



New South Wales

State Environmental Planning Policy (Major Projects) Amendment (Freeway North) 2008

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979* in accordance with the recommendation made by the Minister for Planning. (S08/00048-1)

KRISTINA KENEALLY, M.P.,
Minister for Planning

State Environmental Planning Policy (Major Projects) Amendment (Freeway North) 2008

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Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy (Major Projects) Amendment (Freeway North) 2008*.

2 Aims of Policy

The aims of this Policy are to amend the *Newcastle Local Environmental Plan 2003*:

- (a) to rezone certain land at Beresfield to Zone 4 (a) Urban Services Zone and Zone 7 (b) Environmental Protection Zone under that Plan to facilitate the Freeway North Business Park, and
- (b) to provide for the redevelopment of that land in a manner consistent with the principles set out in the document entitled *Lower Hunter Regional Strategy* published by the Department of Planning in October 2006, and
- (c) to protect, within an environmental conservation zone, those parts of the land identified as having high conservation values.

3 Land to which Policy applies

This Policy applies to Lot 17, DP 226431, Lots 11–16, DP 1091199, Lots 7 and 8, DP 396036, Lot D, DP 388733, Lot 9, DP 509255, Lot 10, DP 416248, Lot 11, DP 508747, Lot 12, DP 416248, Lot 13, DP 203406, Lots 225 and 226, DP 1054242, Lot 14, DP 207961, Lot E, DP 388733, Lots 15 and 16, DP 510628 and Lot 22, DP 532814 within the local government area of Newcastle.

4 Amendment of Newcastle Local Environmental Plan 2003

Newcastle Local Environmental Plan 2003 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 6 Method

Insert "Freeway North Business Park," after "Central Honeysuckle," in clause 6 (c).

[2] Part 5, heading

Insert "**Freeway North Business Park,**" after "**Honeysuckle,**".

[3] Clause 36B

Insert after clause 36A:

36B Freeway North Business Park

- (1) In this clause, *Freeway North Business Park* means Lot 17, DP 226431, Lots 11–16, DP 1091199, Lots 7 and 8, DP 396036, Lot D, DP 388733, Lot 9, DP 509255, Lot 10, DP 416248, Lot 11, DP 508747, Lot 12, DP 416248, Lot 13, DP 203406, Lots 225 and 226, DP 1054242, Lot 14, DP 207961, Lot E, DP 388733, Lots 15 and 16, DP 510628 and Lot 22, DP 532814.
- (2) Despite any other provision of this plan, development for any of the following purposes is prohibited on any part of the Freeway North Business Park that is within Zone 7 (b) Environmental Protection Zone:
 - (a) agriculture,
 - (b) dwelling-houses,
 - (c) dwellings.

[4] Clause 37 Definitions

Insert at the end of the definition of *zoning map* in clause 37 (1):

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