



25 February 2016

Department of Planning and Environment  
General Manager Hunter & Central Coast  
PO Box 1226  
Newcastle NSW 2300

**Submission on Draft Hunter Regional Plan**

Roche Group Pty Limited and its associated companies (including Hammersmith Management Pty Limited) has been a major investor in the Lake Macquarie City Council area over a sustained period of time.

A Planning Proposal (PP\_2012\_LAKEM\_001\_00) for the rezoning of 95ha of land (currently described as Lots 1 and 2 in DP 1180029) for residential development and environmental protection at George Booth Drive Edgeworth is significantly advanced, with a recent alteration of Gateway Determination provided by the Department of Planning and Environment (attached) extending the time to complete the Planning Proposal to the 6<sup>th</sup> November 2016.

The Planning Proposal has been exhibited by Lake Macquarie City Council (Council) and only 8 public submissions and 3 government agency submissions were received and we understand the issues raised in the submissions have been addressed to the satisfaction of Council.

The principal delay with the Planning Proposal has been the need to find suitable biodiversity offsets associated with the development. These offsets have now been determined and a Biodiversity Offset Strategy has been agreed to in principle by Council and Office of Environment and Heritage (OEH). We are currently preparing a Biodiversity Offset Package for Council and OEH acceptance.

Accordingly, we consider that this land should be illustrated within the document as partly urban (49ha) and partly environmental (46ha) consistent with the proposed rezoning to ensure consistency between the State's Draft Hunter Regional Plan and the significantly advanced amendment to the Council's Local Environmental Plan.

We appreciate the opportunity to comment on the Draft Hunter Regional Plan and would welcome the opportunity to meet with the Department to discuss our submission in detail if required.

Kind regards,

Wes van der Gardner

General Manager - Development



Roche Group Pty Limited A.B.N. 59 000 606 682  
365 New South Head Road, Double Bay NSW 2028  
PO Box 325, Double Bay 1360  
Telephone: (02) 9270 6003 Facsimile: (02) 9270 6090  
Email: wes@rochegroup.com.au