



Mr Waid Crocket
General Manager
Upper Hunter Shire Council
PO Box 208
SCONE NSW 2337

Our ref: 12/11148
Your ref: OUT-8799/14

Attention: Mathew Pringle

Dear Mr Crocket

Planning Proposal Mareeba Road, Parkville PP_2012_UPHUN_004_00

I refer to Council's submission under the *Environmental Planning and Assessment Act 1979*, requesting that the Minister make Upper Hunter Local Environmental Plan 2011 Mareeba Road, Parkville.

As the Minister's delegate, I have decided not to make the draft Local Environmental Plan under section 59(2)(a) of *Environmental Planning and Assessment Act 1979*. I have made this decision after undertaking a comprehensive assessment of the planning proposal against the Upper Hunter Strategic Regional Land Use Plan, Council's endorsed Upper Hunter Land Use Strategy, State Environmental Planning Policy (Rural Lands) 2008, comments received from the Department of Primary Industries (Agriculture) and submissions received during the public exhibition period.

The planning proposal does not justify the fragmentation of agricultural lands and the creation of a potential land use conflict with surrounding and adjacent agricultural activities and is therefore not supported. New rural residential areas should be consistent with the Upper Hunter Strategic Regional Land Use Plan settlement planning principles and be located adjacent to, or in close proximity to, existing centre, towns and villages with easy access of relevant infrastructure and services.

Council's endorsed Upper Hunter Land Use Strategy identifies a number of potential investigation areas to accommodate the projected demand for rural residential development for the next 30+ years. One of those investigation areas is known as Parkville East, which adjoins the existing village and covers an already fragmented rural area. This area should be investigated before considering other potential release areas.

Should you have any questions regarding this matter, please contact Mr David Rowland, General Manager at the Department's Newcastle office on (02) 4904 2700.

Yours sincerely

a. w. albury 5-1-2015

Ashley Albury
A/Executive Director
Regions, Planning Services