



MAITLAND CITY COUNCIL



Our Ref. RZ06008 (884737)

Your Ref.

Phone Enquiries: 4934 9700
Mark Roser

27 June 2012

NSW Department of Planning and Infrastructure
Hunter Region Office
PO Box 1226
NEWCASTLE NSW 2300



Dear Katrine O'Flaherty

RE: Section 55 Request for Gateway Determination – Louth Park Urban Investigation Area

At its ordinary meeting of 26 June 2012, Council resolved:
THAT

- 1. The draft local environmental plan for the Louth Park Investigation Area be endorsed as the Louth Park Urban Release Area rezoning the land to R5 Large Lot Residential, as detailed in the attached planning proposal.**
- 2. Pursuant to Section 55 of the Environmental Planning and Assessment Act 1979, the planning proposal for the Louth Park Urban Release Area be submitted to the Department of Planning and Infrastructure for a Gateway Determination.**
- 3. Council prepare and exhibit a Draft Development Control Plan (DCP) and Section 94 Contributions Plan for the Louth Park Urban Release Area, to be exhibited concurrently with the planning proposal.**
- 4. A further report be presented to Council following the public consultation period for the planning proposal, DCP and Section 94 Contribution Plan, to demonstrate compliance with the gateway determination and to provide details of any submissions received during that process.**

In accordance with the new plan making requirements, Council has prepared a planning proposal supporting this amendment, addressing all relevant criteria as outlined in the Department's guidelines. The following information is included:

- One (1) electronic copy of the Planning Proposal; and
- One (1) copy of the Section 55 Council report and minutes.

The Louth Park Investigation Area is identified in the Maitland Urban Settlement Strategy 2010 as a Category 1 Investigation Area.

Louth Park is not identified on the Lower Hunter Regional Strategy Map, however other sites may be developed if they are consistent with the principles of the Regional Strategy and if they are identified in an endorsed local strategy. It is considered that the Louth Park Investigation Area complies with the Regional Strategy sustainability criteria, including availability of infrastructure, accessibility, low hazards and land use conflicts, minimal effect on natural resources and the potential to protect and enhance biodiversity and heritage. The DoPI have endorsed the MUSS 2008 which identifies Louth Park as an urban investigation area. The 2010 MUSS maintains the category of Louth Park as an urban investigation area with the planning proposal recommending a residential zone, R5 Large Lot Residential, for the subject lands.

The planning proposal fulfils the intentions of the Lower Hunter Regional Strategy through being a new urban release area that is able to provide adequate land supply in order for Maitland to meet its expected demand

Under the provisions of the Maitland LEP 2011 the subject lands are currently zoned RU2 Rural Landscape and are adjacent to R5 Large Lot Residential zone land to the south. The LEP amendment proposes to rezone the subject lands for urban purposes identifying an R5 Large Lot Residential urban outcome. The amendment would also include an amendment to the minimum lots size map identifying a minimum lot size mix of 1500m², 2000m², 3000m² and 4000m² to manage site constraints.

The LEP amendment would achieve the objectives of the planning proposal as it would enable development of the lands for urban purposes, providing a higher order use, and protection and management of environmentally sensitive areas such as visually prominent ridgelines, shallow mine workings, remnant vegetation and riparian areas.

Therefore, Council requests that this proposal to amend the Maitland LEP 2011 for the purpose of rezoning land within the Louth Park Investigation Area for urban purposes proceed to a Gateway Determination. Council suggests that a 12 month LEP timeframe would be appropriate for this amendment given the sensitivity of the site and extensive consultation process required.

If you have any questions, or require further information to assist in your assessment of this planning proposal, please contact Mark Roser, Strategic Town Planner on 49349848.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Ian Shillington', with a stylized, cursive script.

IAN SHILLINGTON
Manager Urban Growth