

Planning Proposal

Watagan Park Town Centre

Summary		Details	
Name of draft LEP:		Watagan Park Town Centre	
Subject land:		Part of Lot 8450 DP 1250919, 35 McCullough St Cooranbong Part of Lot 942 DP 1279622, 35 Maguire Drive Cooranbong Part of Lot 115 DP 1270571, 41 Maguire Drive Cooranbong Part of Lot 939 DP 1279622, 11 Maguire Drive Cooranbong Part road reserve Maguire Drive Cooranbong	
Proponent:		Johnson Property Group	
Landowner:		Australasian Conference Association Limited	
Planning portal reference:		PP-2022-3152	
Council reference:		RZ/2/2022	
Version:		3 – Exhibition	
Date:		June 2023	
Author:		Senior Strategic Planner – Joanne Dunkerley	
Attachments		1. Assessment of Hunter Regional Plan 2041 Strategies	
Supporting studies (not attached)	Study Name	Author	Date
	Strategic Bush Fire Study (V2 Final)	MJD Environmental	August 2022
	Assessment of Contamination	EP Risk	28 July 2022
	Supplementary Per- and Poly-fluoroalkyl Substances (PFAS) Assessment		
	Summary of Contamination Status		30 May 2023
	Traffic Advice on Planning Proposal of Proposed Increased Lot Yield	McLaren Traffic Engineering	22 February 2022
	Supplementary Traffic Advice for Watagan Park Town Centre Planning Proposal at 35 McCullough Street Cooranbong		25 July 2022
	Watagan Park Planning Proposal Urban Design Report Issue 2	Allen Jack + Cottier	29 August 2022
Version	Author	Date	Details
1	JD	13/01/2023	Endorsement by Council for Gateway Determination
2	JD	May 2023	Address Gateway Conditions
3	JD	June 2023	Exhibition

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Part 1 – Objectives and intended outcomes

Objective

To amend the *Lake Macquarie Local Environmental Plan 2014* to enable a diversity of housing types and densities within the Watagan Park town centre and to reflect the location of approved parks, surrounding roads and the development pattern.

Intended outcomes

- Enable a mix of dwelling densities and dwelling types within the Watagan Park local centre.
- Enable increased density in areas with good amenity and walkable access to facilities and services.
- Contribute to the viability and vibrancy of the local centre by increasing the population density within a walkable catchment.
- Ensure zone boundaries and associated development standards reflect the approved park locations, road pattern and surrounding development interfaces.
- Support good quality urban design outcomes with appropriate transitions between areas of higher density and the surrounding low density residential areas.
- Ensure the additional population growth can be accommodated within the existing planned capacity of the road network, community and recreation facilities.

Part 2 – Explanation of provisions

1. Amend the Land Zoning Map to:
 - a. adjust the RE1 public open space zone to reflect the agreed location and extent of the neighbourhood and local parks;
 - b. align the surrounding R2 Low Density Residential zone and R3 Medium Density Residential zone boundaries to reflect the boundaries of the approved parks, roads and development pattern.

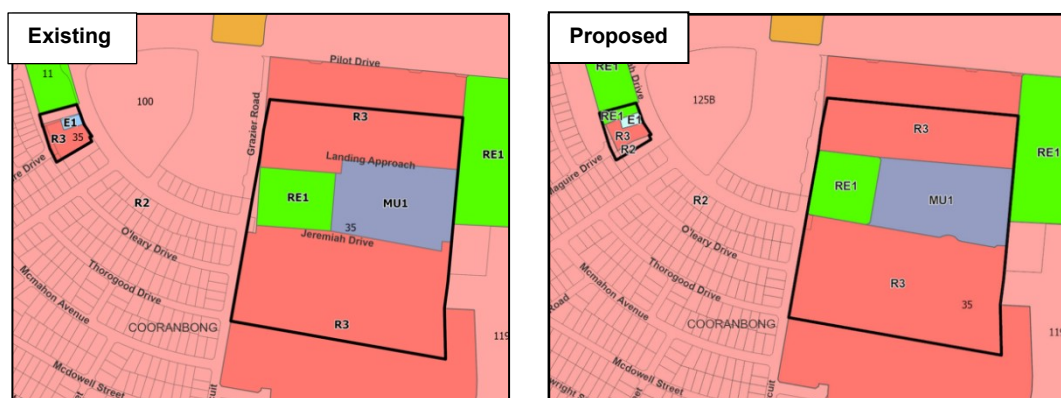


Figure 1: Existing and proposed land use zones map

2. Amend the Height of Buildings Map to:
 - a. Update the maximum height of buildings to be consistent with the adjusted land use zone boundaries.
 - b. Increase the maximum height of buildings in part of the R3 zone from 10m to 23m
 - c. Increase the maximum permitted building height in the MU1 Mixed Use Zone from 13m to 23m.

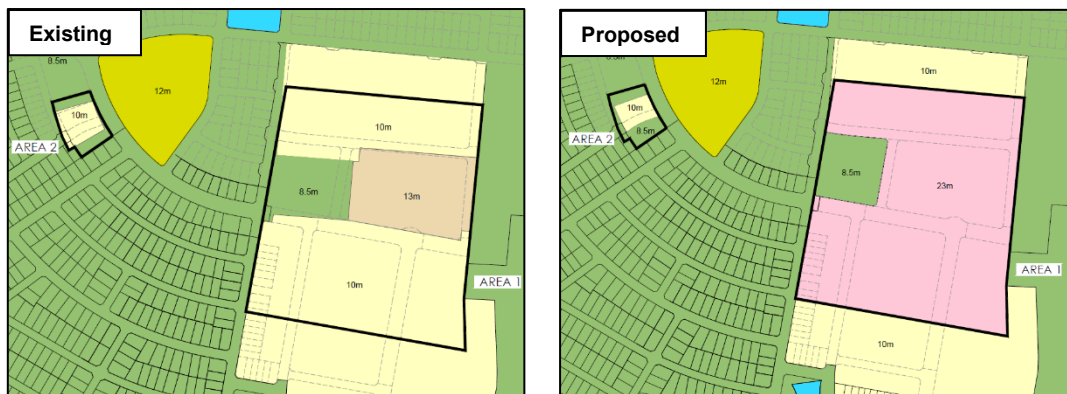


Figure 2: Existing and proposed height of buildings map

3. Amend the Minimum Lot size map to be consistent with the adjusted land use zone boundaries.

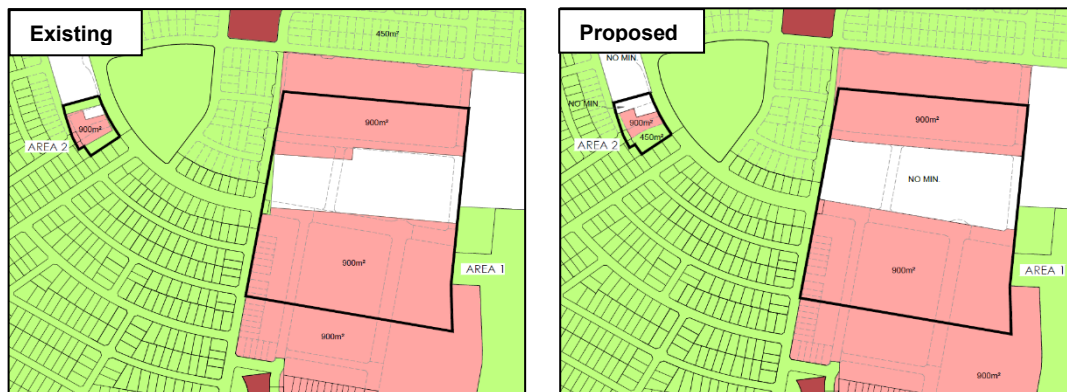
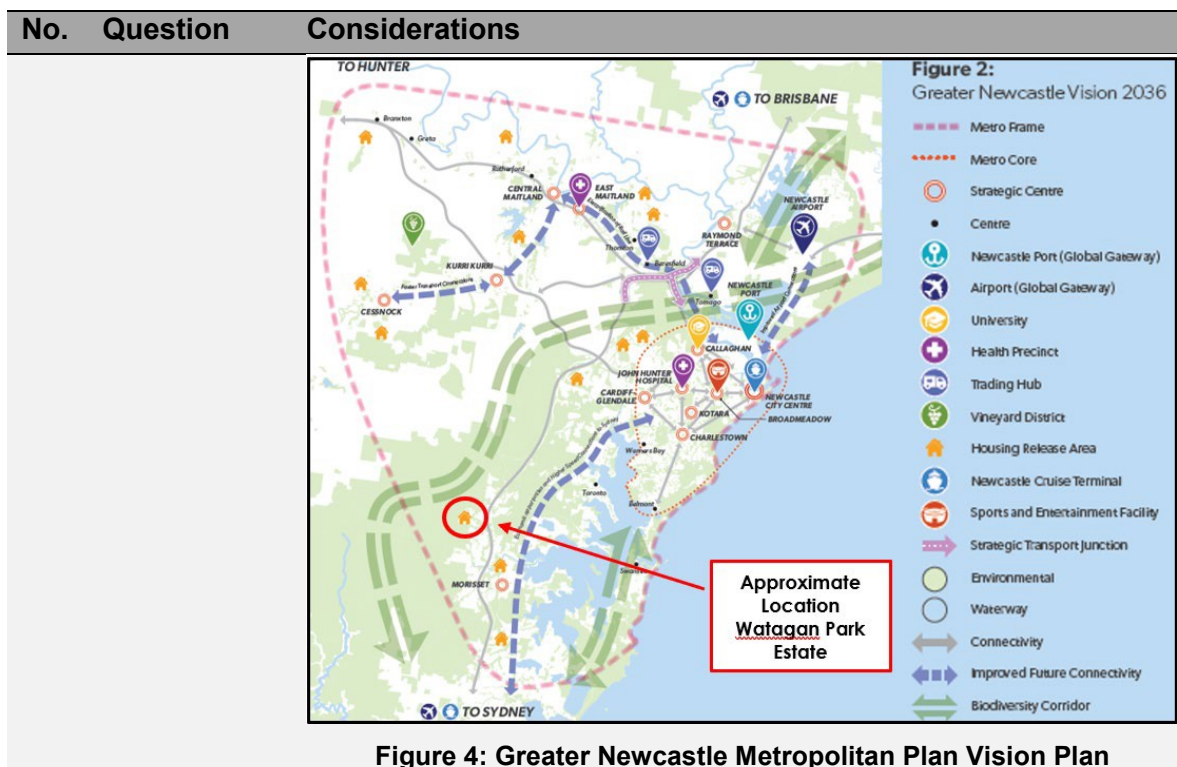


Figure 3: Existing and proposed minimum lot size map

Part 3 – Justification of strategic and site-specific merit

No.	Question	Considerations
Section A – need for the planning proposal		
1	Is the planning proposal a result of an endorsed LSPS, strategic study or report?	The planning proposal is not the result of any specific action within the Lake Macquarie Local Strategic Planning Statement (LSPS), a strategic study or report. However, it is consistent with the LSPS planning priorities to provide mixed use centres and greater housing diversity.
2.	Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	<p>Yes, the planning proposal is considered the best means of achieving the objectives and intended outcomes.</p> <p>Alternative approaches:</p> <ul style="list-style-type: none"> • Retain existing zone boundaries and development standards and rely on variations using clause 4.6 of LMLEP 2014. <p>The zone changes are minor and ensure zones align with the existing development pattern, approved public parks and the future urban design concepts for the town centre. If zone boundaries are not aligned to these features, some sites will have split land use zones which will add unnecessary complexity at the development assessment stage.</p> <p>Clause 4.6 of LMLEP provides flexibility for certain development standards, such as maximum height of buildings, to achieve better outcomes for and from development. Reliance on Clause 4.6 to consider variations to building heights in individual development applications would not be the best means of achieving the objectives and intended outcomes as it would create uncertainty regarding the intended outcomes.</p> <ul style="list-style-type: none"> • Additional local provisions <p>The changes to land use zones and development standards are not unique circumstances that warrant the addition of specific local provisions. The urban design outcomes sought can be achieved using standard zones and development standards and will offer greater transparency than adding a site specific local provision.</p>
Section B – relationship to the strategic planning framework		
3	Will the planning proposal give	Yes, the proposal will give effect to the objectives and actions of the Hunter Regional Plan 2041, and the Greater Newcastle Metropolitan Plan 2036.

No.	Question	Considerations
	<p>effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?</p>	<p>Hunter Regional Plan 2041 (HRP 2041)</p> <p>The HRP 2041 builds on the previous plan and resets the regional plan priorities to ensure it continues to respond to the region's needs for the next 20 years. The HRP 2041 contains nine objectives and identities strategies to achieve the objective. A planning proposal must be consistent with an identified strategy or demonstrate how the relevant performance outcomes will be achieved. Attachment 1 contains an assessment of the planning proposal against these The objectives relevant to this planning proposal are:</p> <p>Objective 3: Create a 15-minute region made up of mixed, multi-modal, inclusive and vibrant local communities.</p> <p>Strategies for achieving this objective do not relate to this planning proposal to increase building heights in the town centre. The existing neighbourhood and local centres meet this criteria. However, this proposal is consistent with this objective because it will enable a greater housing density and diversity and support the vibrancy and economic sustainability of the town centre.</p> <p>Objective 5: Plan for nimble neighbourhoods, diverse housing and sequenced development</p> <p>Strategies for achieving this objective do not relate to this planning proposal to increase building heights in the town centre. However, the proposal is consistent with this objective because it will enable greater housing density and diversity within the proposed town centre. This will support a wider range of income levels, household types and life stages to support the creation of a diverse community.</p> <p>Greater Newcastle Metropolitan Plan 2036 (GNMP 2036)</p> <p>The site is located within the 'metro frame' of the Greater Newcastle Metropolitan area and is identified as a housing release area. The planning proposal is consistent with the strategies and actions of the GNMP 2036.</p>



4 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan

Lake Macquarie LSPS

The planning proposal is consistent with the endorsed Lake Macquarie LSPS. The planning goal for Lake Macquarie City is to be one of the most productive, adaptable, sustainable and liveable places in Australia and this is envisioned as:

- The City's economic centres will anchor the areas where we will activate significant change.
- There will be a greater variety of housing types across the City to accommodate a growing population and meet the needs of diverse demographics.
- Our centres and their surrounds will be more pedestrian friendly and encourage the use of active transport such as walking and cycling as the preferred way to move around the City.
- An abundance of high quality indoor and outdoor spaces to connect with others, enjoy nature, relax or get active.

This proposal is consistent with this vision and the associated planning priorities as it will enable greater diversity of housing types in a pedestrian friendly centre within the South-west growth area.

No.	Question	Considerations
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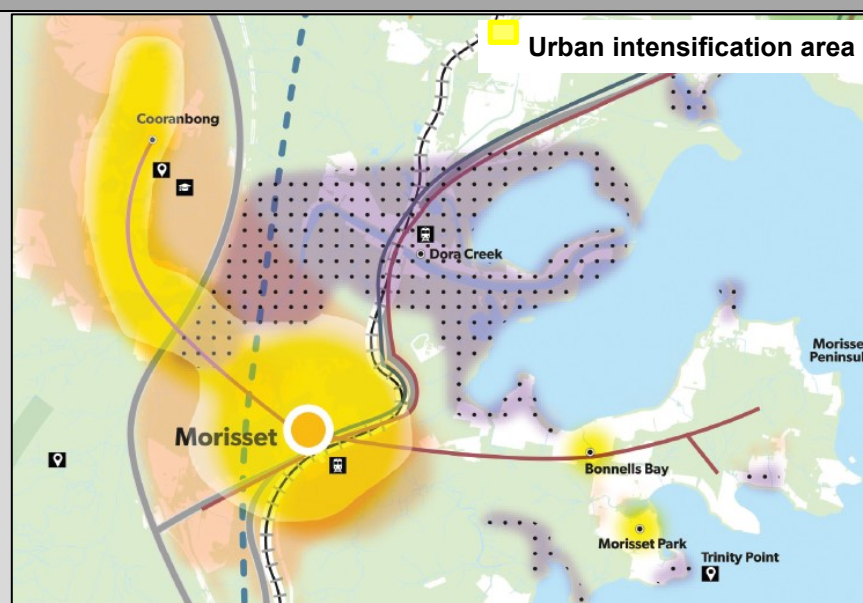


Figure 5: South-West Growth Area - Urban Intensification Area

Lake Macquarie Housing Strategy

Lake Macquarie's vision for housing is:

"The Housing Strategy supports a housing market that meets the diverse and changing needs of the Lake Macquarie community. It enables a sustainable supply of housing for everyone, at all income levels, that is close to jobs and services, and that respects Lake Macquarie's unique landscape."

The planning proposal is consistent with the vision and priorities identified in the endorsed Lake Macquarie Housing Strategy. Increasing the maximum permitted building heights will enable greater density in an area that is already zoned for housing and is consistent with:

- Priority 1: Facilitate efficient housing supply and infrastructure coordination.
- Priority 2: Increase diversity and choice in housing

5 Is the planning proposal consistent with any other applicable State and regional

Housing 2041: NSW Housing Strategy

The 20-year vision to 2041 aims to deliver better housing outcomes in the right locations and to suit diverse needs. The planning proposal will enable additional residential dwellings and increase housing choice in the south-west growth area. The proposal aligns directly with three of the four pillars – supply, diversity and resilience, while the fourth pillar of affordability is not

No.	Question	Considerations
	studies or strategies?	specifically addressed by the proposal it will be influenced by the supply and diversity of housing that can be developed within the town centre.
6	Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?	<p>The following State Environmental Planning Policies are applicable to the planning proposal:</p> <p>SEPP (Biodiversity and Conservation) 2021</p> <p>Chapter 6 - Bushland in Urban Areas applies to the land that is the subject of this planning proposal. The proposal is consistent with the aims of this SEPP as the proposal relates to land that is already zoned for urban development and the proposed changes to zone boundaries and building heights will not impact urban bushland.</p> <p>SEPP (Housing) 2021</p> <p>While this SEPP does not include any specific provisions relevant to this planning proposal, the proposal does align with the SEPPs principles of enabling housing diversity, housing with a reasonable level of amenity, and reinforcing the importance of designing housing that reflects and enhances its locality.</p> <p>SEPP 65 – Design Quality of Residential Apartment Development</p> <p>While this SEPP does not include any specific provisions relevant to this planning proposal, the increased permissible height of buildings will enable residential apartment development. Future development in this location will be capable of compliance with the SEPP.</p> <p>SEPP (Resilience and Hazards) 2021</p> <p>Chapter 4 Remediation of Land applies to the land that is the subject of this planning proposal, as parts of the site have previously been identified as potentially contaminated land.</p> <p>While this chapter does not include any specific provisions relevant to this planning proposal, preliminary investigations have been undertaken which demonstrate the site is suitable for the development that would be enabled by the planning proposal.</p>

No.	Question	Considerations
		<p>SEPP (Transport and Infrastructure) 2021</p> <p>While the SEPP does not include any specific provisions relevant to this planning proposal, the type and density of some development facilitated by this proposal is likely to be classified as 'traffic generating development' and require assessment and referral to Transport for NSW (TfNSW) under the provisions in Chapter 2 of this SEPP.</p> <p>TfNSW reviewed the scoping proposal during the pre-lodgement stage of this process and provided comments in relation to traffic and road impacts. These comments are discussed in question 12 of this planning proposal.</p> <p>Traffic advice has been prepared by McLaren Traffic Engineering. This advice demonstrates that intersection upgrades already required as part of the existing approvals and planning agreements will be sufficient to cater for the likely increase in traffic associated with the development facilitated by this proposal.</p>
7 Is the planning proposal consistent with the applicable Ministerial Directions (section 9.1 Directions)?		<p>1.1 Implementation of Regional Plans</p> <p>The planning proposal is consistent with the Hunter Regional Plan 2036 and the draft Hunter Regional Plan 2041 as detailed in Section B3 of this planning proposal.</p> <p>1.3 Approval and Referral Requirements</p> <p>The planning proposal is consistent with this direction as it does not include any provisions that require concurrence of or referral to a Minister or public authority and does not identify development as designated development.</p> <p>1.4 Site Specific Provisions</p> <p>The planning proposal is consistent with this direction as it does not include restrictive site specific planning controls.</p> <p>3.2 Heritage Conservation</p> <p>The planning proposal is consistent with this direction as the proposal does not impact on any land outside of the that already approved for urban development.</p>

4.3 Planning for Bushfire Protection

The site is mapped as bushfire-prone land and a strategic bushfire assessment has been prepared by MJ D Environmental in accordance with the requirements of Planning for Bushfire Protection 2019. The report considers bushfire risk at the macro-scale, considers firefighting access and evacuation potential as well as traffic volumes and evacuation routes. The strategic assessment has determined that the site does not exhibit any significant features that would make it more likely to experience a bushfire of undue severity or intensity. The report concludes that the proposal is appropriate to the site and surrounding landscape and that future development can be undertaken consistent with Planning for Bushfire Protection 2019.

The planning proposal is consistent with this Direction as the NSW Rural Fire Service does not object to the proposal.

4.4 Remediation of Contaminated Land

The land subject to this planning proposal has previously been identified as potentially contaminated due to historic uses. A Preliminary Contamination Assessment was undertaken by EP Risk in 2017 to support development applications for development of parts of the site. EP Risk prepared a supplementary report to consider potential contamination activities since the original investigations and determine any risk related to Per and Poly-fluoralkyl (PFAS) contamination.

The report confirms that the contamination risk is low. As such any remediation can be addressed through the development application process.

The planning proposal is consistent with this direction.

5.1 Integrating Land Use and Transport

The planning proposal is consistent with this direction as it provides housing close to shops and services and promotes a walkable neighbourhood. Increasing the number of people living in the town centre will in turn support the viability and efficiency of public transport services.

5.2 Reserving Land for Public Purposes

The planning proposal is consistent with this direction as it incorporates minor adjustments to the RE1 Public Recreation zone boundaries to align with the approved public parks.

No.	Question	Considerations
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6.1 Residential Zones

The planning proposal is consistent with this direction because the proposed changes will enable a broad range of building types and sizes in an existing urban area. This will also enable the more efficient use of existing infrastructure and services.

A small area of land within Area 2 is proposed to be rezoned from R3 Medium Density Residential to R2 Low Density Residential. This inconsistency is of minor significance as the approved road and lot layout would likely result in this area being developed only for single residential dwellings and overall the planning proposal will improve dwelling yield and density. The DPE are satisfied the inconsistency is of minor significance.

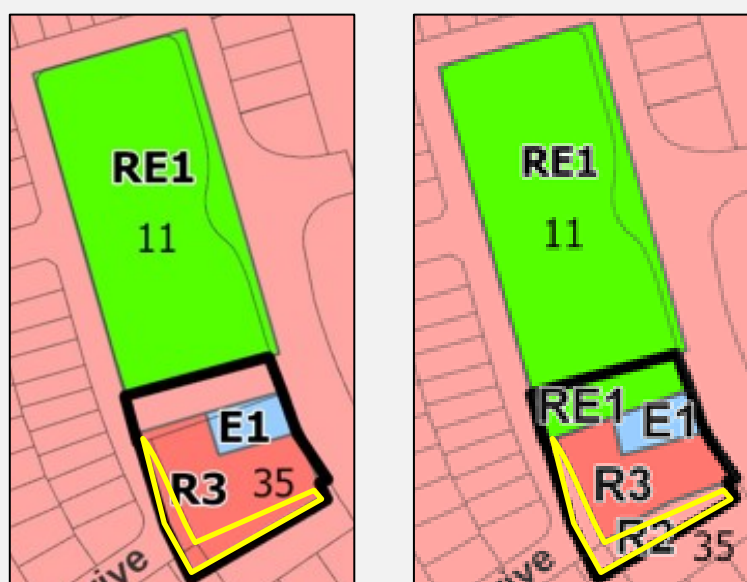


Figure 6: Area proposed to be rezoned from R3 Medium Density Residential to R2 Low Density Residential

7.1 Business and Industrial Zones

The planning proposal is consistent with this direction as it retains the existing employment zones and does not reduce the total potential floor space for employment uses.

Section C – environmental, social and environmental impact

No.	Question	Considerations
8	Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	<p>The planning proposal relates to land that has already been approved for urban development under a 2008 State Concept Approval (MP 07_0147). Clearing of land and biodiversity impacts have been assessed through that process and subsequent development approvals.</p> <p>A Clause 34A Certification Order under the <i>Biodiversity Conservation (Savings and Transitional) Regulation 2017</i> has been issued by the State government. This certification confirms that biodiversity impacts and offsets have been assessed and approved and that no further biodiversity assessment or approvals are necessary.</p> <p>As such the planning proposal will not adversely affect critical habitat or threatened species, populations or ecological communities or their habitats.</p>
9	Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	<p>There are no other environmental effects than those already addressed in sections A and B of this planning proposal.</p>
10	Has the planning proposal adequately addressed any social and economic effects?	<p>The planning proposal has adequately considered social and economic impacts. Overall the positive social and economic impacts as a result of the planning proposal outweigh the negative impacts. Social and economic benefits include:</p> <ul style="list-style-type: none"> • The planning proposal will enable more diverse housing types, including residential apartments and townhouses in an area dominated by single detached dwellings. This supports a more diverse community as a variety of housing types will cater for a wider range of income levels, household types and life stages. • Additional population will contribute to the economic sustainability of the businesses within the town centre. • A more diverse and larger population may contribute to the social capital of the area through volunteering and other community service activities. • Potential to increase the number of local jobs generated during construction and ongoing jobs within the local businesses as well as associated multiplier effects. • Additional space for deep soil planting will significantly improve the amenity of the area with more tree canopy cover supporting urban cooling.

No.	Question	Considerations																								
Section D – Infrastructure (Local, State and Commonwealth)																										
11	Is there adequate public infrastructure for the planning proposal?	<p>Yes there is adequate public infrastructure to support the extra population likely to be generated by the proposal.</p> <p>The development of Watagan Park is subject to the provision of local infrastructure described within the Deed Amending the Planning Agreement (North Cooranbong) negotiated between Council and the Developer in March 2021. Infrastructure to be provided by the Developer includes 2 local parks, a neighbourhood park, sports facility and dog exercise area, town common neighbourhood park and sports facility, multi-courts, multipurpose centre, shared pathways and road intersection upgrades. The site is also subject to a separate planning agreement with the State government for contributions towards road intersection upgrades.</p> <p>Although the original concept approval for the Watagan Park Estates does not specify a residential yield, the Director-Generals Environmental Assessment Report (December 2008) anticipated a residential lot yield of 2500. This figure has been used to calculate local infrastructure requirements specified within the local planning agreement, while the State planning agreement was based on residential lot yield of 2350.</p> <p>A population estimate under the local planning agreement has been calculated using the 2500 dwellings / lots with the Morisset Contributions Plan occupancy rate of 3.07 persons/lot, resulting in an estimated population of 7675.</p> <p>Using yield and mix assumptions driven from the Urban Design Report and the associated Morisset Contributions Plan occupancy rates, this planning proposal is estimated to facilitate an additional 487 dwellings and increase the population by aproximately 625 (eight per cent) persons for a total population of approximately 8,300.</p> <table><tr><th>Component</th><th>Number</th><th>Occupancy Rate</th><th>Population</th></tr><tr><td>Dwelling / Lot (R2)</td><td>1868</td><td>3.07</td><td>5735</td></tr><tr><td>Dwelling /Lot (R3)</td><td>127</td><td>3.07</td><td>390</td></tr><tr><td>1 – 2 Bed unit</td><td>476</td><td>1.72</td><td>820</td></tr><tr><td>3 Bed unit</td><td>516</td><td>2.62</td><td>1352</td></tr><tr><td>Total</td><td>2987</td><td></td><td>8297</td></tr></table> <p>Traffic modelling has been undertaken which demonstrates that the road network (upgraded in accordance with the works committed to within the local and state planning agreements) is</p>	Component	Number	Occupancy Rate	Population	Dwelling / Lot (R2)	1868	3.07	5735	Dwelling /Lot (R3)	127	3.07	390	1 – 2 Bed unit	476	1.72	820	3 Bed unit	516	2.62	1352	Total	2987		8297
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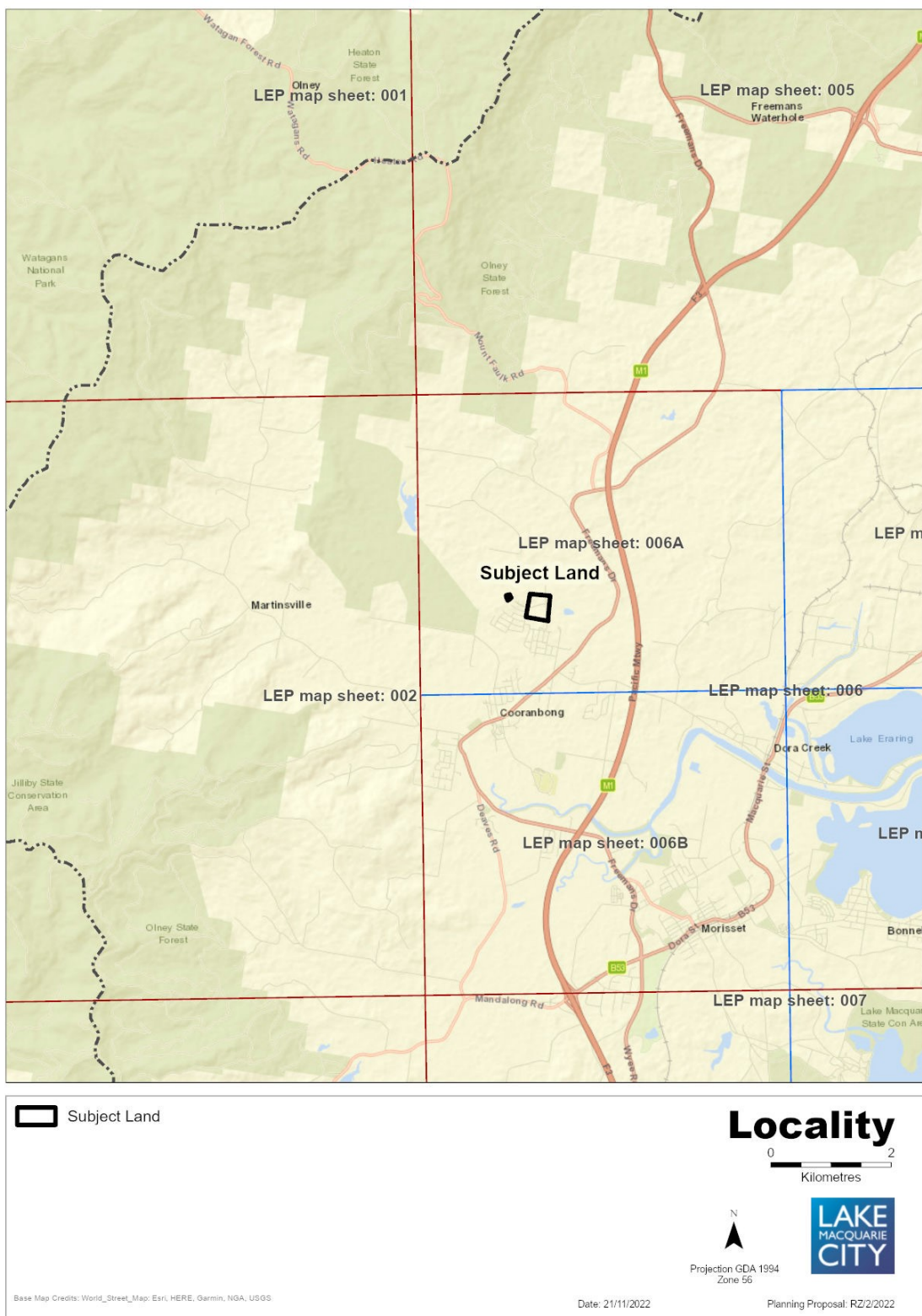
No.	Question	Considerations
		<p>capable of supporting the additional traffic generated as a result of this planning proposal.</p> <p>The additional population will increase demand for facilities and services. However, the additional population is not so great that it will create the need for additional facilities beyond that planned within the Morisset Catchment Contributions Plan. Payment of contributions at development application stage will be sufficient to support the projected population increase.</p> <p>The State planning agreement requires the transfer of land for education purposes and cash contributions towards the provision of roads and other infrastructure based on a set rate per net developable area rather than dwelling yield. The DPE has confirmed that this planning proposal will not affect the contributions required under the planning agreement with the State.</p> <p>Public utility services are available and being extended with each stage of the development. Water and sewerage infrastructure is provided by a private utility provider – Altogether for Water. Consultation with utility providers will be undertaken after the Gateway Determination.</p>
Section E – State and Commonwealth interests		
12	What are the views of state and federal authorities and government agencies consulted in order to inform the Gateway determination?	<p>Council consulted with State agencies and authorities in the pre-lodgement stage of the LEP Making Process. Further consultation has been undertaken with Transport for NSW and the NSW Rural Fire Service in accordance with the conditions of the Gateway Determination. The advice of each Agency is summarised as follows:</p> <p>NSW Environment Protection Authority (EPA)</p> <p>The EPA had no comments to make on the proposal and follow up consultation is not required.</p> <p>NSW Department of Planning & Environment – Biodiversity Conservation Division (BCD)</p> <p>BCD confirmed that the proposal is consistent with the development detailed in the Clause 34A Certification Order granted under the <i>Biodiversity Conservation (Savings and Transitional) Regulation 2017</i>. As such no further biodiversity assessment is necessary.</p>

No.	Question	Considerations
		<p>Transport for NSW (TfNSW)</p> <p>At the pre-lodgment stage TfNSW raised the issue of intersection capacity at the Freemans Drive / Patrick Drive signalised intersection and suggested Council may wish to review developer contributions towards the Mandalong Road / Freemans Drive / Dora Street / Wyee Road intersection.</p> <p>Updated traffic modelling has been undertaken by McClaren to consider the potential increase in population resulting from this proposal. The traffic modelling has been reviewed by Councils traffic engineer and confirms that the intersection will perform with acceptable levels of service beyond the 10-year planning horizon.</p> <p>State and Federal Governments have committed funding for the construction of relevant intersection upgrade works. This funding together with the contributions that will be collected through the existing Planning Agreement will be sufficient and there is no need to review the Planning Agreement.</p> <p>At the post-Gateway referral stage TfNSW has requested further updated modelling to enable a full assessment of the traffic implications on nearby State road network. This is currently being prepared to enable further discussion with TfNSW, prior to finalisation of the planning proposal.</p> <p>NSW Rural Fire Service (RFS)</p> <p>The RFS advised that a bushfire risk assessment report should be provided which addresses the requirements of <i>Planning for Bush Fire Protection 2019</i> (PBP).</p> <p>A Strategic Bush Fire Study has been undertaken by MJD Environmental in accordance with the requirements of the PBP 2019. The Study concludes that the site does not exhibit any significant features that would make it more likely to experience a bushfire of undue severity or intensity. The potential impact on life and property of the site is not worsened by the context of the broader surrounding landscape in which it is situated.</p> <p>The proposed land use is appropriate to the site and surrounding landscape. The RFS has reviewed the Strategic Bush Fire Study and does not object to the planning proposal.</p> <p>Schools Infrastructure NSW (SI NSW)</p> <p>SI NSW advise that the growth stemming from the North Cooranbong Urban Release Area will result in demand for additional educational infrastructure. This growth supports the future dedication of a school site which is provided for within the State Planning Agreement.</p>

No.	Question	Considerations
		<p>SI NSW also requested that the consideration be given to how to encourage walkability from the uplift areas to the future school site with regard to the Movement and Place Framework. In this regard, the two areas identified for greater density are within 400m of the agreed school site and will be connected via footpaths which will enable walkability.</p> <p>NSW Department of Planning and Environment – Central Coast and Hunter Region (DPE)</p> <p>DPE note that the proposal represents an evolution of the planning framework for the Watagan Park locality and that is broadly aligns with the strategic framework in the <i>Hunter Regional Plan 2036</i> and the <i>Greater Newcastle Metropolitan Plan 2036</i>.</p> <p>DPE also advised that the proposal demonstrates consistency with the following objectives of the draft Hunter Regional Plan 2041:</p> <ul style="list-style-type: none"> • Objective 3 – Create 15-minute region made up of mixed, multi modal, inclusive and vibrant communities • Objective 4 – Plan for nimble neighbourhoods, diverse housing and sequenced development • Objective 5 – Increase green infrastructure and quality public spaces and improve natural environment • Objective 6 – Reach net zero and increase resilience and sustainable infrastructure.

Part 4 – Mapping

Map 1 – Locality



Map 2 – Aerial photo



- Subject Land
- Land Parcel

Air Photo

2022 Aerial Photography

Nearmap Imagery 2022

0 200
Metres

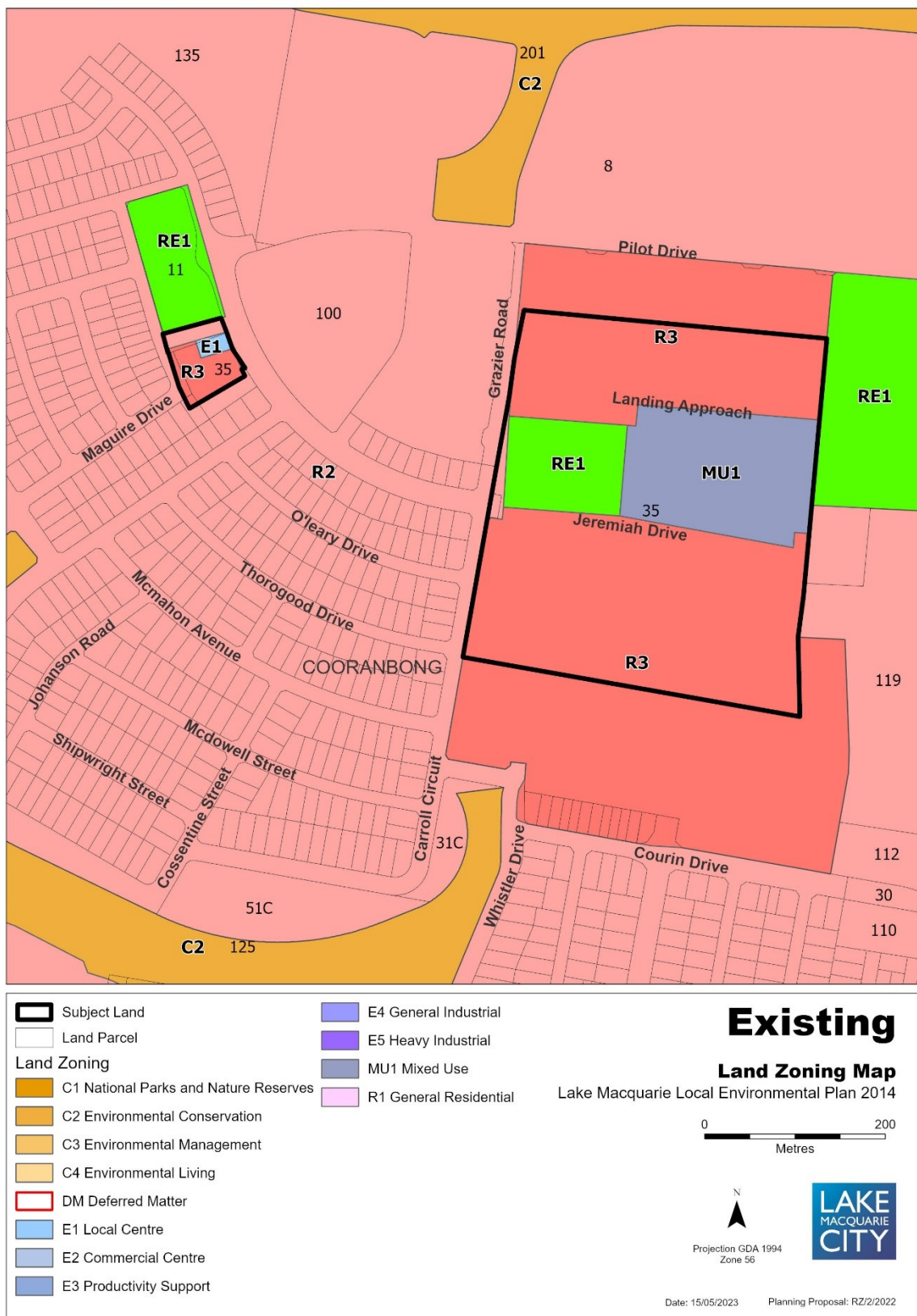
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Projection: GDA 1994
Zone 56



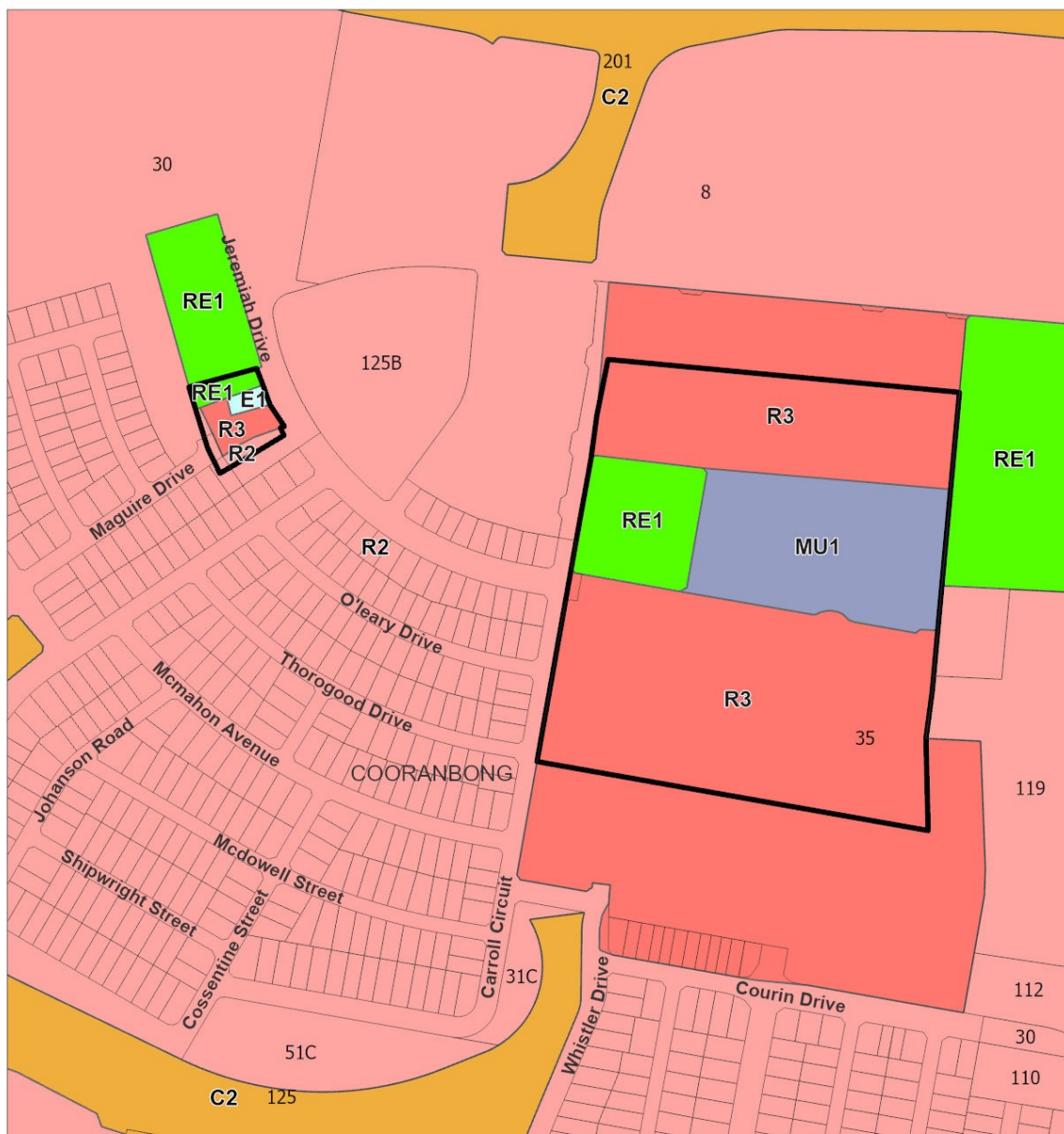
Date: 21/11/2022

Planning Proposal: RZ/2/2022

Map 3 – Existing Land Use Zone



Map 4 – Proposed Land Use Zone



- Subject Land
- Land Parcel
- Land Zoning**
- E1 Local Centre
- MU1 Mixed Use
- C2 Environmental Conservation
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation

Proposed

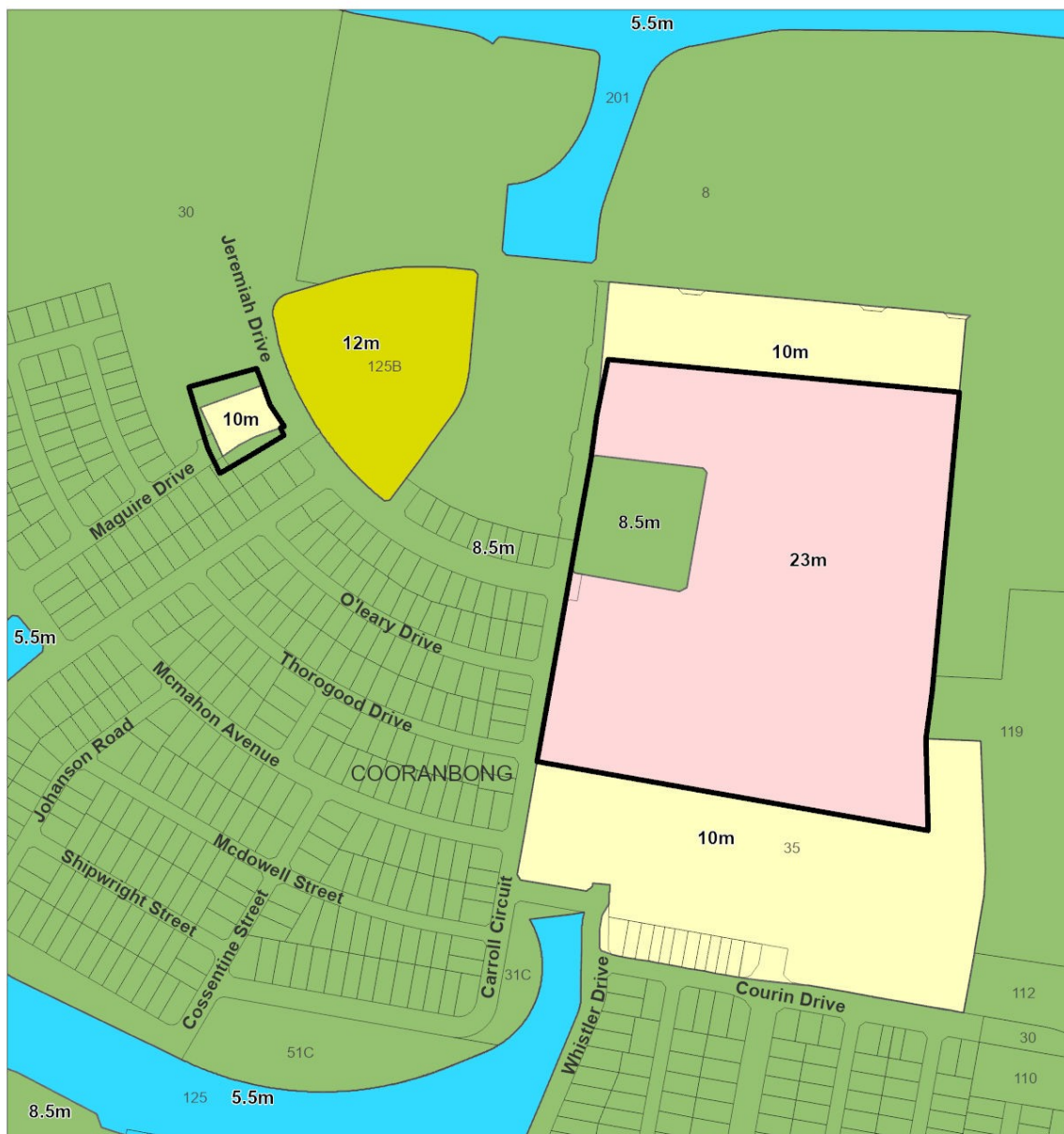
Land Zoning Map

Lake Macquarie Local Environmental Plan 2014

0 200
Metres

N
Projection GDA 1994
Zone 56

Map 6 – Proposed Height of Buildings



Subject Land

Land Parcel

Maximum Building Height (metres)

5

8.5

10

12

13

23

Proposed

Height of Buildings Map

Lake Macquarie Local Environmental Plan 2014

0 200
Metres

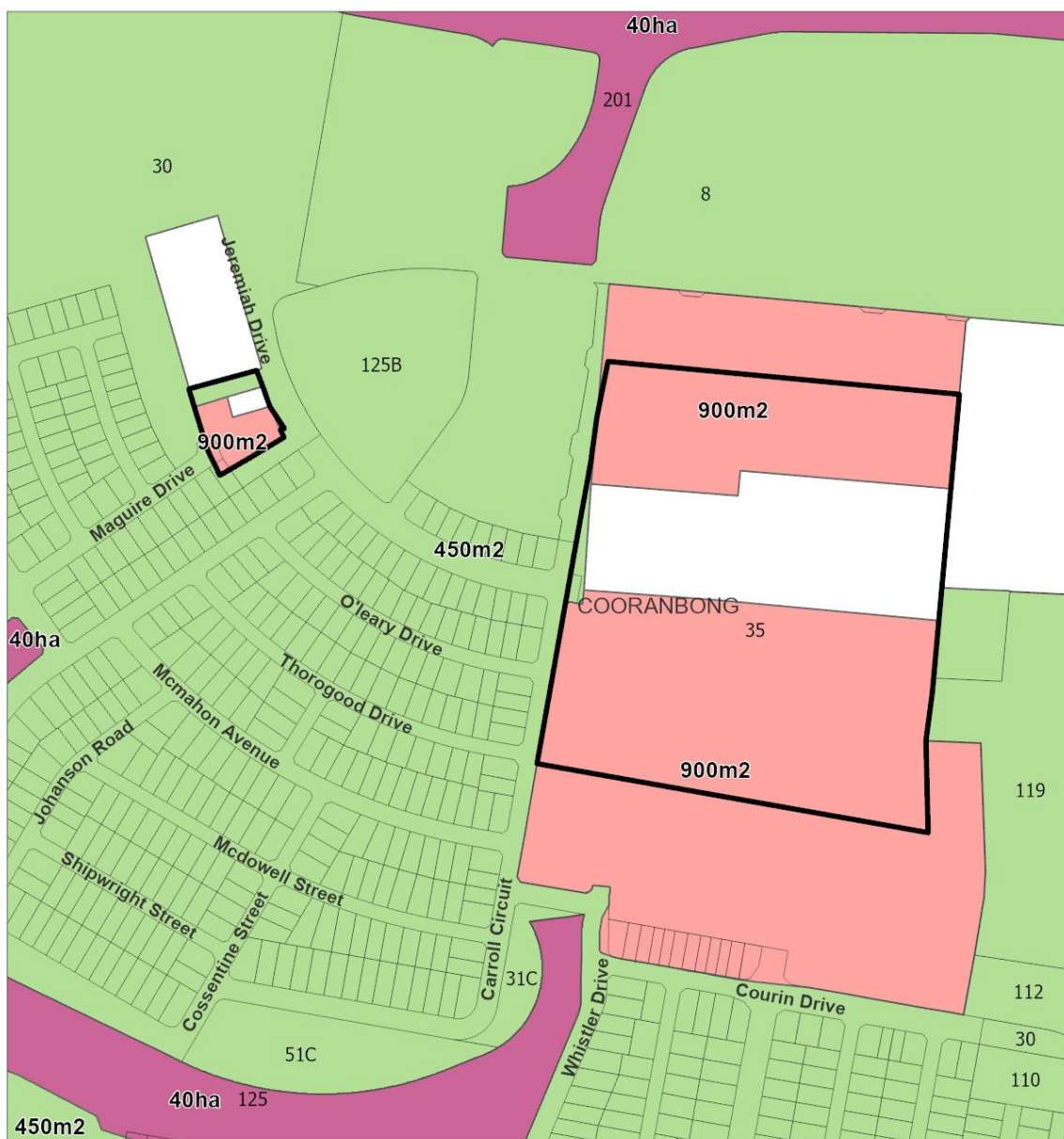
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Projection GDA 1994
Zone 56



Date: 21/11/2022

Planning Proposal: RZ/2/2022

Map 7 - Existing Lot Size



Subject Land

Land Parcel

Lot Size

450 sq m

900 sq m

40 ha

Existing

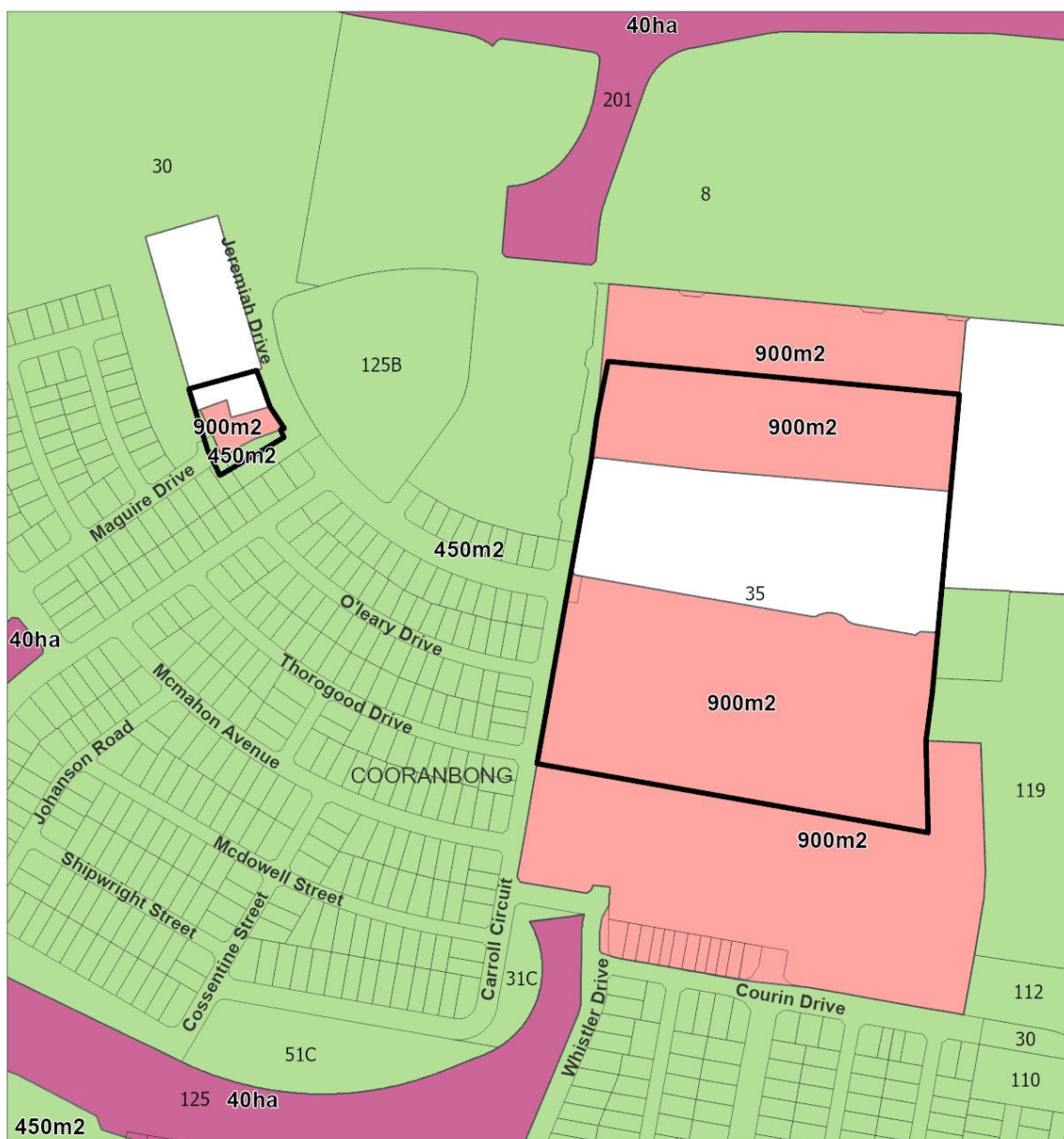
Lot Size Map

Lake Macquarie Local Environmental Plan 2014

0 200
Metres

N
Projection GDA 1994
Zone 56

Map 8 – Proposed Lot Size



Subject Land

Land Parcel

Lot Size

450 sq m

900 sq m

40 ha

Proposed

Lot Size Map

Lake Macquarie Local Environmental Plan 2014

0 200
Metres

N
Projection GDA 1994
Zone 56

Part 5 – Community Consultation

The planning proposal will be exhibited in accordance with the Lake Macquarie Community Participation Plan and the Gateway determination. It is recommended that the planning proposal be exhibited for 28 days.

Part 6 – Project Timeline

Stage	Timeframe and / or date
Gateway determination	8 May 2023
Post-Gateway review / pre-exhibition	50 working days
Public exhibition period	28 Days
Response to submissions	10 working days
Post-exhibition evaluation	10 working days
Resolution for finalisation	55 working days
Submission to Department for finalisation (where applicable)	10 working days
Gazettal of LEP Amendment	45 working days