

Newcastle Housekeeping (Hospitals in R2)

Proposal Title : **Newcastle Housekeeping (Hospitals in R2)**

Proposal Summary : **To make hospitals permissible in the R2 Low Density Residential zone by:
Inserting in N LEP 2012, Part 2 'Permitted or Prohibited Development - Land Use Table' – 3.
'Permitted with consent' - the dictionary defined use 'hospital'.**

**This item was submitted to the Gateway as part of a grouped proposal
PP_2013_NEWCA_008_00 Administrative Amendment – Newcastle LEP 2012.
It has subsequently been separated. The relevant reports prior to this separation are attached
documents.**

PP Number : **PP_2013_NEWCA_010_00** Dop File No : **13/06907**

Proposal Details

Date Proposal Lodged with DOP : **17-Apr-2013** Date Proposal Uploaded to Public Website : **21-May-2013**

Proposal Assessment

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

Agencies Requested to Consult : **None**

Gateway Determination

Decision Date : **22-May-2013** Gateway Determination : **Passed with Conditions**

Due Date of LEP : **01-Mar-2014**

Implementation

Implementation Start Date : **29-May-2013** Exhibition Duration : **15**

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 on 26
November 2013.**

**The rezoning will permit hospitals with development consent in the R2 Low
Density Residential zone.**

Lower Hunter Regional Strategy

Hospital permissibility and distribution is not a matter for the LHRS, however the amendment is consistent with the objectives and outcomes of the LHRS.

Consultation

The Planning Proposal was exhibited for a total of 14 days in accordance with the Gateway Determination from 22 July to 5 August 2013. One submission was received which contained a petition of 7 signatures.

The petition objected to the proposal based on an incorrect assumption that the PP would rezone the Newcastle Eye Hospital. This is not the case as the PP seeks to allow hospitals in the R2 zone.

The submission raised concerns that the proposal would place undue pressure on residential land and result in the loss of residential land. The PP will however allow an existing hospital to expand the impacts of which will be managed under Council's DCP controls. It is unlikely that Newcastle will experience a significant increase in development applications for hospitals as residential land values are prohibitive to developers requiring large site areas.

In addition, the Director General has agreed to the inconsistency with Direction 3.1 Residential zones as the potential impacts to residential land are considered of minor significance. This is because permitting 'hospital' in the R2 zone does not contain provisions that will reduce the permissible residential density of land, but it will enable an additional non-residential use within the R2 zone. It is acknowledged that this may result in a minor reduction of future housing stock, and is considered of minor significance.

The submission also objected to traffic and amenity impacts on residential land. These potential impacts can be managed under a future development application.

Consultation with Public Authorities

No consultation with public authorities was required through the Gateway.

S117 Directions

The Director General's delegate agreed to the minor inconsistency with Direction 3.1 Residential Zones as part of the Gateway determination. The Planning Proposal is consistent with all other Ministers S117 Directions and State policies.

Council was consulted in accordance with s59(1) and accepted the drafting of the instrument.

Finalisation of the planning proposal has been delayed due to time taken to obtain a final PC Opinion and mapping issues. The PC Opinion was issued on 7 March 2014 Tag PC Opinion.

LEP Assessment

Date Received from RPA : **04-Dec-2013**

LEP Determination

Date Publish Notification

Date sent to Parliamentary Council to Draft LEP : **21-Jan-2014**

Determination Date :

Determination Decision :

Notification Date :

