Council's assessment of the proposal against the LHRS sustainability criteria demonstrates that the development of a medical centre in this location is appropriate and will improve health services and provide a more efficient use of existing land and infrastructure.

It is recommended that medical centres be made permissible in the 6(2) Tourism and Recreation zone (or the equivalent zone under the SI) because the zone already permits a

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broad range of land uses such as clubs, educational establishments, hotels, places of public worship and pubs. Medical centres are considered compatible and of less impact than some of the other types of development permitted with consent. An extract of LEP 2004 and draft SI LEP land uses tables are provided as an attachment.

In addition, medical centres are considered appropriate in the 6(2) Tourism and Recreation zone and the equivalent RE2 Private Recreation zone on the basis of the Department's practice note (PN11\_002) for the use of SI zones, which permits a range of compatible land uses in this zone. Inevitably the development assessment process will determine whether the proposed development is acceptable.

It should also be noted that the adjoining land is proposed to be zoned R3 Medium Density Residential under the draft SI LEP, with health service facilities permitted with consent. The SEPP (Infrastructure) 2007 permits health services facilities (includes medical centres) with development consent on this land.

Environmental social economic impacts :

Some vegetation is located on the lot 60 and will need to be removed to facilitate the proposed car park. Council indicates that the vegetation is not significant, however it is considered that a flora and fauna assessment will determine whether the proposed redevelopment will have any impact on threatened species.

The Planning Proposal will deliver a net community benefit by providing additional health services within the Lake Macquarie area, whilst enabling the retention of part of an existing recreational facility (squash court component) to continue to be used by the public. Council also advises that the swimming pool will be incorporated into the medical centre as a hydrotherapy pool.

The Subject site is located within a Mine Subsidence District and is mapped as bushfire prone, consultation with the Mine Subsidence Board and NSW Rural Fire Service is required. The Planning Proposal identified existing traffic issues associated with the adjoining intersection with Macquarie Road and it is considered that further consultation with Roads and Maritime Services regarding the proposal is required.

**Assessment Process**

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

Timeframe to make LEP : **12 months** Delegation : **DG**

Public Authority **Mine Subsidence Board**  
 Consultation - 56(2)(d) : **NSW Rural Fire Service**  
**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 : **The Planning Proposal should proceed on the basis that medical centres become permissible in the 6(2) Tourism and Recreation zone or the equivalent zone under the SI LEP.**

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

If Yes, provide reasons :

Identify any additional studies, if required :

- Flora**
- Fauna**
- Bushfire**

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If Other, provide reasons :

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 :

**Planning Team Recommendation**

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

S.117 directions :           **1.3 Mining, Petroleum Production and Extractive Industries**  
                                      **2.1 Environment Protection Zones**  
                                      **2.2 Coastal Protection**  
                                      **2.3 Heritage Conservation**  
                                      **3.2 Caravan Parks and Manufactured Home Estates**  
                                      **3.3 Home Occupations**  
                                      **3.4 Integrating Land Use and Transport**  
                                      **4.1 Acid Sulfate Soils**  
                                      **4.2 Mine Subsidence and Unstable Land**  
                                      **4.3 Flood Prone Land**  
                                      **4.4 Planning for Bushfire Protection**  
                                      **5.1 Implementation of Regional Strategies**  
                                      **6.1 Approval and Referral Requirements**  
                                      **6.2 Reserving Land for Public Purposes**  
                                      **6.3 Site Specific Provisions**

Additional Information :   **It is recommended that:**

- 1. The Planning Proposal be supported, however the additional permitted use is not.**
- 2. Council be advised to make medical centres permissible in the 6(2) Tourism and Recreation zone (or the equivalent zone under the SI) under Lake Macquarie LEP 2004.**
- 3. Council be advised to prepare an information map to identify the land being reclassified at No.60 Ada Street, Cardiff . This will need to be forwarded to the Department when requesting the drafting of the instrument.**
- 4. Council be advised to amend the draft SI LEP zoning map to retain the RE2 Private Recreation zoning for the land being reclassified at No.60 Ada Street, Cardiff.**
- 5. Council be advised to combine the two planning proposals (draft amendment No.70 & 73) into one. This will need to be forwarded to the Department when requesting the drafting of the instrument.**
- 6. Community consultation is required under section 56(2)(c) and 57 of the Environmental Planning & Assessment Act 1979 ('EP&A' Act) as follows:**
  - (a) the Planning Proposal be made publicly available for 28 days;**
  - (b) the relevant authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be publicly available along with planning proposals as identified in section 4.5 of A guide to preparing LEPs (Department for Planning 2009).**
- 7. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:**
  - Mine subsidence Board**
  - Rural fire Service**
  - Transport for NSW - Roads and Maritime Services**

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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.

8. The Director General (or delegate) approves the reduction of land for public purposes under the Minister's S117 Direction 6.1 Reserving Land for Public Purposes.

9. 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.

10. Compliance with the LEP Practice Note PN 09-003 Classification and reclassification of public land through a LEP.

11. The timeframe for completing the LEP is 12 months from the date of the Gateway Determination.

Supporting Reasons :

It is recommended that medical centres be made permissible in the 6(2) Tourism and Recreation zone (or the equivalent zone under the SI) under Lake Macquarie LEP 2004. The 6(2) Tourism and Recreation zone already permits a broad range of land uses such as clubs, educational establishments, hotels, places of public worship and pubs. The draft Lake Macquarie SI LEP is primarily a conversion and permits similar land uses in the proposed RE2 Private Recreation zone. Medical centres are considered compatible in this zone and of less impact than some the the other types of development permitted with consent. If made permissible, the development assessment process will determine whether the proposed development is suitable.

**Panel Recommendation**

Recommendation Date : 15-Nov-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. The inclusion of 'development for the purpose of a medical centre, shop, and associated car parking' as additional permitted uses is not supported in this instance. Council is to rezone the land to an appropriate zone and amend the planning proposal accordingly prior to the commencement of public exhibition.

2. Prior to commencing public exhibition, Council is to:

- (a) prepare a map that clearly identifies land to be reclassified at 60 Ada Street, Cardiff;
- (b) ensure the part of 60 Ada Street, Cardiff being reclassified is rezoned to the same zone proposed for 52 Ada Street, Cardiff; and
- (c) combine the two planning proposals for draft amendment 70 and 73 and progress the rezoning and reclassification of the subject land as one 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:

- (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).

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

- Mine Subsidence Board
- NSW Rural Fire Service

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- 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.

5. 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).

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

**Gateway Determination**

Decision Date : 08-Mar-2013 Gateway Determination : Passed with Conditions

Decision made by : Director General

Gateway Determination : .....

The Planning Proposal should proceed subject to the following conditions:

1. The inclusion of 'development for the purpose of a medical centre, shop, and associated car parking' as additional permitted uses is not supported in this instance. Council is to rezone the land to an appropriate zone and amend the planning proposal accordingly prior to the commencement of public exhibition.

2. Prior to commencing public exhibition, Council is to:

- (a) prepare a map that clearly identifies land to be reclassified at 60 Ada Street, Cardiff;
- (b) ensure the part of 60 Ada Street, Cardiff being reclassified is rezoned to the same zone proposed for 52 Ada Street, Cardiff; and
- (c) combine the two planning proposals for draft amendment 70 and 73 and progress the rezoning and reclassification of the subject land as one 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:

- (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).

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

- Mine Subsidence Board
- NSW Rural Fire Service
- 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.

5. A public hearing is not required to be held into the matter by any person or body under

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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).

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

Exhibition period : 28 Days

Gateway Timeframe : 12 months

Extension Timeframe : 0 months

Total Timeframe : 12 months

Proposal Due Date for Finalisation: 15-Mar-2014

Status: On-time

Revised Determination (e.g. Extensions & Alterations):

On 8 March 2013 the A/DG revised the Gateway Determination. The Planning Proposal should proceed subject to the following conditions:

1. Prior to commencing public exhibition, Council is to:

- (a) address the Director-General's requirements relating to the reclassification of public land consistent with section 5.5.4 of A Guide to Preparing LEPs, which includes advising whether the planning proposal extinguishes any interests;
- (b) update the 'explanation of provisions' within the planning proposal to correctly identify the part of Schedule 4 of draft LEP 2013 which is to be amended, should there be interests to be extinguished.
- (c) include a project timeline, consistent with Section 2.6 Part 6 of the A Guide to Preparing Planning Proposals. The project timeline is to provide a mechanism to monitor the progress of the planning proposal; and
- (d) combine planning proposals for draft amendment 70 and 73 and progress the rezoning and reclassification of the subject land as one planning proposal.

2. 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Mine Subsidence Board (S117 Direction 4.2 Mine Subsidence and Unstable Land)
- NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)
- 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, and given at least 21 days to comment on the proposal.

4. 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

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may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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

**Implementation**

Gateway effective date : **15-Mar-2013**

Exhibition start date : **20-May-2013**

Exhibition end date : **18-Jun-2013**

Exhibition duration : **30**

Public hearing : **s30**

Date : **17-Jul-2013**

Date advice received from RPA : **08-Oct-2013**

Days with RPA : **208**

**LEP Assessment**

Days with DoP : **21**

Number of submissions : **4**

Additional studies conducted : **Yes**

Agency consultation consistent with recommendation : **Yes**

If No, comment : **Council consulted with all relevant agencies. No response was received from the Mine Subsidence Board or Office of Environment and Heritage. Due to the minor nature of the proposal, including its continued use of an existing building, the lack of response is not considered a reason to delay the proposal.**

Agency Objections : **No**

If Yes, comment : **RMS did not object to the proposal but identified matters for consideration at the DA stage. RFS identified that the existing building did not currently comply with the Australian Standards for construction of buildings in bush fire prone areas, it is considered that this matter will be addressed at DA stage.**

Documentation consistent with Gateway : **Yes**

If No, comment : **CONSISTENCY WITH GATEWAY DETERMINATION  
Council advises that it has complied with the GD conditions. The PP is consistent with the intent and purpose of the GD.  
In particular the Planning Proposal was updated as per the Gateway Determination to clarify interests being discharged, combine the reclassification and additional permitted use proposal's and include a project timeline. Public exhibition occurred for a period for 30 days. The Proposal has proceeded within the timeframe established by the Gateway Determination.**

**ISSUES RAISED IN SUBMISSIONS:**

**Council advises that two submissions were received from the community during the exhibition period and has provided a summary of the points raised. One submission supported the proposal and one raised concerns regarding local traffic issues. Council's assessment and their response is considered an accurate representation of the submissions and the issues raised will be dealt with at the DA stage.**

**PUBLIC HEARING:**

**Council advises a public hearing was held on per s.29 of the LG Act 1993 and s.57**

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of the EP&A Act 1979, and that it was advertised per the statutory requirements. No community members attended the public hearing.

**CONSISTENCY WITH SEPPS:**

The PP is not inconsistent with any of the relevant SEPPs.

**CONSISTENCY WITH S.117 DIRECTIONS:**

The PP is not inconsistent with any of the s117 directions.

**FINAL PC OPINION:**

The PC Opinion was issued on 6 December 2013. No changes have been made to the draft LEP since the Opinion was issued. Council has accepted the draft LEP.

**EXCO/ GOVERNOR APPROVAL REQUIRED:**

Interests are to be extinguished by the reclassification (ie the land will be added to Part 2 of Schedule 3 of the LEP), the approval of the Governor is required.

Proceed to Draft LEP : **Yes**

If No, comment :

Have all necessary changes requested by Council / Department / Agency / Other been made? **Yes**

If No, comment : **Agency comments will be considered at DA stage and council advises that their comments have been supplied to the relevant Council section.**

**LEP Determination**

Date sent to legal : **28-Oct-2013** Total Days at PC : Total Days at Legal/DoP : **117**

**PC Dates Details**

Date sent to PC : Date returned from PC : Days at PC :

Other referrals : Date Sent : Date Received :

Elapsed Days : **138**

Date PC provided an opinion that draft LEP could be made : **06-Dec-2013**

Have changes been made to the draft LEP after obtaining final PC opinion? **No**

Determination Date : Determination Decision :

Notification Date : Decision made by :

Link to Legislation Website :

Internal Supporting notes :

**Documents**

Document File Name	DocumentType Name	Is Public
<b>Draft SI LEP zoning map.pdf</b>	<b>Map</b>	<b>No</b>
<b>Planning Proposal - Permit medical Centres</b>	<b>Proposal</b>	<b>Yes</b>
<b>_Amendment No.70_.DOC.pdf</b>		

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<b>Planning Proposal - Reclassification _Amendment No.73 _DOC.pdf</b>	<b>Proposal</b>	<b>Yes</b>
<b>Lake Mac 6(2) Zone &amp; Draft RE2 Private Recreation zone land use table.docx</b>	<b>Determination Document</b>	<b>No</b>
<b>1. Lake Macquarie Gateway.pdf</b>	<b>Determination Document</b>	<b>Yes</b>
<b>2. Lake Macquarie PR Report.pdf</b>	<b>Determination Document</b>	<b>Yes</b>
<b>1. Lake Macquarie Planning Team Report.pdf</b>	<b>Determination Document</b>	<b>Yes</b>
<b>1. Lake Macquarie Gateway - Revised.pdf</b>	<b>Determination Document</b>	<b>Yes</b>