

PLANNING PROPOSAL

Amendment to the Maitland LEP 2011

149 ABERGLASSLYN Rd, ABERGLASSLYN URBAN EXTENSION SITE AND MINIMUM LOT SIZES FOR CERTAIN SPLIT ZONES

(Lot 1, DP 577474)

**Version 1.0
14 March 2013**



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Version

Version 1.0. – 14.3.2013 (Report to Council)

INTRODUCTION

This planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant guidelines published by the NSW Department of Planning and Infrastructure. The planning proposal explains the intended effect of, and justification for, the proposed amendment to the Maitland Local Environmental Plan 2011 with regard to the Urban Extension site identified as Lot 1 DP 577474, No.149 Aberglasslyn Rd Aberglasslyn, and the additional clause in the LEP to provide for the subdivision and development of land with split zones below the minimum lot size.

The subject land has a total area of 12.2ha with 4.5ha zoned for residential purposes but not yet developed, adjoining the North Coast Rail Line. A 44 lot staged subdivision has been approved over this section of the subject land. A separate access road connecting this subdivision with Aberglasslyn Rd forms part of the approved subdivision design.

The portion of land subject to this planning proposal has a total developable area of 4100m². This is delineated by the 1%AEP Flood Level of RL 12.7m AHD, and potentially provides for up to six (6) allotments with building envelopes above the 1% flood. The proposal seeks to amend the Maitland LEP 2011 by rezoning the flood free portion of the site from RU2 Rural Landscape to R1 General Residential and to amend the Lot Size Map by reducing the minimum lot size for subdivision from 40ha to 450m².

The proposed lot configuration and design provides for five (5) allotments at 720m² and one (1) allotment at 1388m², with each allotment providing for a 150m² building envelope above the 1%flood level on proposed residentially zoned land. To achieve suitable residential sized allotments, a portion of RU2, flood affect land is required to be included with each of the proposed lots. As a result a split zone configuration would be created in each lot with both the R1 and RU2 zones being under the minimum lot size provisions of the LEP.

The Maitland LEP 2011 does not provide for split zone scenarios, therefore the Maitland LEP 2011 needs to be amended to include an additional clause to permit the creation and development of land containing split zones under the prescribed minimum lot size. Such a provision would be inserted as clause *4.1B Minimum lot sizes for certain split zones*, within the MLEP. This provision would apply across the city and would provide greater flexibility in designing subdivisions adjoining flood affected or environmentally constrained land, providing a more efficient use of developable land.

PART 1: OBJECTIVES or INTENDED OUTCOMES

The objectives of this planning proposal are:

1. to enable the land to be subdivided for general residential development;
2. to enable the land to be developed for general residential purposes consistent with the land use zone;
3. to provide for the subdivision of lots that are within more than one zone but cannot be subdivided under clause 4.1 of the Maitland LEP 2011;

4. to ensure that the subdivision occurs in a manner that promotes suitable land uses and development.

PART 2: EXPLANATION of PROVISIONS

To achieve the objectives of this planning proposal, it is intended to make the following amendments to Maitland LEP 2011:

1. Amend the Land Zoning Map by rezoning part of the land from RU2 Rural Landscape to R1 General Residential (Map Series LZN 004A) in accordance with the proposed zoning map shown at **Attachment 2: Proposed Land Zoning Map**; and
2. Amend the Lot Size Map by reducing the minimum lot size for subdivision from 40ha to 450m² (Map Series LSZ 004A) in accordance with the proposed lot size map shown at **Attachment 3: Proposed Lot Size Map**.
3. After clause 4.1A insert clause **4.1B Minimum lot sizes for certain split zones**

At this stage it is uncertain how the wording for propose amendment 4.1B Minimum lot size for certain split zones will be interpreted by Parliamentary Counsel. However, it is considered the clause applies when a subdivision creates an allotment with more than one zone where each zone is below the minimum lot size.

PART 3: JUSTIFICATION for PROPOSED REZONING

In accordance with the Department of Planning's 'Guide to Preparing Planning Proposals', this section provides a response to the following issues:

- Section A: Need for the planning proposal;
- Section B: Relationship to strategic planning framework;
- Section C: Environmental, social and economic impact; and
- Section D: State and Commonwealth interests.

Section A – NEED for the PLANNING PROPOSAL

1. Is the planning proposal a result of any strategic study or report?

The MUSS (2010) identifies opportunities for urban consolidation through either centres based development, urban infill development, or urban extension development. The MUSS (at page 116) provides an explanation for how these sites were identified and reviewed as part of the plan-making process associated with the Maitland LEP 2011 and the 2010 review of the MUSS. Specifically, Council adopted a report on Urban Extension and Urban Infill Development at its meeting on 25 August 2009 (Item 10.2) and

the outcomes from this report were included in the 2010 edition of the MUSS.

The subject site was identified as part of the 2010 MUSS review process and is listed in the MUSS (2010) as a Category 2 – Urban Extension site in Table 9 (see **Appendix 5**). The MUSS defines an urban extension site as “sites adjoining urban areas of less than 15 hectares or have potential for less than 50 residential lots”.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The subject site requires an amendment to the Maitland LEP 2011 to enable development of the land to occur for general residential purposes. It is considered that the preparation of this planning proposal is the most effective and timely method to achieve this outcome. The MUSS (2010) has been structured in a way to enable individual planning proposals to be processed to release separate infill sites for small-scale development across the Local Government Area. This process supplements development of land in urban release areas and provides housing variety and choice to the general public.

It is necessary to make an amendment to MLEP 2011 to enable the creation and development of allotments supporting split zones below the respective minimum lot size provisions as the MLEP 2011 does not provide for such scenarios. The MLEP 1993 permitted subdivisions with split zones which have been developed at Louth Park (Waterford Estate) with the dwelling constructed on the then 1(c) Rural Small Holding zone and the remainder of the flood affected site zoned 1(b) Secondary Rural.

3. Is there a net community benefit?

The planning proposal represents a small-scale opportunity to further subdivide an undeveloped parcel of land that adjoins an existing residential area to provide limited additional capacity for residential accommodation than currently exists. As such, the preparation of a Net Community Benefit Test is not considered to be warranted. The cumulative impacts associated with identifying a number of infill or extension sites has been evaluated and justified in the adopted MUSS (2010). Table 9 in the MUSS (2010) summarises this information.

The public interest reasons for preparing this draft plan include:

- The development of the subject lands will utilise the remaining flood free developable area in the immediate locality;
- The land has largely exhausted its historical agricultural use and the proposal to develop the land for urban purposes will result in an improved outcome and a higher order use of the land;
- Existing flood sensitive areas on the site will be protected through the retention of the RU2 - Rural Landscape Zone on the balance of the site that is flood affected.

The implications of not proceeding with the planning proposal include:

- The potential of the proposed urban infill and extension site, as endorsed in the MUSS 2008, to not be achieved in the instance the proposal is not supported;
- The desired future outcomes of Council's long term strategic plans (MUSS 2008) for this area will not be achieved;
- The potential for a higher order land use within the subject lands would be lost, as the land is not large enough to support sustainable agricultural practices;
- The potential for improvements to the existing public infrastructure would be limited;

- Opportunities to improve and enhance the linkages between established residential areas and rural areas of Aberglasslyn will be denied if the proposal is not supported.

Section B – RELATIONSHIP to STRATEGIC PLANNING FRAMEWORK

4. Is the planning proposal consistent with the objectives and action contained within the applicable regional or sub-regional strategy?

Lower Hunter Regional Strategy (NSW Dept of Planning and Infrastructure) – October 2006

The Lower Hunter Regional Strategy (LHRS) identifies individual 'urban release areas' generally with an area greater than 50 hectares. However, the LHRS also acknowledges that sites less than 50 hectares are capable of being developed if they are consistent with the principles of the LHRS and identified within an endorsed local strategy.

One of the overarching principles in the LHRS is to develop more compact settlements by directing residential development towards a more sustainable ratio of 60% (new release areas)/40% (urban infill areas). To support this goal, the MUSS (2010) identifies those sites considered appropriate to investigate as urban infill/urban extension areas. The subject site has been identified as suitable for a spot rezoning in the MUSS (2010) in Table 9 and Figure 30. It provides for a logical extension to the existing residential area of Aberglasslyn..

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Council is currently preparing a draft community strategic plan in line with the new Integrated Planning and Reporting legislation and guidelines. In regards to land use strategies, the following documents provide the appropriate strategic policy framework to support this planning proposal.

Maitland Urban Settlement Strategy 2001-2021 (Maitland City Council) – 2010 Edition

The site is identified in the MUSS (2010) as a Category 2 – Urban Extension site in Table 9 and Figure 30. The MUSS complements the directions contained in the LHRS by identifying land considered appropriate to investigate for urban infill/extension development in response to the projected dwelling targets for new release areas versus infill opportunities.

The assessment of the rezoning submission against the objectives of the MUSS has been undertaken. It is considered that the rezoning of the subject site re-affirms the principles of urban extension, with services and access to be extended from the existing residentially zoned land in the immediate locality. This planning proposal is consistent with the MUSS and Council's adopted framework for urban extension sites.

6. Is the planning proposal consistent with applicable state environmental planning policies?

There are no existing or draft SEPPs that prohibit or restrict the proposed development as outlined in this planning proposal. An assessment of relevant SEPPs against the planning proposal is provided in the table below.

SEPP	Relevance	Consistency and Implications
SEPP (Infrastructure) 2007	Provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.	Nothing in this planning proposal affects with the aims and provisions of this SEPP.
SEPP (Rural Lands) 2008	Provides state-wide planning controls to facilitate the orderly and economic use and development of rural lands for rural and related purposes. In addition it identifies the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purposes of promoting the social, economic and environmental welfare of the State.	The planning proposal is inconsistent with the Rural Lands SEPP (2008) as it is rezoning lands zoned for rural purposes to urban/residential purposes and therefore is not facilitating the orderly and economic development of rural lands for rural related purposes. However the subject site is identified as a site appropriate for urban infill and extension development as detailed in the adopted policy position in the endorsed MUSS 2010. In addition the site is not practical for sustainable agricultural practices consistent with prime agricultural classes 1 and 2. Therefore the inconsistency with the aims of the Rural Lands SEPP 2008 is justified.
SEPP no. 55 Remediation of Land	Provides state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.	Given the historical use of the land for agricultural purposes, the land has previously been subject to agricultural activities over time and may accommodate chemical residues from such activities. A geotechnical report submitted as part of a previous DA for the land states the land is suitable for residential development with further assessment at DA stage.

Table One: Relevant State Environmental Planning Policies

7. Is the planning proposal consistent with applicable Ministerial Directions for Local Plan making?

There is no s.117 Ministerial Directions that the proposed development is inconsistent with. An assessment of relevant s.117 Directions against the planning proposal is provided in the table below.

Ministerial Direction	Aim of the Direction	Consistency and Implications
EMPLOYMENT and RESOURCES		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	It is proposed to rezone the subject lands from rural to urban lands. The subject land is currently zoned for both rural and residential purposes. The rezoning of the remaining flood free portion of the site is justified by the endorsed MUSS 2010 which identifies the site and adopted policy position for urban infill and extension development. In

Ministerial Direction	Aim of the Direction	Consistency and Implications
		addition, the site at present does not support prime agricultural uses. Therefore the proposal is consistent with this direction.
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.5 Rural Lands	To protect the agricultural production value of rural land, and facilitate the orderly and economic development of rural lands for rural and related purposes	The subject land comprises rural land that is identified in the Maitland Rural Strategy 2005 as suitable to support prime agricultural land classes 1 and 2. However this portion of the site has not been utilised for rural activities for some time and is a small isolated parcel of rural land surrounded by residential development and therefore not suitable to support extensive prime agriculture. Hence, the flood free portion of the land has been identified by Council as suitable for urban infill and extension development. Rezoning the flood free portion of the site will not result in the loss of sustainable and viable rural lands in the locality and hence the inconsistency with the aims of this direction is justified.
ENVIRONMENT and HERITAGE		
2.1 Environment Protection Zones	N/A	
2.2 Coastal Protection		
2.3 Heritage Protection	N/A	
2.4 Recreation Vehicle Areas	N/A	
HOUSING, INFRASTRUCTURE and URBAN DEVELOPMENT		
3.1 Residential Zones	Encourage a variety and choice of housing, minimise the impact of residential development on the environmental and resource lands and make efficient use of infrastructure and services	The planning proposal is applicable to this direction as it is proposing an amendment to the MLEP 2011 for rezoning of lands for urban purposes. The proposed rezoning will result in a change of land use to enable future residential development of the site. The land is identified as an urban infill and extension site for potential development and within the Anambah Preliminary Investigation Area within the MUSS 2010. Therefore the proposal is consistent with the objectives of this direction.
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations	N/A	

Ministerial Direction	Aim of the Direction	Consistency and Implications
3.4 Integrating Land Use and Transport	The objectives relate to the location of urban land and its proximity to public transport infrastructure and road networks, and improving access to housing, employment and services by methods other than private vehicles.	The planning proposal achieves the objectives of this direction. The subject land is within a developing urban area with access to existing public transport services and established infrastructure. The subject land is also within close proximity to major employment areas. Therefore the proposal is consistent with the objectives of this direction.
HAZARD and RISK		
4.1 Acid Sulphate Soils	To avoid significant adverse environmental impacts from the use of land that has a probability of containing ASS	Current ASS risk maps and ASS Mapping under the Maitland LEP 2011 indicate the potential of ASS and identify the site as affected by Class 5 ASS. This low class ASS should not preclude the rezoning process continuing but should be considered further prior to any future development of the lands. Therefore the planning proposal is consistent with the objectives of this direction.
4.2 Mine Subsidence and Unstable Land	N/A	
4.3 Flood Prone Land	The direction aims to reduce the risk of flood and to ensure that the development of the flood prone land is consistent with the NSW Flood Prone Land policy	The portion identified in this planning proposal for rezoning is not affected by the inundation of flood during a 1:100 year flood event. The area of the site affected by 1:100 year flood inundation is incapable of supporting further residential development due to environmental constraints and therefore is not included in this planning proposal for rezoning. As the planning proposal site is located above the 1:100 year flood level, flooding is considered of minor significance and therefore the planning proposal is consistent with the aims of this direction.
4.4 Planning for Bushfire Protection	N/A	
REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	This direction requires a draft amendment to be consistent with relevant state strategies that apply to the LGA	The planning proposal is consistent with the aims and objectives of the LHRS 2006 as it complies with the principles of the strategy and will provide valuable economic, social and potentially environmental benefits to the region. The site forms part of the endorsed MUSS 2010 as an urban extension site. Therefore it is considered that the planning proposal is consistent with the aims of this direction.
LOCAL PLAN MAKING		
6.1 Approval and Referral	The direction aims to ensure that LEP provisions encourage the efficient and appropriate	The planning proposal does not affect the objectives of this direction and will be consistent with this requirement.

Ministerial Direction	Aim of the Direction	Consistency and Implications
	assessment of development	
6.2 Reserving Land for Public Purpose	N/A	
6.3 Site Specific Provisions	N/A	
METROPOLITAN PLANNING		
7.1 Implementation of the Metropolitan Strategy	N/A	

Table Two: Relevant s.117 Ministerial Directions

Section C – ENVIRONMENTAL, SOCIAL and ECONOMIC IMPACT

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposed area to be zoned R1 General Residential, and developed for residential purposes consists of cleared land with no critical habitat of threatened species present. The proposal is unlikely to have any adverse effect on threatened species populations or their habitat. Accordingly, Council considers that it is not necessary to consult with the NSW Office of Environment and Heritage under s34A of the Act.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

It is anticipated that through appropriate mechanisms the protection and management of the biophysical environment will be in accordance with state and local policies. The following environmental impacts have been considered in the preparation of the planning proposal:

Loss of Rural Lands:

The site has a history of agricultural use; however at present the site does not support this form of agriculture and is not utilised. The Maitland Rural Strategy 2005 provides a land use planning management framework for Maitland's rural lands. The MRS 2005, in accordance with Department of Industry and Investment (Primary Industry Division) requirements identifies the subject lands as supporting prime agricultural land classes 1 and 2. The site has not been utilised for rural activities for some time and is a small isolated parcel of rural land surrounded by residential development and therefore is not suitable to support sustainable agricultural practices. Part of the site has already been rezoned for residential purposes. The remaining part of the site is flood liable and therefore not suitable for any form of urban development.

Bushfire:

An assessment of the site identified that the subject land is potentially exposed to Category 3 Bushfire Prone (Grasslands) vegetation across its entirety. Council's Bushfire Prone Mapping identifies that the site

is not affected by bushfire threat. There is no need to consultation with the NSW Rural Fire Service for the proposed rezoning.

Traffic, Access and Transport::

The proposed rezoning to R1 General Residential would result in the creation of up to six (6) residential allotments with direct frontage and access to Aberglasslyn Rd. It is considered that any potential development of the land will likely result in a small increase in traffic movements in the locality.

Council identifies that the increase in traffic movements that any future development would generate would not preclude the existing road network to continue operating at a satisfactory level of services, that is, there would be no adverse impact to the network caused by the additional traffic generated. Council is therefore satisfied that the existing road network is capable of supporting the additional traffic loads likely to be generated as a result of the rezoning and future residential development of the site.

Flooding and Drainage:

The subject site is affected by the 1%AEP Flood Level of RL 12.7m AHD. The eastern flood free portion of the site has already been zoned R1 General Residential and is considered to be part of the wider Aberglasslyn urban release area. The identified flood free portion of the site, subject to this planning proposal, contains suitable area for the positioning of up to six (6) dwellings on six (6) separate allotments fronting Aberglasslyn Rd. Additional RU2 zoned land is required to be consolidated with each proposed allotment to ensure each lot created is consistent in size with surrounding residential lots. Council is satisfied that the rezoning of the subject lands will not increase the risk posed by flooding constraints and therefore considers rezoning of the subject lands appropriate if development lies above the RL of 12.7m AHD.

Noise and Vibration:

The subject land is in close proximity to the North Coast Rail Line. Acoustic and Vibration Impact Assessment reports submitted for the development of the eastern portion of the site for residential purposes indicated that some acoustic treatment of dwellings on lots adjoining the rail line is required. Council is satisfied that the noise and vibration issues can be adequately addressed through the remainder of the rezoning process and development phase of the process and therefore this issue should not preclude the progression of the rezoning at this time.

Acid Sulphate Soils (ASS):

Acid Sulphate Soil risk maps indicate the potential for ASS across the site with the identification of the subject lands being affected by Class 5 ASS. The low risk of ASS should not preclude the progression of this planning proposal. However, any development proposed in those areas identified as potential for ASS will require a detailed Acid Sulphate Soils Assessment to be undertaken to detail the potential risk and appropriate management.

Contamination Assessment:

Coffey Geosciences completed geotechnical investigations in support of DA04-04357, residential development for the eastern [portion of the site, which indicated the greater site as appropriate for residential development. Council is satisfied that the potential for contamination on site does not preclude the rezoning of the lands for urban purposes subject to a more detailed contamination assessment being submitted to Council prior to the construction phase of the process.

10. How has the planning proposal adequately addressed any social and economic effects?

The proposal will result in the creation of a small urban extension to the existing residential area. As such, the social and economic impacts associated with the planning proposal are considered to be of a minor nature. In the broader context of providing land supply for residential growth, all infill or urban extension areas assist in reducing urban sprawl, which results in a more efficient use of existing infrastructure and the provision of services to the general public.

The site is unlikely to contain any items of Aboriginal cultural heritage, does not contain any items of European heritage and is not located within a heritage conservation area.

Section D – STATE and COMMONWEALTH INTERESTS

11. Is there adequate public infrastructure for the planning proposal?

Adjoining lots in the R1 General Residential zone (notwithstanding the fact that the minimum lot size for subdivision is 450m²) are in the size range of 750m² -1200m². A similar outcome is expected for this site, with a potential lot yield of up to six (6) lots. Accordingly, existing public infrastructure is likely to be adequate to service the resulting residential development. No consultation with state authorities is considered to be necessary for this planning proposal to proceed.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No advice has been sought from government agencies and public authorities who may be impacted by a zoning change in the subject lands at Aberglasslyn Road, Aberglasslyn. It is anticipated that post gateway determination, Council will complete consultation with relevant public authorities and government agencies.

PART 4: COMMUNITY CONSULTATION

In accordance with Section 57(2) of the Environmental Planning and Assessment Act 1979, this planning proposal must be approved prior to community consultation is undertaken by the local authority. Council considers the planning proposal to be consistent with the criteria for determining the proposal to be 'low impact', given that the development is limited to the rezoning and subdivision of one vacant lot on the fringe of an existing residential area. As such, it is considered appropriate to exhibit the planning proposal for 14 days only. In accordance with Council's adopted *Community Engagement Strategy (March 2009)*, consultation on the proposed rezoning will be to inform and receive limited feedback from interested stakeholders. To engage the local community the following will be undertaken:

- Notice in the local newspaper;
- Exhibition material and relevant consultation documents to be made available at the Rutherford and Central Maitland Libraries and Council's Administration Building;
- Consultation documents to be made available on Council's website; and
- Letters, advising of the proposed rezoning and how to submit comments will be sent to adjoining

landowners and other stakeholders that Council deem relevant to this rezoning proposal.

At the close of the consultation process, Council officers will consider all submissions received and present a report to Council for their endorsement of the proposed rezoning before proceeding to finalisation of the amendment.

The consultation process, as outline above does not prevent any additional consultation measures that may be determined appropriate as part of the 'Gateway' determination process.

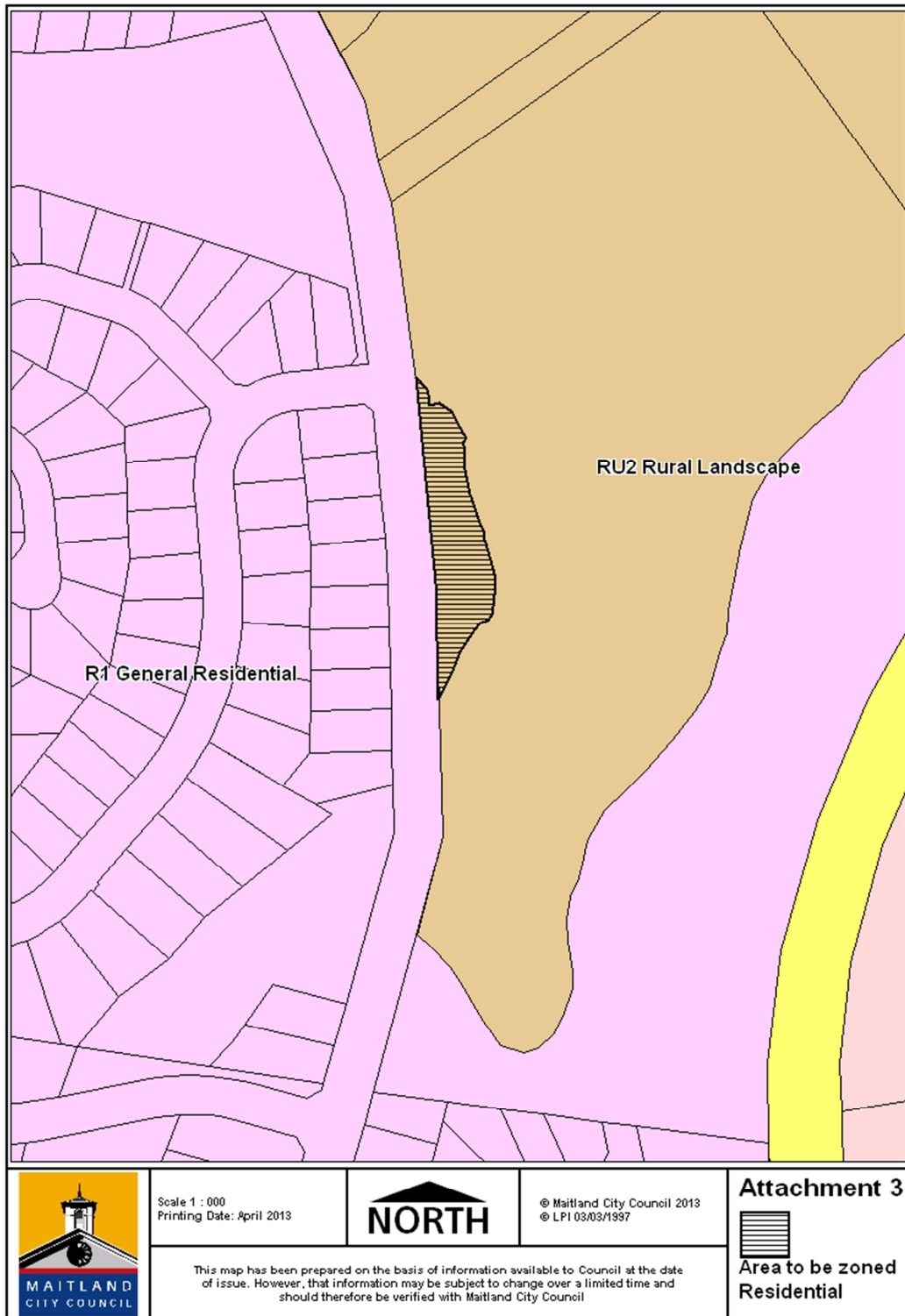
Appendix ONE

Location Map



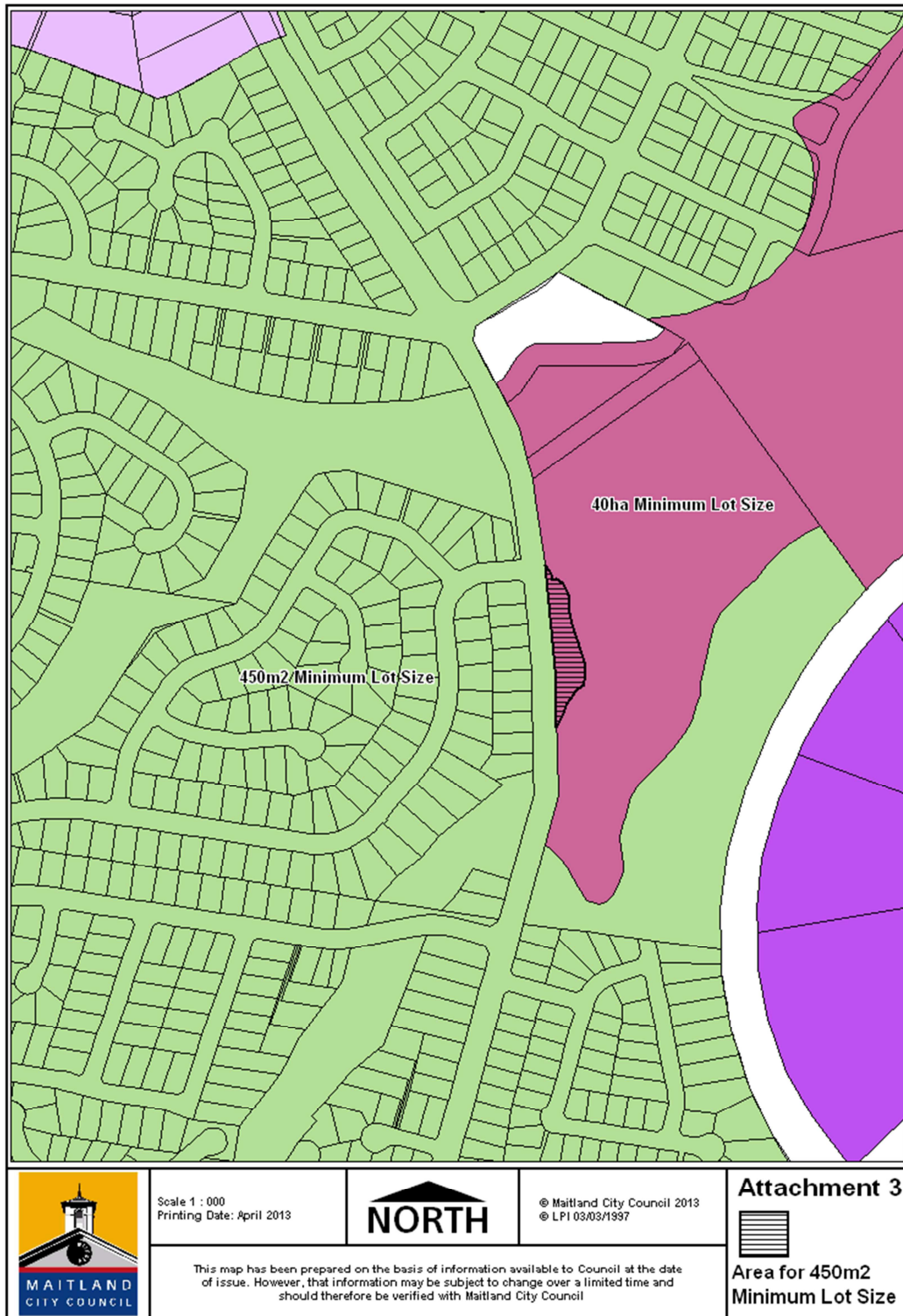
Appendix TWO

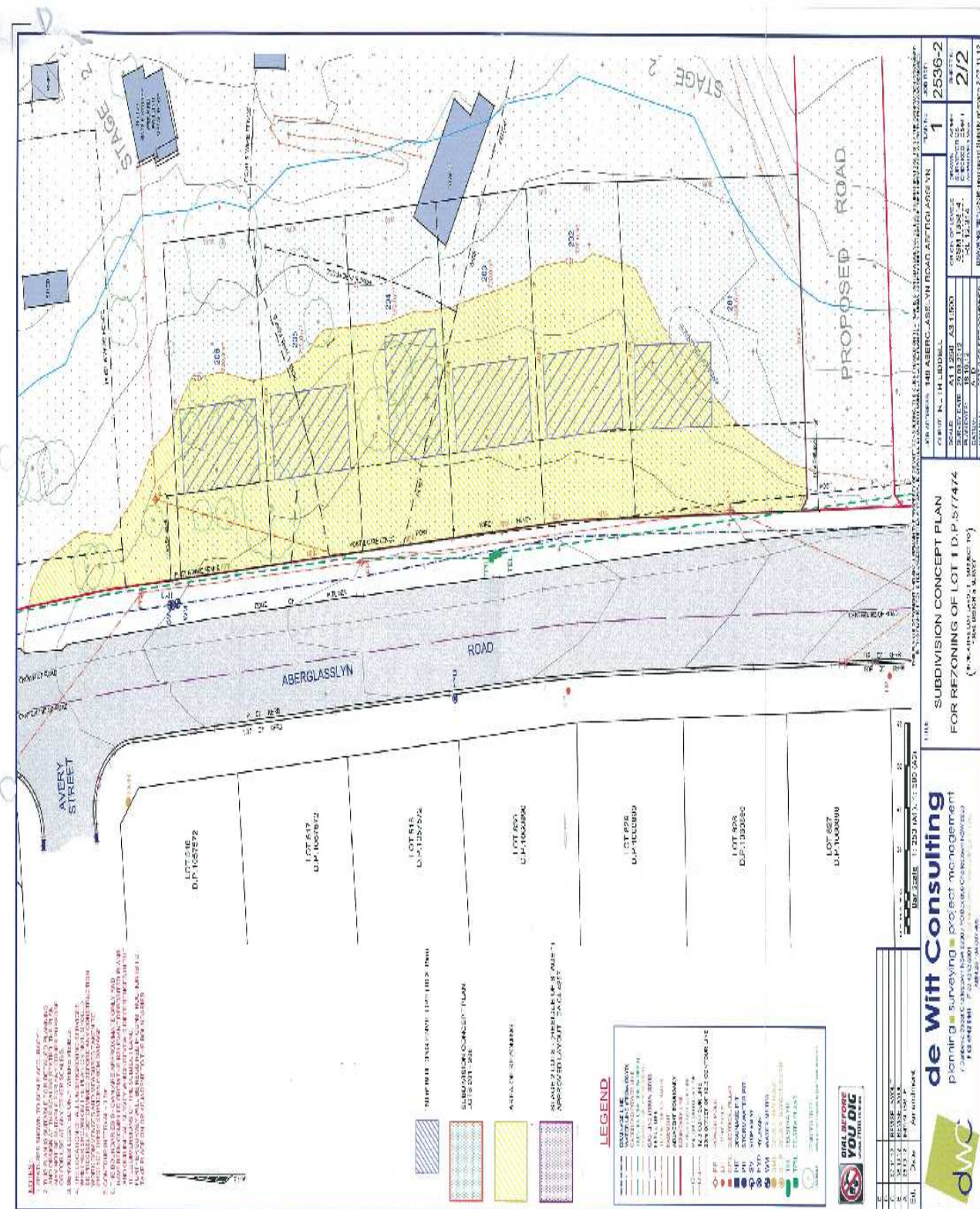
Proposed Zoning Map



Appendix THREE

Proposed Lot Size Map





Appendix FIVE
Council Report and Resolution
[Insert Date of Council Resolution]

Appendix SIX

Extract from MUSS 2010 – Urban Infill and Extension Potential Development Sites

PART FIVE – PLANNING ACTIONS

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URBAN INFILL and EXTENSION SITES

Prop Number	Lot Number	DP Number	Locality	Suburb	Category
28581	24	569086	Hideaway Place	Ashtonfield	2
46931	811	1152320	Thornton Road	Thornton	2
28751	1	833057	Anderson Drive	Thornton	2
29239	2	833057	Thornton Road	Thornton	2
36942	37	755205	New England Highway	Thornton	2
34164	71	714785	Anambah Road	Anambah	2
24038	100	545566	Rockleigh Street	Thornton	2
10504	90	785244	Anambah Road	Anambah	2
30204	1	812143	Golden Ash Drive	Aberglasslyn	2
15794	195	755237	George and Wallis Street	East Maitland	2
31818	7	855275	Wilton Drive	East Maitland	2
28580	23	563550	Hideaway Place	Ashtonfield	2
28752	36	718119	Golden Wattle Crescent	Thornton	2
33871	41	513346	Kingston Road	Woodberry	2
18771	295	238805	Kingston Road	Woodberry	2
28853	2	608456	Woodberry Road	Woodberry	2
33856	1	516629	Woodberry Road	Woodberry	2
28854	1	349112	Woodberry Road	Woodberry	2
28759	31	563916	Kookaburra Avenue	Woodberry	2
12663	1	433693	Carrington Street	Maitland	2
35602	1	669283	Hunter Street	Maitland	2
32792	2	797411	Matthew Lane	Horseshoe Bend	2
32798	3	797411	Matthew Lane	Horseshoe Bend	2
32799	4	797411	Carrington Street	Horseshoe Bend	2
10517	74	622205	Anambah Road	Anambah	2
35710	157	1127393	Mill Street	East Maitland	2

10049	1	577474	Aberglasslyn Road	Aberglasslyn	2
28387	113	804336	Louth Park Road	Louth Park	2
28385	111	804336	Louth Park Road	Louth Park	2
28376	257	813454	Louth Park Road	Louth Park	2
28375	256	813454	Louth Park Road	Louth Park	2

Table 9: Urban Infill and Urban Extension Potential Development Sites