

Planning Proposal

Amendment to Lake Macquarie Local Environmental Plan 2004

Speers Point Quarry 1A Raymond Street, Speers Point

Local Government Area: Lake Macquarie

Name of Draft LEP: Lake Macquarie Local Environmental Plan 2004 (Amendment No 69)

Part 1 – Objective of the Planning Proposal

The objective of the Planning Proposal is to amend *Lake Macquarie Local Environmental Plan 2004* (LMLEP 2004) to enable the rezoning of a previous quarry site to facilitate 11ha of low-density residential development, with the balance of the site, approximately 69ha, to remain an environmental zone. The subject site is located on the elevated portions of Munibung Hill, a prominent landmark to the north of Lake Macquarie. The site also adjoins the former Pasminco Smelter site at Boolaroo, which has recently been rezoned for residential purposes (refer to Figure 1, Subject Land Locality Map).

Part 2 – Explanation of the Provisions

The amendment proposes the following changes to the LMLEP 2004 map and instrument:

Amendment Applies To	Explanation of the Provision
Map	It is proposed that part of the subject land, comprising Lot 1 DP 557315 and Lot 21 DP 790637 will be rezoned from 4(1) Industrial Zone (Pits A and B), and the surrounding approaches from Hopkins Street Pt DP790637 from Zone 1(1) Rural (Production) to 2(1) Residential Zone. The remainder of the site DP790637 will remain as 7(2) Conservation (Secondary) Zone with the addition of a vegetation spur between Pits A and B, and an additional area to the south east through to the north east of Pit A also zoned as 7(2) Conservation (Secondary), (refer to Figure 4 Proposed LEP Amendment Zones, and Figure 5, Proposed LEP Instrument Zones).
Schedule 2 Subdivision standards	No changes to the current standards within LMLEP 2004 required.
LMLEP 2012 – Minimum Lot Size Map	The subdivision standards of LMLEP 2004 have been transferred to draft LMLEP 2012 and will form part of the Lot Size Map.
LMLEP 2012 – Building Height Map	The building height controls from DCP No.1 have been transferred to draft LMLEP 2012, and will form part of the Height of Buildings Map.
Land uses	Under LMLEP 2004, the current land uses will apply to the rezoned land for both the 2(1) Residential Zone and the 7(2) Conservation (Secondary) Zone. Under draft LMLEP 2012, the current Industrial Zone (under LMLEP 2004) has been provided with an SP1 Special Activities - Quarry Zone over the land. The current 1(1) Rural (Production) Zone (under LMLEP

Amendment Applies To	Explanation of the Provision
	2004) will convert to the R2 Residential Zone and the 7(2) Conservation (Secondary) Zone will convert to the E2 Conservation Zone. The proposed zones in draft LMLEP 2012 will allow similar land uses in the R2 Residential Zone and the E2 Conservation Zone.

Part 3 – Justification for the Provisions

A. Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

There have been a number of preliminary planning studies commissioned by Lake Macquarie City Council (LMCC) for the subject land. These include the Munibung Hill Development Control Study and subsequent Munibung Hill Development Control Plan (DCP) in 1989. The subject land has also been the subject of a Draft land use strategy prepared by Dixon Rothschild and URS in 2005, on behalf of the Lake Macquarie Council.

This Planning Proposal is the result of a Local Environmental Study (LES) that commenced in 2010 and was completed in January 2012. The LES was prepared on the proponent's behalf by consultants appointed by Lake Macquarie City Council. The consultants negotiated directly with Council, with the proponent paying a fee for services to Council and the consultant's cost in delivery of the LES under a negotiated contract.

The subject land consists of Lot 21 DP790637, Lot 1 DP557315, Lot 1 DP321254, Lot 1 DP210440, Lot 1 DP 105845, and Lot 2 DP105845, and is known as the Speers Point Quarry site, Speers Point.

The following LES investigations have been undertaken by the consultants to support the proposal, and include:

- Bushfire Threat Assessment
- Cultural Heritage Survey & Assessment
- Ecological Constraints & Opportunities Assessment
- Servicing Report
- Social & Economic Impact Assessment
- Visual Amenity & Visual Impact Assessment
- Flooding & Drainage Assessment
- Traffic Impact Assessment
- Limited Geotechnical Investigation

The investigations within the LES provide a balanced evaluation of the possible development and conservation options, and form a sound basis for decision making over the site.

Key findings of the LES:

- *Approximately 11 hectares of land on the site will be available for residential development, which could include small lot housing, with approximately 69 Hectares of the site being zoned environmental protection.*
- *Appropriate landscaping and strict built form requirements will be necessary to ensure future development responds appropriately to the site within its environmental context.*
- *Opportunity to create an expanded Munibung Hill park including a network of pedestrian trails over the greater Munibung Hill area accessible from the east, west and south which has not been possible previously.*
- *Future development will require geotechnical, drainage, cultural heritage, and visual investigations to ensure all future impacts are identified and managed.*
- *The on-going management of the conservation areas will require investigation and the identification of options going forward.*

Initial consultation with agencies pursuant with S.62 of the then EP& A Act has already occurred. The responses from agencies have been included in the assessment and conclusions of the LES. Further consultation with agencies will occur during exhibition of the draft LEP.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Low-density residential development is consistent with the vision of Council's Lifestyle Strategy 2020/30 and the LHRS. Nearby parcels, including the former Pasminco Cockle Creek Smelter site to the northwest, are zoned for residential and commercial purposes. Removing an industrial zone and facilitating low-density residential development on a portion of the subject site, is consistent with Council's strategy for urban development of the surrounding area of Boolaroo Speers Point, and Argenton.

In order to enable the proposed development, an amendment to LMLEP 2004 is necessary. The amendment will ensure that the proposed development and its various uses are permitted on the subject land with development consent subject to the provisions of SEPP Exempt and Complying 2008. The current zoning of the Industrial areas does not allow residential uses.

The following is relevant for the proposed change in zone:

- The existing quarry is no longer viable and has generally exhausted its resource;
- The quarry has no value for recreational/conservation uses/or conservation biodiversity;
- A residential zone will provide needed housing without the loss of biodiversity values.

3. Is there a net community benefit?

A Social and economic Impact Assessment has been undertaken as a component of the LES and states that based on the findings of the social and economic impact assessment, a change of zone and subsequent redevelopment of the site can be accommodated within the social (schools, parks, open space) and economic infrastructure of the local community.

Given the additional residential opportunities offered by the proposed development and the minimal environmental impact likely to result, the proposal is considered to provide a net community benefit. A Net Community Benefit Test has been undertaken and provided below.

Net Community Benefit Test

Issue	Assessment
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Issue	Assessment
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	The proposal is a redevelopment of an existing disused quarry. Land in the vicinity and adjoining the subject site has been or will shortly be rezoned for residential and commercial uses. Therefore, the proposed rezoning of this land although too small to be earmarked in a regional strategic direction, is within an existing urban area in the Lower Hunter Regional Strategy. The proposal is also consistent with Council's Strategic 2020 Lifestyle Strategy and draft 2030 Lifestyle Strategy in providing residential development in close proximity to the local centre of Speers Point, and town centres of Warners Bay, Cardiff, and Glendale. Although the land is not located within 800 metres of a transit node, the land is situated within 800 metres of a regular Bus route from Toronto, Warners Bay and to Newcastle, and is located approximately 3 km to the south from the Cockle Creek Railway Station.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	Yes. The proposal is located in Lake Macquarie City Council area within the Lower Hunter Regional Strategy, but too small an area to be readily identifiable. The proposal is also within the LMCC Lifestyle 2020 Strategy area, which is the strategic land use study for the Council's LMLEP 2004.
Is the LEP likely to create a precedent, or create or change the expectations of the landowner or other landholders?	No. This is infill development that would be encouraged across the City where the opportunities exist.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	The proposal has been considered within the context of other recent rezoning proposals and those in the immediate future, and consistency with the Lower Hunter Regional Strategy in terms of projected population growth for the urban areas of Lake Macquarie. Together with other anticipated development in the locality, there will be an increase in population and therefore increased pressure on local services and facilities. However, the additional population can be catered for mainly through spare capacity in existing infrastructure. The proposal is also not of a scale that would create significant adverse social and economic impact, and the provision s.94 developer contributions will assist in funding necessary services/facilities.
Will the LEP facilitate a permanent employment generating activity or result	There will be limited on-going employment opportunities beyond the initial building

Issue	Assessment
in a loss of employment lands?	activity, except for on-gong maintenance of some individual assets for both individuals and council.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	It will provide infill housing and have a positive impact on the supply of residential land for LMCC in concert with the Lower Hunter Regional Strategy projections.
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	The LES has indicated that existing infrastructure can support the potential addition of up to 200 dwellings that the proposal could deliver. Lake Macquarie has an extensive and expanding network of off-road shared pathways that extends from Booragul, near the Lake Macquarie City Art Gallery, and generally follows the northern foreshore of Lake Macquarie to Eleebana. There is also a network of potential pathways as a component of the Munibung Hill Area Plan to the north of the site linking to Warners bay to the North and the future recently rezoned land of Pasminco to the south through to Boolaroo. The network provides opportunities and potential linkages for pedestrian and cycling facilities as well as recreation activities at Speers Point Park public swimming centre and various ovals. Public transport is available in close proximity to the proposal including the Cockle Creek Railway Station and a regular bus service that runs to Newcastle. The Traffic Impact Assessment (TIA) reports that existing public transport services are adequate for the additional demands from the site.
Will the proposal result in changes to the car distances travelled by customers, employees, and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	The proposal will inevitably create an increase in traffic volumes on local, regional, and State roads, such as the F3 Freeway. The proposal is catering for planned growth in the region rather than being a catalyst for additional vehicle use. As such, the affect of the proposal in this regard is likely to be negligible.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	Advice from the NSW Education and Training Department indicates that there is capacity at the 3 local schools being Boolaroo Public School, Speers Point Public School, and Lake Macquarie High School to accommodate around 100 additional children in the area. There may also be a need for additional

Issue	Assessment
	Childcare facilities. There is a current deficit of medical facilities/doctors in the immediate area. Council is working with State and Federal agencies to overcome this problem.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	The LES concludes that the site is suitable for the proposed development. Four vegetation communities were identified across the site, including Ecologically Endangered Community (EEC). No threatened flora species were identified during field trips by consultants. Three threatened fauna species listed under the <i>Threatened Species Conservation Act 1995</i> (TCS) or the <i>Environment Protection & Biodiversity Conservation Act 1999</i> (EPBC) were also identified during field surveys. However, the location of these species would not be impacted by future development, as potential development will generally be restricted to the area of the site, which previously accommodated the quarry operation, and to areas that have been highly modified/degraded and do not hold any real conservation qualities. Subsequent development on the site, and its environmental impact, will be assessed upon submission of a development application for subdivision that would need to be consistent with a future DCP for the site.
Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The LES concluded that the site is suitable for rezoning. The proposal will be compatible with the function of surrounding and proposed residential development and proposed and existing conservation/recreation areas. It is envisaged that the amenity of the location and that of the wider community will be a positive outcome.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	The proposal will support existing shops and retail outlets in the immediate locality of Boolaroo, Argenton, Speers Point and Warners Bay as well as the broader region.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	The proposal is for residential development with balance conservation/recreation areas. Munibung Hill is not identified as a future centre within a council or regional strategy.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that	The proposal will provide additional housing as growth in the region occurs consistent with the projections within the Lower Hunter

Issue	Assessment
time?	Regional Strategy and will generate additional jobs for the local community during the construction phase of the development. The implications of not proceeding with the LEP would render the existing land to retain the current Industrial zone, which is incompatible with residential uses in the immediate vicinity.

B. Relationship to strategic planning framework

1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Lower Hunter Regional Strategy

The proposal is consistent with the Lower Hunter Regional Strategy. Although the subject land is not of a sufficient size to be readily identifiable, it is within an identified existing urban area and will play a role in supporting increasing growth in the region. The anticipated number of dwellings for the site is between 150 to 200 dwellings. The Lower Hunter Regional Strategy (LHRS) indicates an expected population growth of 160,000 people, translating to an anticipated demand for 66,000 jobs by 2031.

Lower Hunter Regional Conservation Plan

The proposal is consistent with the Lower Hunter Regional Conservation Plan given that the majority of the site will be retained as an environmental zone. Wildlife corridors and sensitive ecological areas will also be located within the environmental zone with a recommendation from the LES to revegetate these areas.

The Ecological constraints and Opportunities Assessment identified one EEC (Coastal Wet Gully Forest) which is located in a southeast pocket of the site. This area will retain an environmental zoning, which will minimise any potential development occurring in this location.

Three threatened fauna species listed under the *Threatened Species Conservation Act 1995* (TSC) or Environment Protection & Biodiversity Conservation Act 1999 (EPBC) were identified, namely the Grey-headed Flying-fox, Little Bentwing-bat and common Bentwing-bat. A single migratory species (listed on the EPBC Act), the White-bellied Sea Eagle, was identified. Potential suitable habitat was also identified for a further 20 threatened species listed on the TSC Act and a further 13 threatened and/or migratory species listed on the EPBC Act. Potential habitat also exists for the threatened Squirrel Glider.

Given the above, the LES states that potential development opportunities are restricted to that area of the site, which previously accommodated the quarry operation, which is largely disturbed.

2. Is the planning proposal consistent with the local council's Community Strategic plan, or other local strategic plan?

The following assessment of the proposal has been undertaken against the Strategic Directions of Council's Lifestyle 2020 Strategy:

A City Responsive to its Environment

Lake Macquarie is recognised by its community and visitors as a place of significant natural assets, including the Lake and its foreshores, bays, islands and other waterways; coastline and beaches; forested mountain backdrop; variety of bushland communities and wetlands; and the diversity and quantity of native fauna.

Development of the site could occur and:

- not adversely impact on areas of ecological and visual significance;
- retain, enhance and /or restore the riparian areas; and
- reuse a disused quarry site.

Design measures will need to be implemented to mitigate any potential environmental impacts resulting from the development. These will be addressed via a DCP Area Plan for the proposal and assessed as a component of the Development Application following the LEP amendment.

A Well Serviced and Equitable City

Lake Macquarie is a City of many centres whose economic viability and ability to provide services is impacted by their distance from each other and the dispersed community they serve. The 2020 Strategy identifies Speers Point as a Local Centre, which is a combination of neighbourhoods, villages, and transport nodes.

The proposal would be consistent with this objective given that it would:

- maximise existing opportunities to limit the extent of urban expansion and to provide more efficient use of existing land and infrastructure; and
- accommodate the City's projected population growth within established areas, which would reduce the need for more Greenfield sites on the periphery of urban areas.

A Well Designed and Liveable City

Lake Macquarie benefits from a high amenity natural environment. The 2020 Lifestyle Strategy seeks to recognise, retain, and enhance the character and attributes of the City that make it an attractive and liveable environment for residents, workers, investors, and visitors.

The proposal would be consistent with this objective given that it would avoid development that:

- would adversely impact on areas of high scenic significance by ensuring that development is not located above the 54 metre contour level; and
- development does not adversely impact on places of cultural or heritage significance.

A City of Progress and Prosperity

Lake Macquarie has a strong economic base. This foundation has the potential to diversify and provide the community with greater employment and wealth generating opportunities.

The proposal through additional population growth would:

- contribute to use of existing services and facilities; and
- provide for on going support for other investment in the region.

An Easily Accessible City

The size and dispersed nature of Lake Macquarie can result in increase travel times, reduced public transport provision and patronage, and make reliance on private motor vehicles necessary. Future development should reduce reliance on private vehicles and support an efficient and accessible movement system.

The proposal would be consistent with this objective by:

- provision of development which is within an existing urban catchment;
- providing development that locates to support existing services and facilities and public transport;
- providing development that maintains and enhances connectivity within existing and emerging areas; and
- maximises the opportunity for development to provide greater connectivity in the open space network.

3. Is the planning proposal consistent with applicable state environmental planning policies?

An assessment has been undertaken to determine the level of consistency the proposal has with relevant State Environmental Planning Policies (SEPPs). The assessment is as follows:

SEPPs	Relevance	Implications
SEPP (Exempt and Complying Development Codes) 2008.	The SEPP aims to streamline assessment processes for development that complies with specified development standards.	Should the land be rezoned to part residential then this SEPP would apply in terms of the uses that may be either exempt or complying development. The proposal would be consistent with this SEPP.
SEPP (Housing for Seniors or People with a Disability)	The SEPP encourages the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood.	Should the site be zoned to part residential then this SEPP would apply. The proposal would be consistent with this SEPP.
SEPP (Affordable Rental Housing)	Establishes a consistent planning regime for the provision of affordable rental housing.	Should the site be zoned to part residential then this SEPP would apply in terms of the residential uses for the site. The proposal would be consistent with this SEPP.
SEPP No. 19 – Bushland in Urban Areas	The SEPP aims to protect and preserve bushland within certain urban areas, as part of the natural and cultural heritage or for recreational, educational, and scientific purposes. The policy is designed to protect bushland in public open space zones and	The preferred zoning for the site would be consistent with the SEPP's requirements as the majority of the site will be retained in an environmental zone. Redevelopment of the site will be predominantly in the disturbed areas previously used for quarrying activities. Bushland in areas that have been

SEPPs	Relevance	Implications
	reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.	identified as being in a sensitive geotechnical location will retain an environmental zoning.
SEPP No. 32 – Urban Consolidation	The SEPP aims to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used, and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy.	The LES has concluded that rezoning the land to residential satisfies the aims and objectives of the SEPP in terms of: ▪ The previous use as a quarry and zoned as Industrial land, has exhausted its resource and is no longer economically viable thus allowing consideration of other highest and best use of the site. ▪ Rezoning the site represents an opportunity for infill residential development to occur in accordance with urban consolidation land use principles, and greater choice of housing mix in the locality. ▪ The sites proximity to an existing neighbourhood centre serviced by public transport and infrastructure and social infrastructure. The proposal would be consistent with this SEPP.
SEPP No. 44 – Koala Habitat Protection	The SEPP encourages conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range.	The subject land does not contain potential Koala habitat.
SEPP No. 55 – Remediation of Land	The SEPP requires the subject land to be suitable for its intended use in terms of the level of contamination, or where the land is unsuitable due to the level of contamination, remediation measures are required to ensure that the subject land is suitable for its intended use.	The LES concludes that rezoning of part of the land to residential can proceed in line with the objectives of the SEPP. A detailed Contamination Site Investigation would need to be undertaken and based on the findings, a Remedial Action Plan would likely be required. For any areas to be zoned open space/recreation or dedicated to council, a Phase 2 Detailed Investigation Report prior to the finalisation of the rezoning LEP footprint would also likely be required. Therefore, the proposal would be consistent with this SEPP.
SEPP No. 71 – Coastal	The SEPP aims to ensure that there is a consistent and strategic	The proposed rezoning is consistent with the coastal zone of the NSW Coastal

SEPPs	Relevance	Implications
Protection	approach to coastal planning and management and to ensure there is a clear development assessment framework for the coastal zone.	Policy.
SEPP (Infrastructure 2007)	The SEPP aims to provide a consistent planning regime for the delivery of infrastructure and the provision of services. It also provides for consultation and assessment with public authorities during the assessment process.	Development resulting from the proposal may require implementation of the provisions of the SEPP. However, a traffic study has been prepared which indicates that the existing road network could accommodate up to 250 lots being created. The proposal would be consistent with this SEPP.
SEPP (Mining, Petroleum Production and Extractive industries) 2007	The SEPP aims to manage the development of land for mining, petroleum, and extractive development in a manner that provides social and economic welfare of the State, and provides controls to promote ecologically sustainable development.	DPI has noted that the subject site is within an existing coal mining lease area. However, the LES notes that it is considered unlikely that any extraction of this resource is likely to occur on, or under, the subject site that would warrant the area to be excluded from any development potential. The proposal would be consistent with this SEPP.
SEPP - BASIX	The SEPP aims to manage the development of land in an sustainable manner and provides controls to promote requirements for energy and water consumption	The LES notes that residential development on the subject site, will need to comply with the BASIX requirements for energy and water consumption. The proposal would be consistent with this SEPP.

4. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

An assessment has been undertaken to determine the level of consistency the proposal has with relevant Ministerial Directions. The assessment is provided below.

Ministerial Direction	Relevance	Implications
1.2 – Rural Zones	Aims to protect agriculturally productive land by preventing a draft LEP from rezoning land from rural to an urban land use, or intensifying the permissible density of rural land; unless it is consistent with a Department of Planning regional strategy or justified with concurrence from the	The Planning Proposal is not consistent with this direction; however, the proposal is likely to be negligible in terms of its affect on rural lands. Concurrence should be sought from the Director-General in this regard. A minor portion of the land is zoned for rural purposes. The rezoning of this rural land is considered to be of minor significance within the broader context

	Director-General.	of current and future redevelopment of the area.
1.3 - Mining, Petroleum and Extractive Industries	Aims to ensure that the future extraction of State or Regionally significant reserves of coals, other minerals, petroleum, and extractive materials are not compromised by inappropriate development.	Advice from Trade and Investment Resources & Energy indicates that a Mineral Resource Audit (MRA) to meet foreseeable needs of known mineral and extractive resources of regional significance is currently being finalised and will be provided to Lake Macquarie Council in the near future. The advice notes that the Speers Point Quarry is not included in the latest version of the MRA. The advice is based on the proximity of residential areas, limited development potential of the resource in the future, and expansion of the resource being unlikely. It is however stated that it does not preclude the opportunity to extract small scale quantities of construction materials for localised use (e.g. residential). The Planning Proposal is consistent with this direction.
2.1 – Environmental Protection Zones	Aims to protect and conserve environmentally sensitive areas	An ecological assessment has been prepared for the subject site that identified flora and fauna issues and recommendations for conservation and corridors. The preferred land use strategy identifies a significant area for environmental protection, which contains endangered ecological communities. Further discussions with OEH will be required where vegetation removal is necessary. The proposal does not affect land currently zoned for conservation purposes.
2.2 – Coastal Protection Zones	Aims to implement the principles in the NSW Coastal Policy.	The preferred land use strategy is consistent with this direction, and has been prepared in light of the NSW Coastal Policy and Coastal Design guidelines. The LES further states that any future development on the site should consider the design guidelines.
2.3 – Heritage Conservation	Aims to conserve items of environmental heritage by requiring a draft LEP to include provisions to facilitate the protection and conservation of Aboriginal and European heritage items.	Part of the subject land falls within the Lake Macquarie Sensitive Aboriginal Cultural Landscape Map. As such, an Aboriginal heritage impact assessment is considered necessary to support the proposal at the subdivision application stage. The LES states that an investigation and consultation should occur into the gazettal of the ridgelines as an Aboriginal Place under section 84 of the National Parks & Wildlife Act 1974. If the ridgelines are not declared an Aboriginal Place any ground works, including remedial environmental work should be preceded by a targeted archaeological investigation.

		Any proposed development of the Speers Point Quarry should be informed by a full and comprehensive investigation of the area's Aboriginal and European cultural heritage values at the development application stage for subdivision. The LES and subsequent LEP is consistent with the objectives of this Direction. The Cultural Heritage Assessment contained within the LES identified a number of Aboriginal cultural heritage sites within the study area. All of the sites are located in an area that will be zoned to Environmental Conservation. The grinding groove site, which is considered to be of high significance, is located in the southern corner of the study area and some distance from the area proposed for residential zoning, while the identified rock shelter is located on the eastern side of the site, again within an area to be zoned Environmental Conservation. The LES and subsequent LEP will therefore be consistent with this Direction as they will facilitate conservation of such sites.
3.1 – Residential Zones	Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, and to make efficient use of existing infrastructure and services, and to minimise the impact of residential development on the environment and resource lands.	The site is in close proximity to the existing township and can easily access available services. The 2(1) Residential Zone within LMLEP 2004 and that of the draft LMLEP 2012 provide for a variety of housing choice in a low density environment, which is sympathetic to the needs of the community. Land use provisions in this zone provide for boarding houses; single dwelling houses; dual-occupancies attached and detached; exhibition homes; group homes; seniors housing and small lot housing. Small lot housing allows a single dwelling of single or two storey construction on an allotment of land with an area of not less than 300 square metres but not more than 450 square metres. The small lot provisions provide added flexibility to the market place in establishing smaller more affordable lots for the consumer, thus providing more housing choice. Subdivision size for dual occupancies is 250 square metres, standard lots being 450 square metres and Irregular and Corner lots being 600 square metres in area. Given the proximity to services, the variety of housing types and subdivision sizes in the residential zone, the provision of future housing

		needs will be consistent the aim of this direction.
3.4 – Integrating Land Use and Transport	Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following: ▪ improving access to housing, jobs and services by walking, cycling and public transport, and ▪ increasing the choice of available transport and reducing dependence on cars, and ▪ reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and ▪ supporting the efficient and viable operation of public transport services, and ▪ providing for the efficient movement of freight.	The preferred land use strategy is consistent with this direction. The site is adjacent to the existing Speers Point township. Appropriate bus stops can be provided at the DA stage to facility private bus operators. The location of the site is also some 3kms south from the Cockle Creek Railway Station. A number of cycleways/walkways can be provided which provide linkages to the existing township.
4.1 – Acid Sulphate Soils	Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	Acid sulphate soils (ASS) are present on the northern part of the site. Under this Direction, Council needs to consider the Acid Sulphate Soils Planning Guidelines issued by the Department of Planning when assessing the proposal. An acid Sulphate Soil Management Plan will be required, for any proposed development in areas potentially containing acid sulphate soils, at the Development Application stage.
4.2 – Mine Subsidence and Unstable Land	Aims to prevent damage to life, property, and environment on land identified as unstable or potentially subject to mine subsidence. The direction requires consultation with the Mine Subsidence Board where a draft LEP is proposed for land within a mine subsidence district.	The Mine Subsidence Board was consulted as part of the s.62 consultations prior to the commencement of the LES. The Mine Subsidence Board does not have any objections to the rezoning.
4.3 – Flood Prone Land	Aims to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>, and to ensure that the	The site is well clear of Lake Flood levels. Local drainage and stormwater management will ensure the site is not subject to nuisance local flooding problems.

	provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	
4.4 – Planning for Bushfire Protection	Aims to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas. Requires an LEP to have regard for <i>Planning for Bushfire Protection</i>, amongst other matters.	A Bushfire threat assessment was prepared for the subject site that considered <i>Planning for Bushfire Protection</i>, however, further bushfire threat assessment may need to be prepared to support future DA's for residential subdivision. The Bushfire Threat Assessment concluded that the fire hazard present is containable to provide an adequate level of protection to life and property on the site.
5.1- Implementation of Regional Strategies	Aims to give legal effect to the vision, land use strategy, policies, outcomes, and actions contained in regional strategies. The direction requires a draft amendment to be consistent with the relevant State strategy that applies to the Local Government Area.	The proposal is not of a scale to be specifically identified in the Lower Hunter Regional Strategy, however, the site is located within an identified existing urban area, and as growth in the region occurs, the proposal will provide some employment opportunities, and will support increased use of local infrastructure and services.
6.1 – Approval and Referral Requirements	Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. Seeks to minimise a draft LEP from requiring concurrence from, or referral to, a Minister or a public authority unless approval is obtained from the relevant Minister or public authority concerned. Also restricts the ability of a Council to identify development as designated development without the Director General's agreement.	The draft amendment will not introduce any concurrence mechanism.

C. Environmental, social and economic impact

1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

RPS Australia East Pty Ltd consultants have undertaken a Flora and Fauna Assessment, and determined that the proposal is not likely to have a significant affect on critical habitat, or threatened species, populations or communities.

The area of the proposed rezoning is substantially disturbed. Past quarry activities have been conducted within the land zoned 4(1) Industrial Core, generally within two adjacent pits, Pit A and Pit B. Pit A is the larger of the two pits, located on the eastern side of Pit B and is approximately 5.75 hectares in area with wall heights varying from approximately 0 to 25 m. Pit B is approximately 2.14 hectares in area with wall heights between 0 and 15 metres.

The LES states the following:

No threatened flora species were identified during field surveys of the site. Three threatened fauna species (Grey-headed Flying-fox, Common Bentwing-bat and Little Bentwing-bat) and one EEC (Coastal Wet Gully Forest) were identified during field surveys. An additional threatened species, the Squirrel Glider, was not detected during field surveys but is highly likely to occur on the site. Assessment of the likely level of impact of the proposed rezoning on the above species/communities and additional species/communities identified during a literature review, found that under an ecologically preferred option comprising the conservation of EEC and Squirrel Glider Habitat Areas as shown within the LES at Appendix 2 Figure 4-1, the proposed rezoning was unlikely to have a significant impact on any species or ecological community. Under any alternative rezoning scenario resulting in the removal of forest vegetation communities from the site, a significant impact could potentially occur on the likely Squirrel Glider population. Additionally a development-focused scenario would also require additional survey for cryptic flora species that could not be surveyed due to project timing. Marginal quality potential habitat occurs for Diuris praecox in the forest vegetation communities of the site.

2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The subject land and specifically the proposal area for rezoning has been significantly disturbed and modified due to quarrying activities that have been undertaken over the past 80 or so years. It is not anticipated that there will be other significant environmental effects as a result of the proposal however; based on the findings of the LES for the site the following is relevant:

- Lake Macquarie has a high risk of bushfire as can be seen on the Rural Fire Service (RFS) Bushfire Map for the area. The Bushfire Threat Assessment Report undertaken by RPS was prepared as a component of the LES for the site. The report was prepared for the subject site, which considered *Planning for Bushfire Protection*. In essence, the recommendations contained within the LES for Bushfire Threat Assessment conclude that the fire hazard present is containable to a level necessary to provide an adequate level of protection to life and property on the site. Agency correspondence from RFS advises that they have no objection to the rezoning and that redevelopment of the site for residential purposes (DA stage) will be subject to the requirements of *Planning for Bush fire Protection* 2006.
- The LES concludes that a detailed Contamination Site Investigation would need to be undertaken at the DA stage, and based on the findings, a Remedial Action Plan would likely be required. For any areas to be zoned for open space/recreation or dedicated to council, a Phase 2 Detailed Investigation Report prior to the finalisation of the rezoning LEP footprint would be required.

- The LES identified a number of historical instability events across the site. The Study determined that the existing quarry area and approaches from Hopkins Street was the only area suitable for residential development following the completion of further remedial works associated with the stabilisation of the quarry walls in Pit A, and either site filling or potential earthworks associated with Pit B. The LES recommends that a Slope Stability Action Plan be prepared in conjunction with any future development proposal (DA stage). The remainder of the site was considered unsuitable for residential development due to high or very high risk of slope instability and is proposed to be zoned as environmental with limited development potential.
- The potential visual impact of any future construction on the site could have adverse affects on the site and the surrounding areas of Munibung Hill. A scenic backdrop to the development site and the surrounding areas of Speers Point, Boolaroo, Argenton, Warners Bay and from across the Lake at Marmong Point. Council has Scenic Quality Guidelines (currently being revised) which provide an analytical tool to asses the impact of proposed development in concert with the visual amenity and visual impact assessments that have been provided as a component of the LES.
- In order to diminish the potential high visual impact the future development of the site may have, the LES provides recommended measures to mitigate impacts. These measures will form part of a Council approved Area Plan which will be developed prior to the submission of a DA for the site.

Vegetation and Scenic issues

In 2005, Council prepared a draft Munibung Hill Landuse Strategy. The strategy is the backdrop to the proposal site and past quarry activities. This strategy made the following observations and includes:

- Significant parts of the hill have slopes greater than 15% or steeper containing drainage lines and intermittent watercourses;
- The hill is regionally significant and the visual impact of development needs to be ascertained, with the opportunity to revegetate some parts of the hill;
- The site has extensive views over Lake Macquarie, the sugarloaf Mountains and to the Pacific Ocean;
- There are a number of potential areas for passive and active recreation or open space with the potential for a network of pedestrian paths and mountain bike trails across the ridgelines linking lookouts and other significant locations;
- There is potential for an appropriate tourism development near the summit – which could include a café, restaurant, toilets, and low impact boutique resort with conference facilities.

Topographically, Munibung Hill comprises three (3) spurs running in a north-south and east-west direction with the subject site being located on the south-western slopes of Munibung Hill.

The site is contained within the Scenic Management Zone A of the Council Scenic Quality Guidelines and is also part of the LMCC Native Vegetation Rehabilitation Corridor layer.

The LES states that any redevelopment on the quarry site will need substantial revegetation and tree planting along the ridgeline to the west of the quarry and down the western edge of the Quarry Pits A and B. The location, type and other relevant details of the proposed revegetation will be a component of an approved Area Plan for the site. Revegetation would be undertaken at the DA stage of the development.

How has the planning proposal adequately addressed any social and economic effects?

The proposal will compliment and support the ongoing urban infill of land for residential purposes as growth continues in the region, and will provide employment opportunities to the local community during the construction phase of the development. It is estimated that the development may result in some 150 to 200 dwellings being built. The LES has indicated that there are no outstanding issues subject to remediation of the site that would prevent the consideration of the proposal for an amendment to the LEP for part residential with balance conservation purposes.

The LES also confirms that there are Aboriginal cultural heritage sites on the land however, all of the identified sites are located in areas where the proposed zone would be environmental and are unlikely to be at risk of being disturbed by redevelopment. The grinding groove site, which is considered to be of high significance, is located in the southern corner of the study area and some distance from the area proposed for residential zoning, while the identified rock shelter is located on the eastern side of the site, again within an area to be zoned Environmental Conservation. If development is to occur on either the proposed urban residential portion of the land, or on any part of the proposed environmental zoned land, then a more detailed investigation of cultural heritage will be required at the DA Stage.

Under the LMLEP 2004, a Heritage assessment and heritage management document is considered necessary to support any future development of the land. Under draft LMLEP 2012, part of the subject land falls within the Lake Macquarie Sensitive Aboriginal Cultural Landscape. As such, an Aboriginal Heritage Impact Statement is considered necessary to support the proposal prior to submission of a DA.

The LES also states that an investigation and consultation should occur into the gazettal of the ridgelines as an Aboriginal Place under section 84 of the National Parks & Wildlife Act 1974. If the ridgelines are not declared an Aboriginal Place any ground works, including remedial environmental work should be preceded by a targeted archaeological investigation.

The LES additionally confirms that the Cultural Heritage Assessment of the site included a detailed assessment of the European history and noted that two graves and the Lochend mine were historically recorded within the site area. However, none of the identified sites are located within likely developable areas.

D. State and Commonwealth interests

1. Is there adequate public infrastructure for the planning proposal?

Consultation undertaken with service authorities has determined that the land can be adequately serviced by connecting to existing or proposed infrastructure. There is sufficient capacity to accommodate any demand generated by the proposed development of the subject land.

Hunter Water advises that there is no water or wastewater infrastructure servicing the site. However, capacity to supply is available and there are no objections to the proposal. Electricity, Gas and Telecommunications can also connect via existing or upgrading infrastructure as required and do not object to the rezoning.

An assessment of the existing transport network (road, public transport, pedestrian and cycling) indicates that all have sufficient capacity to accommodate a change in zone and subsequent redevelopment of the site.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

As a component of the Local Environmental Study, initial s. 62 consultation with State Agencies has been undertaken and listed in the table below.

Consultation has also occurred with the Koomphtoo Local Aboriginal Land Council (KLALC) and Awabakal Descendants Traditional Owners Aboriginal Corporation (ADTOAC). Authority providers such as Telstra, Jemena (Gas Infrastructure), and Energy Australia have also been consulted.

The Gateway determination may determine additional or further agency consultation.

Summary of issues raised by Agencies during Consultation

AGENCY	ISSUE
Department Of Environment & Climate Change (Now Department of Environment Climate Change & Water)	A detailed ecological assessment is to be undertaken which is sufficiently comprehensive to document the site's biodiversity values and to adequately assess the impacts of proposed development and the suitability of the mitigation measures. This should include specific targeted surveys and be undertaken for threatened flora and fauna species known or predicted to occur in the area.
	Assessment of cumulative impacts on biodiversity values resulting from the proposed rezoning, any approved / proposed development(s) on the site or any other activities proposed or likely to occur in the area
	Evaluate the proposal against the NSW Government policy for the 'improvement or maintenance of biodiversity values including the identification of appropriate offsets and mechanisms for management in perpetuity. This can be achieved through either: ▪ Consideration of the site through the NSW Government's Biodiversity banking and Offset Scheme (BioBanking); or ▪ Consideration of the principles for the use of biodiversity offsets in NSW.
	A comprehensive assessment be undertaken to determine the extent of impacts on Aboriginal Cultural Heritage (ACH) values. Assessments should be undertaken in accordance with the DECC guidelines: ▪ Aboriginal Cultural Heritage - Standards and Guidelines Kit (1997); and ▪ Interim Community Consultation Requirements for Applicants (2004) (Note: Although these documents were written for assessment and consultation at the DA stage, the methodologies are still applicable at the strategic stage).
	Potential land use conflicts associated with air, noise and odour impacts are to be adequately addressed, particularly in relation to premises scheduled under the Protection of the Environment Operations Act 1997
	Any areas of contamination on the site are to be identified and managed in accordance with the Contaminated Land Management Act 1997;
	Environmental impacts of the proposal on watercourses, soils, and flooding. Stormwater emanating from the area must be managed in a sustainable manner to prevent any impacts on the adjacent rivers, wetlands or estuaries is to be assessed.

AGENCY	ISSUE
	Likely impacts of human induced climate change are to be considered. This includes, but is not limited to: the potential for increased localised flooding resulting from higher intensity rainfall events; and the loss of species through increased environmental stochasticity and habitat fragmentation.
	Commonwealth legislation, the Environment Protection and Biodiversity Conservation Act 1999. If the proposed LEP affects any species requiring consideration under this legislation then consultation may be required with the Australian Government, Department of the Environment, Water, Heritage and the Arts (formerly the Department of the Environment and Water Resources).
Department of Water & Energy (Now Department Of Environment Climate Change & Water)	Objectives and regulatory requirements of Water Act 1912 and Water Management Act 2000
	If site is within a gazetted WSP area, proposal is to demonstrate consistency with the rules of the WSP
	Assessment required to take into consideration relevant NSW policies in relation to Groundwater, Wetlands, Rivers/Estuaries, Weirs etc (refer response for full list)
	Assessment required to take into account DWE Guideline for controlled activities – Riparian Corridors (& associated Vegetation Management Plans). In particular, must provide Core riparian zones plus vegetated buffers.
	Assessment required to identify key groundwater issues & potential degradation to the groundwater source (refer response for list of specific requirements)
	Where potential impacts identified, assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent ground water environment or water users (refer response for specific requirements)
	Any proposed groundwater works, including bores for the purposes of investigation extraction, testing or monitoring, must be identified and an approval obtained from DWE prior to their installation
	Any assessment is required to identify any impacts of Groundwater Dependant Ecosystems

AGENCY	ISSUE
	Any assessment is required to consider the impact of the proposal on the watercourses and associated riparian vegetation within the site, by providing: ▪ Identification of the sources of surface water ▪ Details of stream order using the Strahler system ▪ Details of any proposed surface water extraction, including purpose, location of existing and proposed pumps, dams, diversions, cuttings and levees. ▪ Detailed description of any proposed methods of excavation, construction and material placement ▪ A detailed description of all potential environmental impacts of any proposed development in terms of riparian vegetation, sediment movement, water quality, and hydraulic regime. ▪ a description of the design features and measures to be incorporated into any proposed development to guard against long term actual and potential environmental disturbances, particularly in respect of maintaining the natural hydrological regime and sediment movement patterns and the identification of riparian buffers
	DWE recommends the following core riparian zones (CRZ) (in their Guidelines for Controlled Activities – Riparian Corridors): ▪ CRZ of 10m for any first order watercourse where there is a defined channel where water flows intermittently or permanently ▪ CRZ of 20m for any permanently flowing first order watercourse, or ▪ ▪ Any second order watercourse where there is a defined channel where water flows intermittently or permanently ▪ CRZ of 20-40m where there is a define channel where water flows intermittently or permanently. Includes estuaries, wetlands and any parts of rivers influenced by tidal waters (merits assessment based) ▪ An additional 10m vegetated buffer from the outer edge of the CRZ.
	Assessment must address provision of a sustainable water supply for any proposed development, with minimal reliance on accessing valuable surface and groundwater resources. Through the implementation of BASIX, Integrated Water Cycle Management and Water Sensitive Urban Design, proposed development must also be able to exhibit high water use efficiency.
	The assessment is required to provide information on the location, size and use of existing or proposed water management structures/dams including the need for licensing under the WMA
Department of Primary Industries (Now Industry and	Any development proposed for the subject area must be referred to the Mine Subsidence Board and the Department of Primary Industries.
	Stormwater concerns and management issues such as drainage and treatment using best practice techniques should be addressed at any development application stage

AGENCY	ISSUE
Investment)	Underground mining is to be permissible with consent in the subject area
Heritage Council	An Aboriginal and European heritage assessment, should be prepared and include an assessment of Aboriginal archaeology, artefacts, relics and sites and a preliminary archaeological assessment in regard to the European and industrial uses that have occupied the site to determine the likelihood of such relics and deposits.
	Regard is to be given to the existence of any heritage assets identified in the LES in proposing the rezoning of the site under the draft LEP and any rezoning needs to permit uses that are compatible with any heritage significant items and that the rezoning will allow for the continued use and conservation of the heritage item in an appropriate manner.
	Identified significant views, vistas, cultural landscapes and settings should also be maintained and conserved when planning for new development areas.
	Issues such as whether subdivision is desirable. viability of property sizes, minimum lot sizes, retention of productive agricultural land, rural and residential uses, and development in the vicinity of heritage items of areas should also be considered
	Possible land use conflicts, including conflicts with the retention of identified heritage significance, should be clearly identified and mitigation strategies and appropriate zoning and other controls formulated, including Environmental (Scenic or Cultural Landscape) Protection of similar zones.
NSW Health	Areas scheduled for rezoning as residential land is to have all contaminated soil removed and the final remediation be validated as safe by a Site Auditor.
	Reticulated water supply must be of sufficient quantity and quality for the population size. An increase in population reinforces the need for the water supply to meet water quality standards in the Australian Drinking Water Guidelines.
	Ensure minimal impact on the water quality of surrounding natural waterways, particularly from stormwater runoff
	Address the issue of environmental noise as exposure levels to the community may be high compared to existing levels
	Incorporation of best practice design principles in future developments include energy, water saving strategies and grey water reuse with appropriate approval and monitoring process in place to prevent risks to public health and environment contamination

AGENCY	ISSUE
	A mosquito risk assessment should be included in the flora and fauna assessment or in the assessment of the terrain features to ensure any potential mosquito breeding sites are identified. A mosquito management plan should also be developed if constructed wetlands are proposed in the urban development with consideration of best practice design.
	Transport assessment to determine availability (including frequency) and access to rail and bus networks that connect Wyee residents to other services and employment. This should be conducted with specific reference to the nearby neighbourhood centres of Boolaroo, Speers Point and the sub regional centre of Glendale / Cardiff.
	Planning and designing the residential development should have consideration of ▪ provision of safe and convenient footpath and cycleways for residents to access nearby facilities neighbourhood and sub regional centres, and water precincts. ▪ consideration be given to accessibility and quality of green and other public space
	The proponent is to ensure there are continued opportunities for participation in the planning process, by considering the views of neighbouring community members and incorporating their views into the planning process. This includes equity considerations, such as consultation with Aboriginal and Torres Strait Islander communities.
Hunter Water	Some local upgrades to the water system may still be required to cater for the early stages of the development and this will need to be determined as part of the developer funded servicing strategy for the site.
	It is suggested that a developer funded servicing strategy, including the points listed below, be prepared with a view to addressing the best possible connection options to nominated wastewater catchment/so
	Developer funded water supply and servicing waste water strategies to be prepared, which presents all of the items listed in Hunter Waters response. These strategies are to be prepared to Hunter Water's design requirements.
RFS	Redevelopment of the site for residential purposes will be subject to the requirements of Planning for Bush Fire Protection 2006.
RTA	Traffic study to be prepared in accordance with RTA Guide to Traffic Generating Developments (refer their response for details to be included)
	Continued consultation on these matters would be appreciated to ensure that both the RTA and Council's interests are included, particularly in relation to provision of traffic and transport infrastructure upgrades. required as a consequence of the traffic generated by the future development proposed in the area.

AGENCY	ISSUE
MSB	MSB have no objection to the proposed rezoning. The applicant should seek the Board's approval for any proposed subdivision or the erection of improvements at the appropriate time.
	The draft plan should consider increasing density of population and employment close walking distance to the centres and transport corridors and include staging to facilitate this outcome.
Ministry of Transport	As a key transport outcome for this planning exercise, the Ministry is keen to realise the consistency of the draft LEP with Section 117 Direction No. 3.4 – Integrating Land Use and Transport (ILUT), particularly in regard to the main objectives of ILUT (refer response for full list).
	The Ministry requests that the local environmental study include the assessment and planning for the inclusion of a cycling network on the subject site. In addition to accessibility, the provision of public transport should also be included for assessment in the study.
	It is anticipated that the Integrated Network Plan for this region will commence in 2009.
Department Of Planning (now Department of Planning and Infrastructure)	Council may now continue with the preparation of the draft LEP. Council is commended in its decision to look at the site holistically including consideration of the findings from the "Pasminco" draft LEP. The Department supports the Councils investigation and looks forward to a draft LEP that promotes strong conservation and development outcomes. The Environmental Study (ES) is to include; ▪ Description of the site ▪ Consideration of the regional planning context ▪ Flora and fauna assessment ▪ Bushfire risk management ▪ Hydrology, drainage, stormwater and water quality management ▪ Assessment of slope, soils and geotechnical characteristics ▪ Scenic visual impact assessment ▪ Aboriginal and European heritage ▪ Traffic and infrastructure ▪ Give regard to Pasminco masterplan ▪ The ES will also consider issues that Council wishes to be addressed in the study plus those raised by government agencies during consultation.

Part 4 – Details of Community Consultation

There has been no previous public consultation regarding this planning proposal. Council's preference is for a minimum public exhibition period of 28 days once the Panel has provided its certificate to exhibit.

Part 5 – Attachments:

Figure 1: Subject Land Locality Map

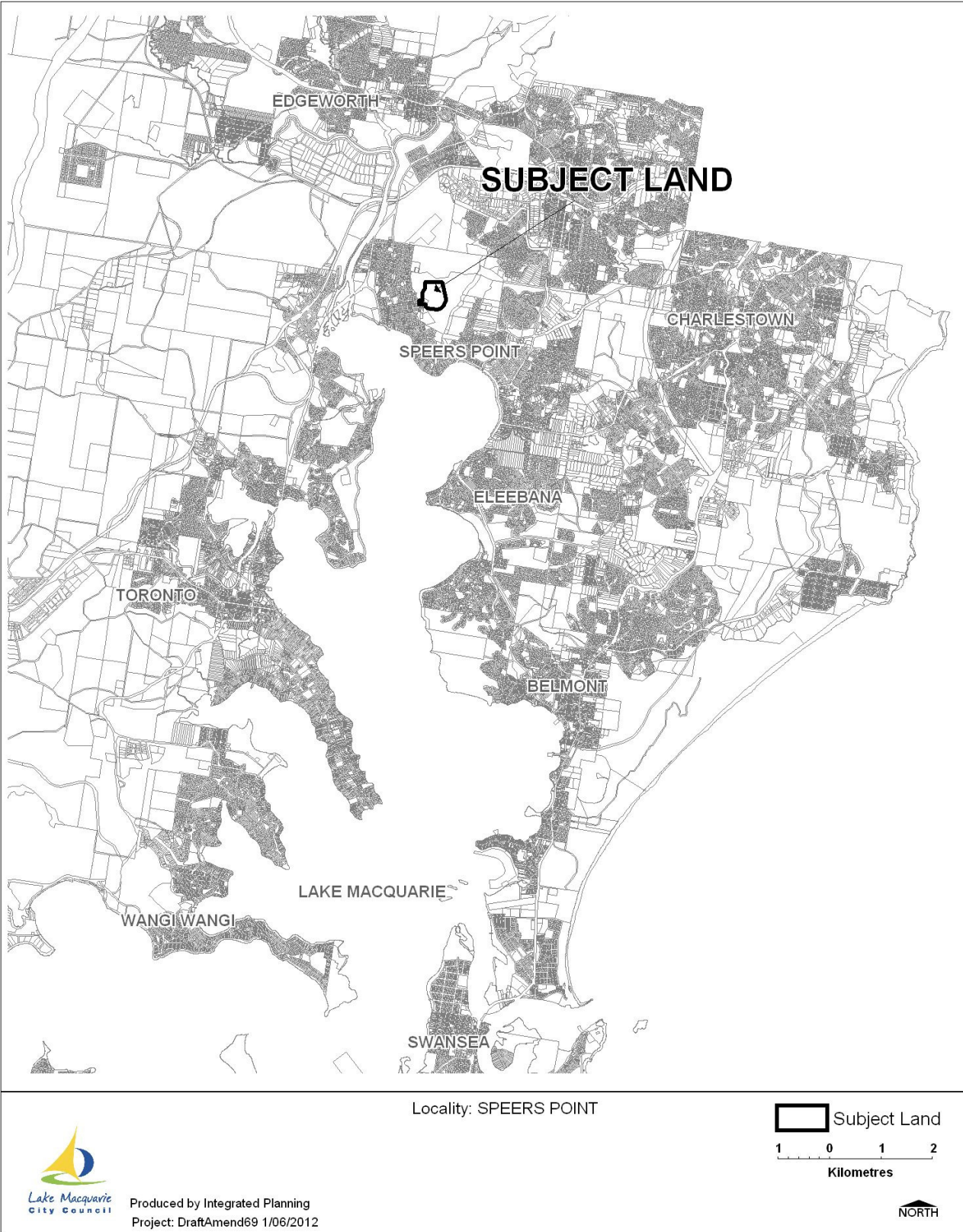
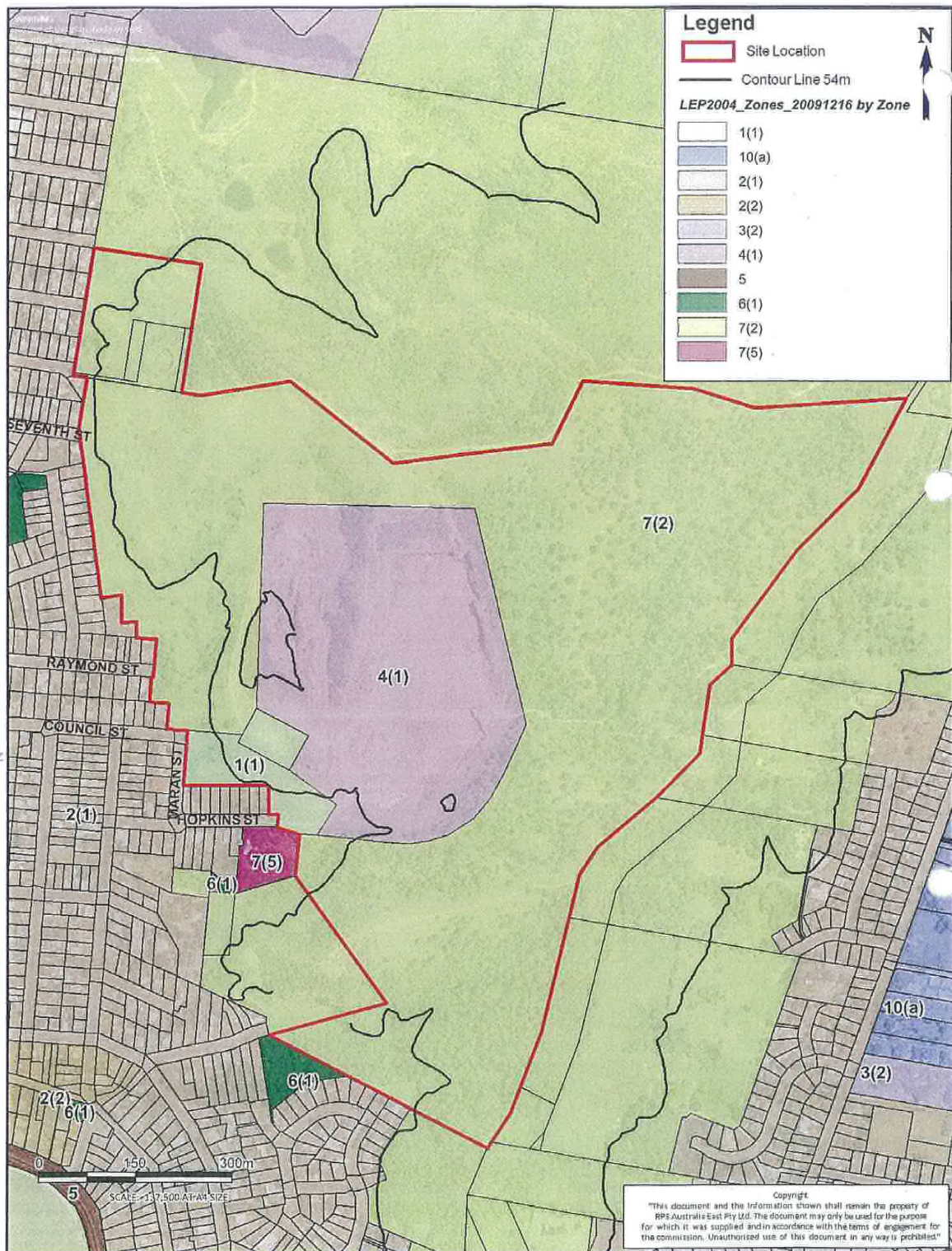


Figure 2: Existing Zones



TITLE: FIGURE 1-3
EXISTING ZONINGS

LOCATION: SPEERS POINT

DATUM: (GDA 94)
PROJECTION: MGA ZONE 56

DATE: 15/11/2011
PURPOSE: PLANNING

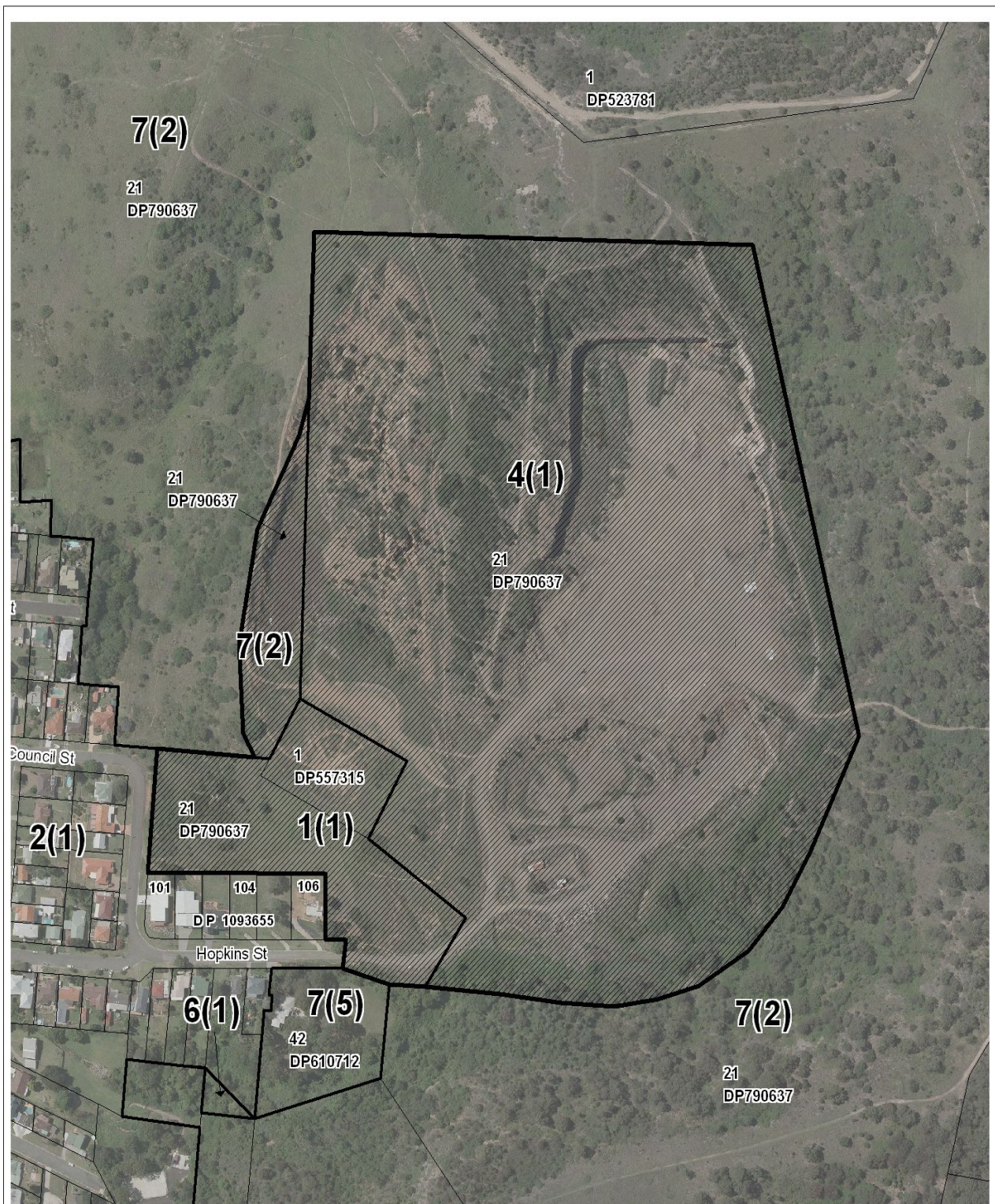
LAYOUT REF: J:\JOBS\25K\25202_Spr
-10-Drafting\backo
VERSION (PLAN BY) C A4-(NW-1)

CLIENT: LAKE MCQUARIE CITY COUNCIL
JOB REF: 26292

RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762)
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RPS

Figure 3 Existing Zones - Aerial Photograph



Locality: SPEERS POINT

 Subject Land

EXTRACT FROM EXISTING LMCC LEP2004 ZONINGS
SKM AusImage 2010 Aerial Photography



Produced by Integrated Planning
 Project: Draft Amendment 69 01/06/2012



Figure 4: Proposed LEP Amendment Zones

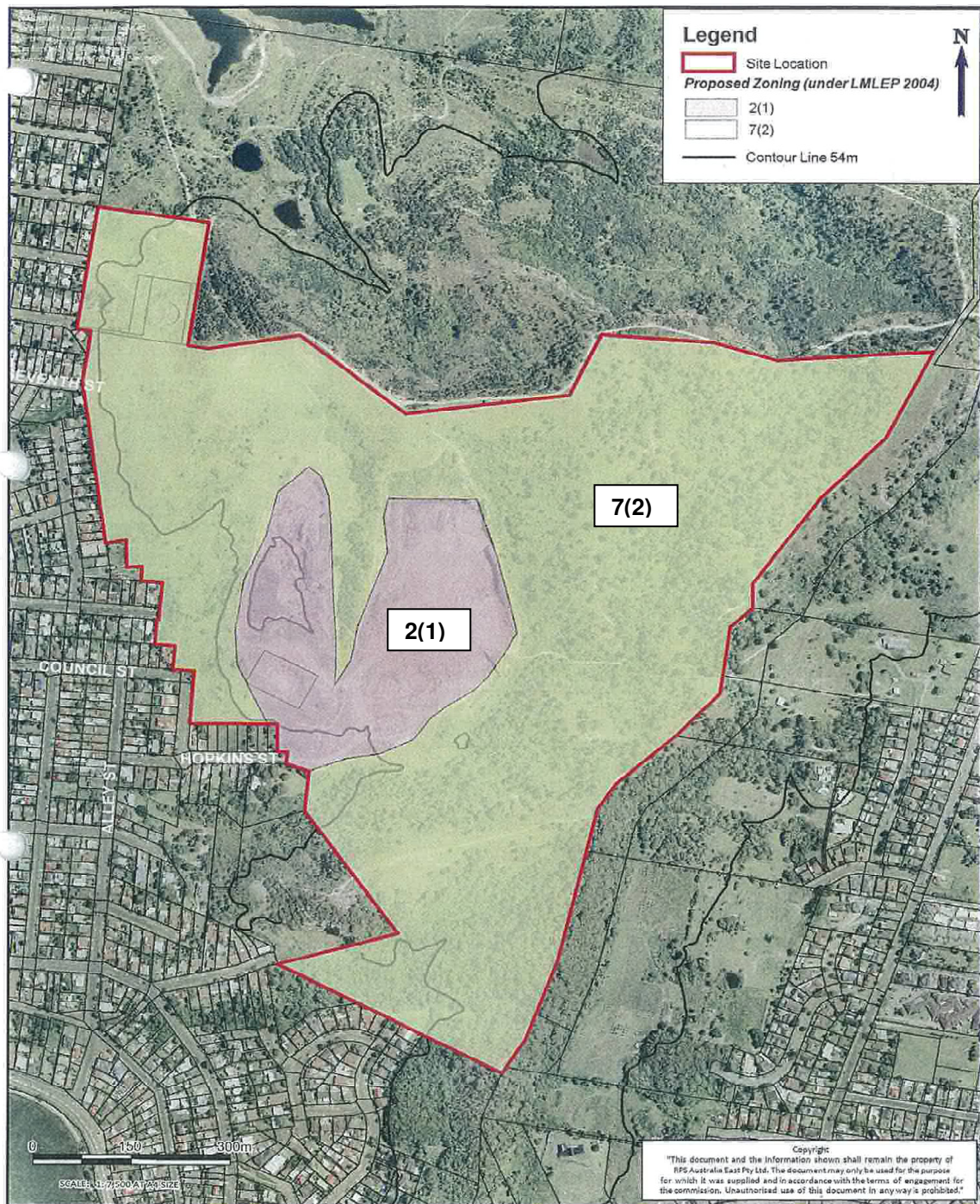


FIGURE 10-2 PROPOSED ZONINGS	LOCATION: SPEERS POINT	DATUM: N/A PROJECTION: MGA ZONE 56 (GDA 94)	DATE: 21/12/2011 PURPOSE: PLANNING	LAYOUT REF: 110-Cratering/Map1b VERSION (PLAN BY): A 44 (NW - TP)
CLIENT: LAKE MCDONALD CITY COUNCIL JOB REF: 26292	RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762) 241 DENISON STREET BROADMEADOW PO BOX 426 HAMILTON NSW 2303 T: 02 4940 4200 F: 02 4961 6794 www.rpsgroup.com.au			RPS

Figure 5: Proposed LEP Instrument Zones

