



Planning

Office of the Director General

Mr D Dutton
General Manager
PO BOX 208
SCONE NSW 2337

09/04543

Dear Mr Dutton

Re: ENDORSEMENT OF UPPER HUNTER LAND USE STRATEGY

The Department has reviewed the version of the Landuse Strategy dated March 2009 (with amendments submitted May 2009) and I endorse the document with the following conditions:

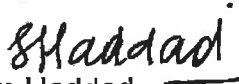
- Council should endeavour to provide a 10 dwelling per hectare development yield based on a 70% development capacity. This increase in yield will not only reduce the urban sprawl, but will also ensure appropriate housing choice for the ageing population and better reflect the anticipated smaller household sizes;
- Council establish the land monitor, as identified in the strategy, as a matter of priority. The land monitor will also be used to justify future rezonings and will be the mechanism to identify how Council is meeting dwelling targets by infill and in Greenfield areas;
- The Department does not support average lot size provisions for rural residential zones within the LEP. Further discussions should be held with the Regional Team to ensure that lot sizes reflect the suitability and capability of the land;
- With regard to rural minimum lot sizes, any changes by way of an LEP will need to have regard to the rural subdivision principles contained in the State Environmental Planning Policy (Rural Lands) 2008. Table 14 requires updating due to the Rural Lands SEPP; and
- The inconsistencies with the Mining SEPP on pages 77 and 78 are not endorsed and should therefore be removed from the Strategy.

The Strategy also contains a conflicting reference to the Scone South land which is identified for tourism/commercial development in Table 5 and industrial/commercial development in Table 7.

Council needs to amend the strategy as outlined in this letter before it is made available to the public as well as forwarding a finalised copy to the Regional office.

I congratulate Council on producing this document that will assist in achieving sound planning outcomes for the Upper Hunter Shire. If you require any additional information, I have arranged for Ms Amy Blakely, from the Department's Hunter Office to assist you. Ms Blakely can be contacted on 4904 2700.

Yours sincerely


Sam Haddad
Director General
21/1/2010