

Addendum – Speers Point Quarry 1a Raymond Street, Speers Point

Section 117(2) Ministerial Direction assessment.

Ministerial Direction	Relevance	Implications
1.1 Business and Industrial Zones	Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres	The Planning proposal is not consistent with this direction as it removes 11ha of industrial zoned land. However, the inconsistency is justified by a Council adopted broad strategy entitled as the Pasminco Munibung Hill Draft Land Use Strategy which considers the future development opportunities for both the Pasminco Site and that of the Quarry site. The strategy was adopted by Council in November 2005. The broad strategic land use strategy aims to reflect the sustainability principles that underpin Lake Macquarie City Council's Lifestyle 2020 Strategy. The report discusses a proposed industrial subdivision of 4(2) Industrial (General) zoned land which was rezoned from 4(1) Industrial (Core). The land is some 18ha in area in the north-eastern corner of the Pasminco site, (an extension to the existing industrial area in Argenton) which has now been approved. There is also a further area of Industrial land which has been rezoned to 4(2) Industrial (General) Zone to the north west of the original Pasminco site. Both these industrial areas and the change in industrial zone type (from 4(1) Industrial Core (the Pasminco site), to a zone that facilitates light industrial activities, and provision of local employment opportunities, in part offsets the loss of the 11ha of industrial land in the Quarry pits. The report also provides an examination of land in the Munibung Hill area which includes the Quarry site, and indicates the potential for urban development within the Quarry site connecting the Speers Point urban area. Support is also expressed for a

rezoning application for urban development of the Quarry pits with land use principles to guide future rezoning and development applications.

Based on the above background landuse strategy, the current Industrial zone for the Quarry site is considered inappropriate in the context given the recent and proposed rezonings in the immediate area including the Pasminco Smelter to the North of this proposal; the Quarry's proximity to adjoining residential areas; and that the Quarry activities been discontinued because of the limited life of the existing resource, and being no longer economically viable.

The proposal is therefore consistent with the outcomes of previous strategic studies and seen as of minor significance in the broader context of Munibung Hill and the Pasminco area in relation to this 117 direction.