

General Manager
NSW Department of Planning and Environment
PO Box 1226
NEWCASTLE NSW 2300

Our Reference: SP-PP-27

Contact: Mr Roger Busby
Telephone: 6591 7254

25 January 2016

Dear Sir,

Draft Amendment to Great Lakes Local Environmental Plan 2014 - Minor Revision to the Zoned Route of The Southern Parkway Collector Rd, South Forster Release Area.

Council has prepared a Planning Proposal to amend Great Lakes LEP 2014 to make a minor revision to the alignment of The Southern Parkway collector road through part of the South Forster Release Area.

This planning proposal is related to the planning proposal for the rezoning of land in South Forster to SP 2 Infrastructure that was submitted to the Secretary for the LEP to be drafted and made (PP_2015_GLAKE_001_00 (15/03212) in December 2015. That planning proposal drew upon detailed designs to accurately identify some land in the South Forster required to be zoned SP 2 Infrastructure for drainage and local road infrastructure. This planning proposal now provides for a revision of the remainder of the unconstructed route of The Southern Parkway consistent with the previous planning proposal.

The objectives and intended outcomes of this Planning Proposal are to:

1. Provide the best road access route for The Southern Parkway to facilitate the release of residential land in the South Forster area and provide linkages between residential areas and key community nodes;
2. Enable the Southern parkway to be realigned through Lot 2 DP 614397 to the constructed section of this road in the Lakes Estate, South Forster and thereby assist in providing the best road alignment to meet the demands associated with the projected population growth for the South Forster locality, and
3. Enable landowners to request that the land be acquired and for Council to compulsorily acquire the route of road, if necessary, so as to facilitate the release of urban land and coordinated development in the area.

The enclosed Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the recently updated guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

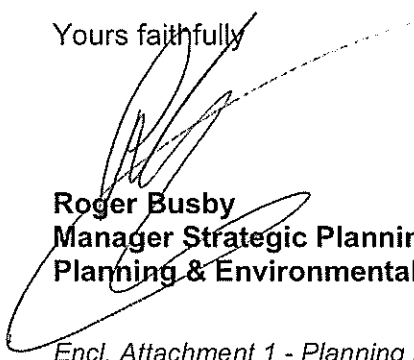
Council requests that a Gateway Determination, under section 56 of the Act, be issued to enable the planning proposal to proceed.

Council does not wish to exercise its delegation for this planning proposal as Council, as the nominated acquisition authority, has an interest in the land.

No advice has been sought from government agencies at this point and does not believe that there are any agencies to be affected by the proposal.

Should you require any further information, please contact me on 6591 7254.

Yours faithfully



Roger Busby
Manager Strategic Planning
Planning & Environmental Services

Encl. Attachment 1 - Planning Proposal – Rezoning SP2 Infrastructure