

Louth Park Urban Investigation Area (Stage 2)

Proposal Title : **Louth Park Urban Investigation Area (Stage 2)**

Proposal Summary : **The planning proposal seeks to rezone 156.4 ha of land at Louth Park from RU2 Rural Landscape to R5 Large Lot Residential, and amend the minimum lot size provisions to a mix of 1500m², 2000m², 3000 m², and 4000m² sizes in order to manage site constraints. The proposal will accommodate up to 430 new dwellings.**

PP Number : **PP_2012_MAITL_005_00** Dop File No : **12/11299**

Proposal Details

Date Proposal Lodged with DOP : **29-Jun-2012** Date Proposal Uploaded to Public Website : **13-Jul-2012**

Proposal Assessment

Is Public Hearing Required by PAC? **No**

Agencies Requested to Consult : **None**

Gateway Determination

Decision Date : **08-Aug-2012** Gateway Determination : **Passed with Conditions**

Due Date of LEP : **15-Aug-2014**

Implementation

Implementation Start Date : **15-Aug-2012** Exhibition Duration : **29**

Agency consultation consistent with recommendation : **Yes**

If No, comment :

Agency Objections : **No**

If Yes, comment :

Documentation consistent with Gateway : **Yes**

If No, comment : **Council resolved not to accept the Minister's plan making delegations for this amendment.**

The amendment will rezone Stage 2 of the Louth Park Investigation Area from RU2 Rural Landscape to R5 Large Lot Residential to permit approximately 430 dwellings. The associated minimum lot size map will be amended to allow a mix of 1500m², 2000m², 3000m² and 4000m² to manage existing site constraints.

Consultation

The Planning Proposal was exhibited in accordance with the Gateway Determination for a total of 28 days, from 31 October 2013 to 28 November 2013. Three community submissions were received. Two submissions both raised the issue that the proposed 1500m² lot size are too small for the locality, that the current road infrastructure is not adequate to accommodate an additional 430 dwellings. One submission was received from a land owner in support of the proposal.

Council considered that the development is part of the Gillieston Heights Growth Area as identified in the Maitland Urban Settlement Strategy and not semi-rural. Council considered the lot sizes are appropriate as they have been proposed based on site constraints, with the 1500m² minimum lot size reflecting the minimal site constraints and rural residential amenity of the area.

Council has adequately addressed the issues raised during community consultation.

Consultation with Public Authorities

Consultation was required by the Gateway Determination with NSW Rural Fire Service, Office of Environment and Heritage, Department of Primary Industries (Agriculture) and the Mine Subsidence Boards.

The above agencies did not raise any objections to the Planning Proposal.

S117 Directions and State Policies

The Gateway Determination dated 8 August 2012 advised that the Planning Proposal's inconsistencies with Section 117 Directions 1.2 Rural Zones, 1.5 Rural Lands and 4.1 Acid Sulphate Soils are of minor significance and no further approval would be required in relation to these directions.

The following s117 Directions remain relevant;

4.2 Mine Subsidence and Unstable land

The Mine Subsidence Board was consulted on the Planning Proposal and does not have any objection to the scale, density and type of development that will be permissible.

4.4 Planning for Bushfire Protection

The Planning Proposal is consistent with Direction 4.4 as consultation occurred with the NSW Rural Fire Service and no objection was raised.

5.1 Implementation of Regional Strategies

The Planning Proposal is not identified in the Lower Hunter Regional Strategy, 2006 (LHRS). However, the site is identified within an endorsed local strategy and is considered to be consistent with the principles of the LHRS. The Maitland Urban Settlement Strategy identifies the site as an Urban Investigation Area, recommending the site be zoned R5 Large Lot Residential. The Louth Park Investigation Area meets the sustainability criteria, including the availability of infrastructure, accessibility, low hazards, minimal potential land use conflicts and effect on natural resources.

Make the Plan

A PC Opinion was issued on 17 October 2014. Council was consulted in accordance with s59(1) and accepted the drafting of the instrument.

LEP Assessment

Date Received from RPA : **25-Jun-2014**

LEP Determination

DatePublishNotification

Date sent to Parliamentary Council to Draft LEP : **15-Sep-2014**

Determination Date :

Determination Decision :

Notification Date :