

Louth Park Urban Extension - Stage 1

Proposal Title : Louth Park Urban Extension - Stage 1

Proposal Summary : To rezone 11.4 ha of land at Louth Park from R2 Rural Landscape to R5 Large Lot Residential with a minimum lot size of 4000m². The proposal will allow development of up to 20 dwellings for rural residential purposes.

PP Number : PP_2011_MAITL_005_00 Dop File No : 11/22122

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :
1.2 Rural Zones
1.5 Rural Lands
4.1 Acid Sulfate Soils
4.2 Mine Subsidence and Unstable Land
4.4 Planning for Bushfire Protection

- Additional Information :
1. Council is to ensure that appropriate mapping is provided for public exhibition purposes and in particular, the subject site is to be clearly identified in all supporting mapping placed on public exhibition. In addition, Council is to prepare and exhibit the following additional maps to support the planning proposal:
 - a. Acid Sulfate Soils Map identifying categories of acid sulfate soils present on the site;
 - b. Aerial Photo overlaid with proposed zone boundary
 - c. Proposed Minimum Lot Size Map
 2. Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation and take into account any comments made as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection.
 3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for 14 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
 4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage
 - Department of Primary Industries (Agriculture)
 - NSW Rural Fire Service
 - Mine Subsidence Board

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to

a submission or if reclassifying land).

6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

7. That the DDG agree to inconsistencies with Directions 1.2 Rural Zones, 1.5 Rural Lands and 4.4 Acid Sulfate Soils as they are minor and justified by an endorsed strategy.

8. Council is to retain the subject site as land identified on the 'Urban Release Area Map', and is to amend the planning proposal by deleting references to removal of the site from the maps prior to undertaking community consultation.

Supporting Reasons : The proposal is consistent with the actions and outcomes of the Lower Hunter regional Strategy. The proposal is also consistent with the endorsed Maitland Urban Settlement Strategy 2008.

Panel Recommendation

Recommendation Date : 02-Feb-2012

Gateway Recommendation : Passed with Conditions

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. It is noted that Council is proposing to delete the subject area from its Urban Release Area Map. This approach is not supported and Council is to amend the planning proposal to remove references to this aspect and retain the site as an identified Urban Release Area in the LEP prior to proceeding to exhibition.
2. Council is to ensure that all mapping provided for public exhibition purposes clearly identifies the subject site. Council is also required to prepare additional mapping to support the planning proposal and is to include these maps with the public exhibition material. The additional maps required are:
 - Acid Sulfate Soils Map identifying the categories of acid sulphate soils present on site;
 - Proposed Minimum Lot Size (MLS) map; and
 - An aerial photograph with the proposed zone boundary clearly identified.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
4. In relation to Section 117 Direction 4.4 Planning for Bushfire Protection, Council is to consult with the Commissioner of the NSW Rural Fire Service and amend the planning proposal (if necessary) to take into consideration any comments prior to undertaking exhibition of the planning proposal.
5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage
 - Department of Primary Industries (Agriculture)
 - NSW Rural Fire Services
 - Mine Subsidence Board

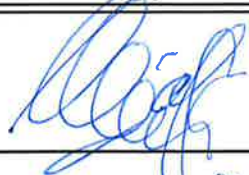
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7. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGaffin

Date:

6-2-12