

Trent,

Having discussed this matter with Ann-Maree (and further to her response below), I'd advise that the Planning Proposal include a provision that the land be designated an URA so as this will trigger the Satisfactory Arrangement provisions.

Please feel free to contact me if you need to discuss.

Thanks
Russell

Russell Simpson
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>>> Ann-Maree Carruthers 25/01/2013 5:57 pm >>>
Hello,

As discussed, we are expecting the Minmi a determination on the rezoning of Minmi shortly.
As part of the process we have prepared a SEPP which amends the Newcastle LEP directly. This has included:

- mapping amendments to update zoning, height of buildings and FSR maps (Newcastle land use tables have not been changed); and
- inclusion of a new part for Urban Release Areas (URA) into the LEP, with a new URA map for the site to be included in the LEP.

To be consistent with the rezoning of Minmi, it is recommended that the Urban Release Area provisions also apply to site outlined below (assuming the site is located in Newcastle LGA). As the "Arrangements for designated State public infrastructure" clause will be in the Newcastle LEP, all Trent will need to organise is for a URA map to be prepared for the site. This can be organised through Noo Porima's team.

Happy to discuss if you need any clarification on this.

Ann-Maree

Ann-Maree Carruthers
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>>> Russell Simpson 1/25/2013 5:04 pm >>>
Ann-Maree,

Thank you for shedding light on this matter.

Please can you copy me into your response to Trent.

Russell

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>>> Kate Speare 25/01/2013 3:18 pm >>>

Response to Trent required by COB Tuesday. I'm not in on Tuesday, so can you please prepare a response.

Kate

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>>> Trent Wink 1/25/2013 3:16 pm >>>
Terry,

We have a planning proposal to rezone approximately 14ha of land from E4 Environmental Living to R2 Low Density Residential to provide 110 residential allotments. The site is not mapped as a Lower Hunter special contributions area. I have also attached Council's Planning Proposal, refer to the map on page 21, which identifies C&A land holdings as well as surrounding approved residential developments.

The subject land adjoins the Coal & Allied proposed residential development/concept plan of up to 3,300 allotments (MP_08/0125 and MP10/0090 Link Road North and South) which is currently being assessed under part 3A of the Environmental Planning and Assessment Act 1979.

Please advise whether this site should be mapped as an Urban Release Area so that it contributes towards the provision of designated State Infrastructure and provide required public utility infrastructure before any development application is determined? A DCP is not required because Council's existing controls should be sufficient.

Regards

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