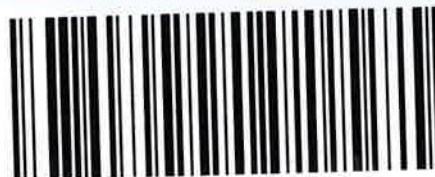


17 May 2013



PNC001524

BH

The Regional Manager
NSW Department of Planning
Hunter Regional Office
PO Box 1226
Newcastle NSW 2300

Dear Sir / Madam

Subject: Notification of Preparation of Draft Amendment to Lake Macquarie Local Environmental Plan 2004 - 57 Thomas Street Edgeworth

Location: Lot 10 DP 791439, 57 Thomas Street Edgeworth

I advise that on 13 May 2013, Council resolved to prepare a draft amendment to Lake Macquarie Local Environmental Plan (LEP) 2004. The draft amendment aims to rezone the above land from 4(2) Industrial (General) to 3(1) Urban Centre.

I provide further detail of the proposal in the enclosed Council report and Planning Proposal, including a locality map showing the site, current zoning, aerial, proposed zoning, and surrounding area.

It is Council's opinion that a Local Environmental Study is not necessary due to the following:

- The site has been developed for industrial use and is devoid of vegetation. This site is within a well established urban area and is predominantly concrete hard stand. As a result, it is not considered any further biodiversity study is required on the site.
- The site is not affected by any issues relating to hydrology, water quality, or flooding.
- The site is not identified as bushfire prone land.
- The site does not contain, and is not within proximity to, any known heritage or Aboriginal heritage items.
- The site is currently serviced by all essential infrastructure including electricity, roads, water and sewer.

It is considered however, that traffic, contamination, visual impact, acoustic and geotechnical studies should be undertaken. This includes consultation with the Mine Subsidence Board, Roads and Maritime Services, Minerals DPI and Transport NSW.

Please forward the attached Planning Proposal and Council Report to the Gateway for determination.

Our Ref: rtz/3/2013
D02949245



Council awaits advice from the Gateway, and the Department's Authorisation for the delegation of plan making functions to Council if deemed appropriate.

Should you require further information, please contact me on 4921 0371.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K Partington', with a stylized flourish at the end.

Karen Partington
Senior Strategic Landuse Planner
Integrated Planning Department
kpartington@lakemac.nsw.gov.au

Enclosure: Planning Proposal

Council Report