

PLANNING PROPOSAL

Amendment to the Maitland LEP 2011

13 WILTON DRIVE, EAST MAITLAND
URBAN EXTENSION SITE

(Lot 7 DP 855275)

Version 1.0
23/11/11



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- 1: Locality Plan (to be included at later date from Council report)
 - 2: Proposed Land Zoning Map (to be included at later date from Council report)
 - 3: Proposed Lot Size Map (to be included at later date from Council report)
 - 4: Council report (to be included at later date)
 - 5: Extract from MUSS (2010) – Table 9 (to be included at later date from Council report)
 - 6: Extract from MUSS (2010) - Figure 30 (to be included at later date from Council report)
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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 7 DP 855275, No.13 Wilton Drive East Maitland.

The subject site is a vacant lot originally created as part of a rural-residential subdivision in 1995. Land within this subdivision was zoned 1(c) Rural Small Holdings under the provisions of the Maitland Local Environmental Plan 1993 and rezoned to E4 Environmental Living under the Maitland Local Environmental Plan 2011. The lot immediately adjoins land zoned R1 General Residential to the north, south and west. Land to the east of the subject site is zoned E4 Environmental Living. (See Attachment 1: Locality Plan).

The subject site has a total area of 5055.3m². Existing lots within the E4 Environmental Living zone are of a similar size. The minimum lot size for subdivision under the Maitland LEP 2011 is identified as 5000m² on the Lot Size Map for land in this zone within the immediate locality. Land zoned R1 General Residential generally within the LGA has a 450m² minimum lot size for subdivision identified on the Lot Size Map.

The proposal seeks to amend the Maitland Local Environmental Plan 2011 by rezoning the land from E4 Environmental Living to R1 General Residential and to amend the Lot Size Map by reducing the minimum lot size for subdivision from 5000m² to 450m².

The site is identified as a Category 2 – Urban Extension site (Table 9 and Figure 30) in the Maitland Urban Settlement Strategy 2010 (MUSS) that was adopted by Council on 30 August 2011.

The MUSS was initially adopted by Council in 2001 and is subject to periodic review to update lot yields, development requirements and policy change through all tiers of government. The subject site was included in the 2010 MUSS as part of the review process.

Council has had informal discussions with the DP&I regarding this approach to progressing the development of urban infill and urban extension sites, with DP&I indicating general support for the strategic framework contained in the MUSS (2010).

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.

PART 2: EXPLANATION of PROVISIONS

The Planning Proposal seeks to amend the Maitland Local Environmental Plan 2011 as follows:

1. Amend the Land Zoning Map by rezoning the land from E4 Environmental Living to R1 General Residential (Map Series LZN 004D) 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 5000m² to 450m² (Map Series LSZ 004D) in accordance with the proposed lot size map shown at Attachment 3: Proposed Lot Size Map.

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 and Figure 30 (see Attachments 5 and 6 respectively).

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.

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.

In identifying this site in the 2010 review process as having the potential to be further developed, the rest of the subdivision zoned E4 Environmental Living was also reviewed. However, these sites are zoned in recognition of the constraints that dictate the development potential of these lots, being either affected by shallow underground mine workings that preclude a more intensive land use or more heavily vegetated lots likely to contain floristic characteristics consistent with the Lower Hunter Spotted Gum-Ironbark Forest EEC. Similarly, lots already developed for residential purposes in the E4 Environmental Living zone have limited or no potential for further subdivision given the placement of substantial single dwelling-houses centrally within the lots in question.

Therefore, the likelihood that this planning proposal may create a precedent and raise landowner expectations for a similar outcome over land retained in the E4 Environmental Living is unlikely to be realised.

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) – 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 East Maitland.

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.

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.	Consistent: The planning proposal has no implications in relation to the provisions of this Policy.
SEPP 55 Remediation of Land	Provides for a State-wide planning approach to the remediation of contaminated land.	Consistent. Clause 6 in SEPP 55 requires a consent authority to consider the issue of contaminated land as part of a rezoning process. Given that the land has already been subdivided for low density residential purposes, it is unlikely that the site has the potential for the land to be contaminated. Accordingly, a Stage 1 – Preliminary Investigation Report is not considered to be required.
SEPP 44 Koala Habitat Protection		Not applicable. Land is less than 1 hectare in area.

Table One: Relevant State Environmental Planning Policies

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

The planning proposal is considered to be consistent with all relevant Ministerial Directions as outlined below.

Ministerial Direction	Aim of the Direction	Consistency and Implications
EMPLOYMENT and RESOURCES		
1.5 Rural Lands	Protect the agricultural production value of rural land. Relates to both rural and environmental protection lands.	Consistent. The land has been subdivided for 'rural-residential' development since 1995 and has remained undeveloped. No rural production has occurred on the land. As such, there is no loss of agricultural production from the proposed amendment to the land use zone.
ENVIRONMENT and HERITAGE		
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	Inconsistent but justified on the grounds of being of minor significance. The planning proposal seeks to rezone land from E4 Environmental Living to R1 General Residential and to reduce the minimum lot size for subdivision from 5000m ² to 450m ² . The E zone has been applied to this site due primarily to the relationship of this undeveloped with the rest of the original estate, rather than significant ecological constraints on the site. A small number of significant trees (6) exist on the site, but the retention of these trees can be managed through the development application process.
HOUSING, INFRASTRUCTURE and URBAN DEVELOPMENT		
3.1 Residential Zones	To encourage a variety and choice of housing types to provide for existing and future housing needs. To make provision for appropriate infrastructure. To minimise the impact of residential development on the environment and resource lands.	Consistent with (4) but inconsistent with (5)(a). However, inconsistency is justified as being of minor significance given the small scale of the planning proposal. The planning proposal provides opportunity for a small-scale urban extension on land that adjoins an existing residential area.
3.4 Integrating Land Use and Transport	Ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts improve access to housing and services and reduce dependence on private vehicles.	Consistent. The planning proposal relates to land that adjoins an existing residential area.
HAZARD and RISK		
4.1 Acid Sulfate Soils	Avoid significant adverse environmental impacts from the use of land that has a probability of containing ASS.	Inconsistent with (6) but considered to be justified on the grounds of being of minor significance. The Maitland LEP 2011 includes the model ASS Soils clause at 7.1 and the Acid Sulfate Soils Map. The LEP identifies the land

Ministerial Direction	Aim of the Direction	Consistency and Implications
		as having Class 5 ASS. However, development of this site is unlikely to disturb the watertable. This matter can adequately be addressed at the development application stage.
4.2 Mine Subsidence and Unstable Land	To prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Consistent. The site is located within a proclaimed Mine Subsidence District. Council will consult with the <i>Mine Subsidence Board</i> upon receipt of a gateway determination that permits the planning proposal to proceed to ensure compliance with this direction.
4.3 Flood Prone Land		Not applicable.
4.4 Planning for Bushfire Protection	To protect life, property and the environment from bush fire hazards, and to encourage sound management of bush fire prone areas.	Consistent. A small portion of the south-eastern corner of the site is identified as being bushfire prone land (buffer) on Council's Bushfire Prone Land Map. Council will consult with the <i>NSW Rural Fire Service</i> to comply with this direction.
REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	To give legal effect to the Lower Hunter Regional Strategy.	Consistent. The MUSS (2010) reinforces the actions arising from the Lower Hunter Regional Strategy by identifying infill sites for redevelopment opportunities.

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?

a) Vegetation

The site contains six (6) Spotted Gums, considered to be individual remnants of the Lower Hunter Spotted Gum – Ironbark Forest EEC. The applicant has submitted a Preliminary Ecological Investigation (*General Flora and Fauna, March 2011*), including a 7-Part Test as required under s5A in the Act. This report concludes that the proposed rezoning, subdivision and development of the site (even if resulting in the loss of all native vegetation from the site) is unlikely to have an adverse effect on threatened species, populations, communities 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?

The following environmental impacts have been considered in the preparation of the planning proposal:

a) Bushfire prone land

A small portion of the south-eastern corner of the site is identified as bush fire prone land (buffer) on Council's Bush Fire Prone Land Map. It is unlikely that the status of this vegetation will preclude the progression of this planning proposal. This matter can adequately be addressed following the gateway determination and having regard to the response received from NSW Rural Fire Service as required in the consultation phase of the plan-making process.

b) Acid Sulfate Soils

The site is identified on the Maitland Local Environmental Plan 2011 Acid Sulfate Soils Maps as having the probability of containing Class 5 ASS. Clause 7.1 in the Maitland LEP 2011 adequately addresses considerations necessary to the development of land where works are likely to disturb ASS.

c) Mine Subsidence

The site is located within a proclaimed Mine Subsidence District. Mapping data provided by the Mine Subsidence Board does not indicate underground workings over this particular site. Necessarily, Council will consult with the Mine Subsidence Board as part of the plan-making process to determine whether any restrictions preclude general residential development over the land.

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?

The expected lot yield for this site is likely to be significantly less than permissible under the proposed amendment to the Lot Size Map. 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. 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?

It is not considered necessary to consult with any State or Commonwealth in relation to this planning proposal.

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 being 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 received limited feedback from interested stakeholders. To engage the local community the following will be undertaken:

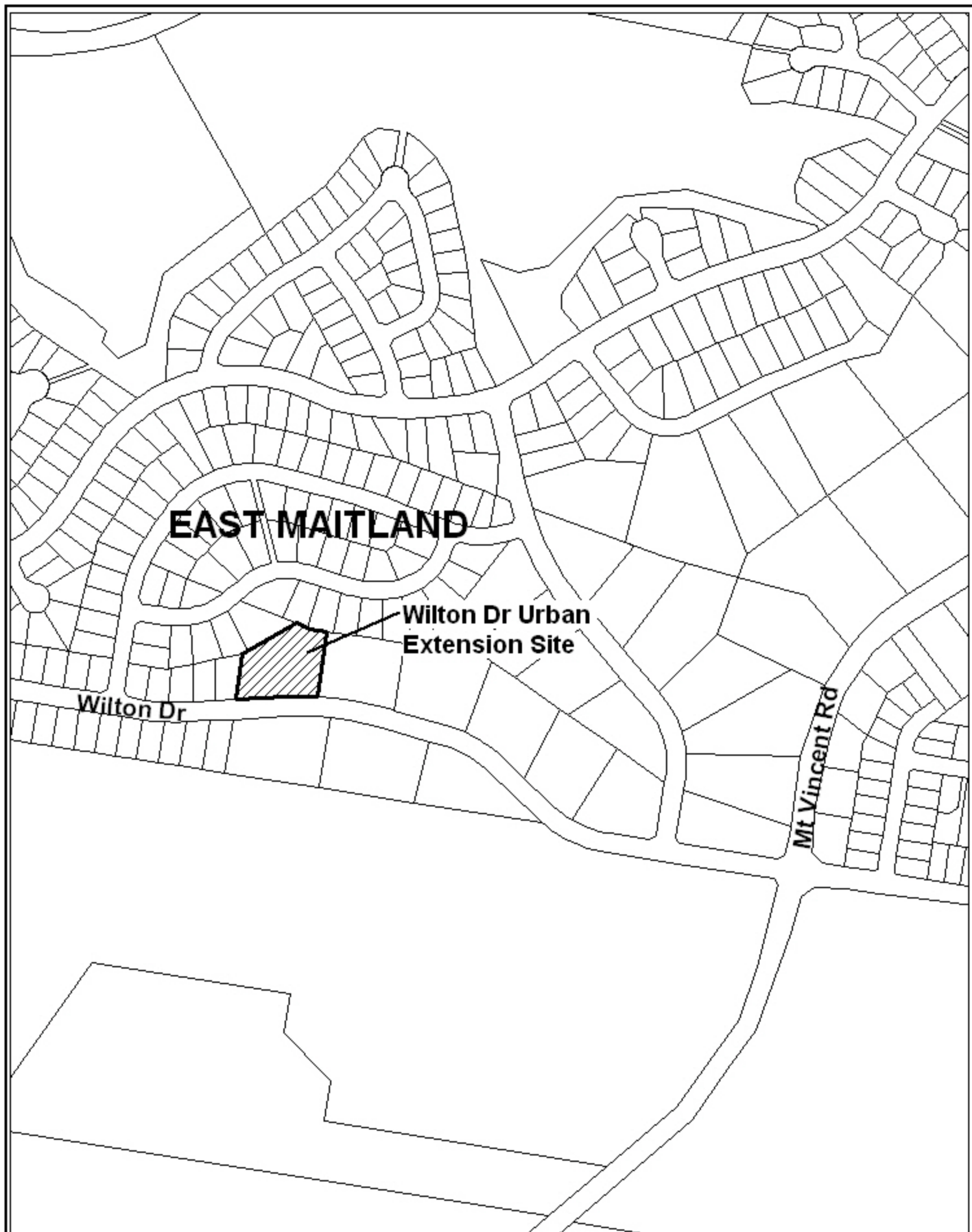
- Notice in the local newspaper;
- Exhibition material and relevant consultation documents to be made available at East Maitland Library and Council's Administration Building;
- Consultation documents to be made available on Council's website; and
- Letters, advising of the proposed rezoning and how 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 proceed 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

Locality Plan



Scale 1 : 000
Printing Date: July 2011

NORTH

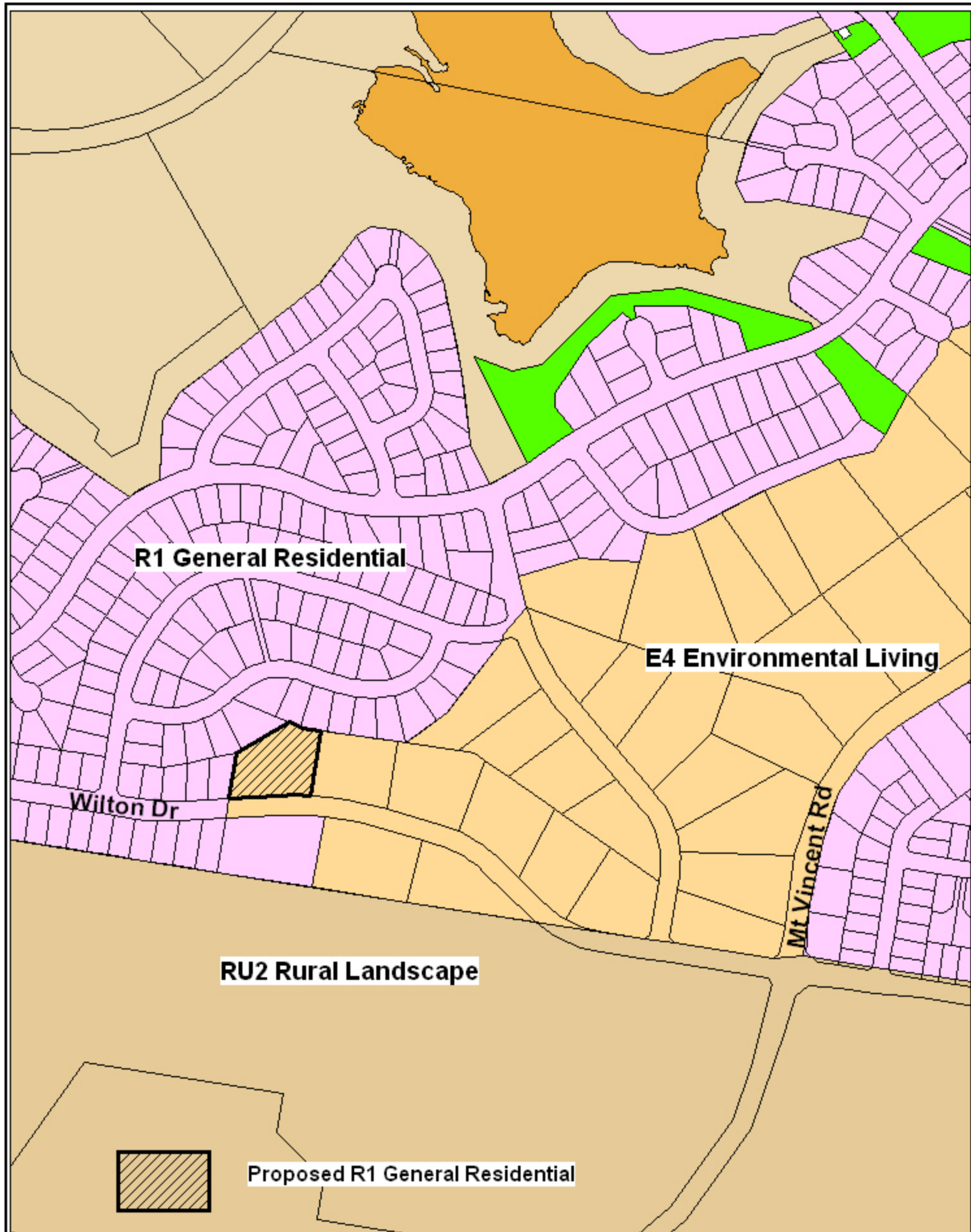
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Attachment 1
Locality Plan

This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should therefore be verified with Maitland City Council

Appendix TWO

Proposed Land Zoning Map



Scale 1 : 000
Printing Date: July 2011



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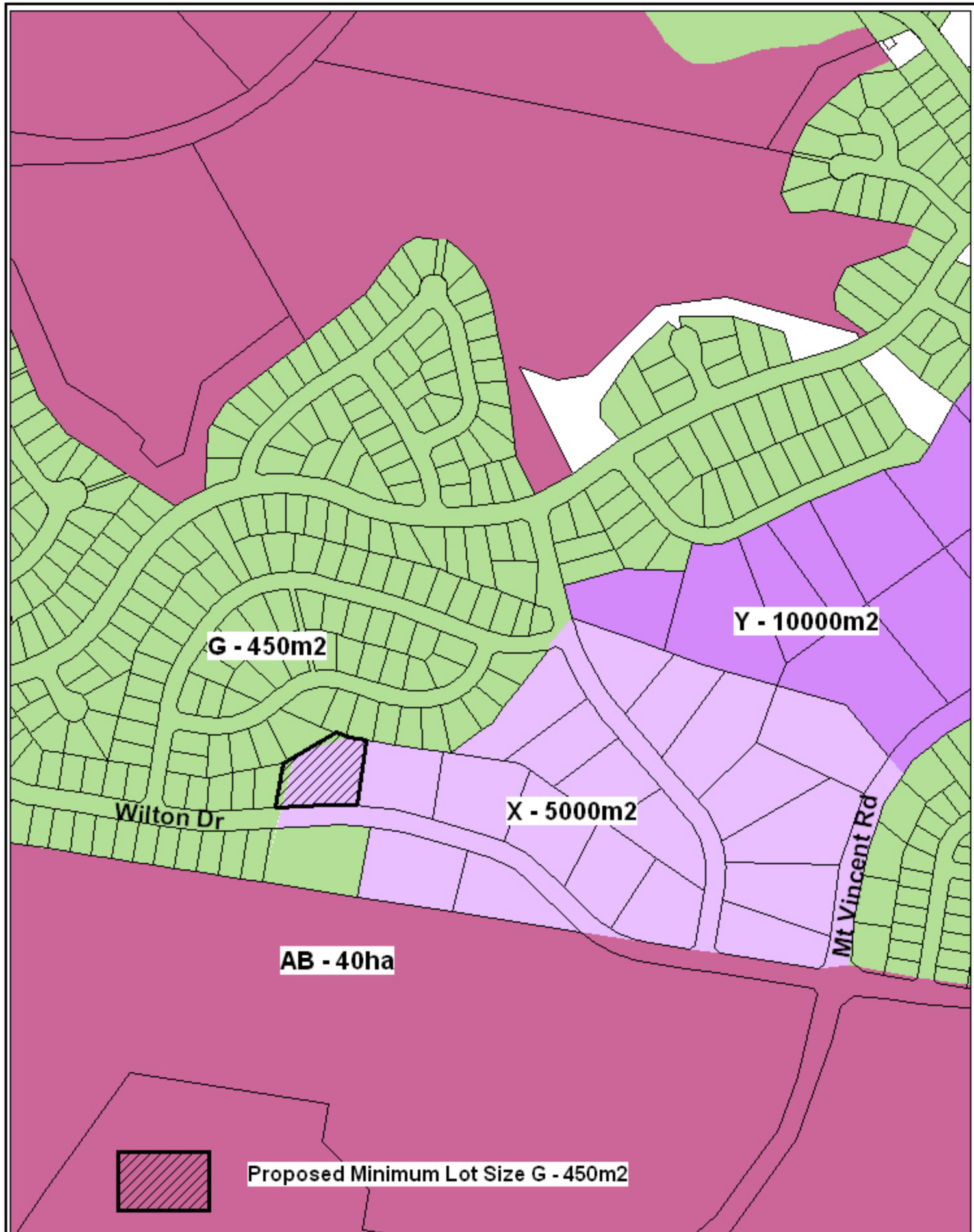
This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should therefore be verified with Maitland City Council

Attachment 2

**Proposed Land
Zoning Map**

Appendix THREE

Proposed Lot Size Map



Scale 1 : 000
Printing Date: July 2011

NORTH

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This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should therefore be verified with Maitland City Council

Attachment 3

**Proposed Lot
Size Map**

Appendix FOUR

Council Report and Resolution

10.9 PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE

File No:	RZ 11-001
Attachments:	1. Locality Plan 2. Proposed Land Zoning Map 3. Proposed Lot Size Map 4. Planning Proposal 5. Extract from MUSS (2010) - Table 9 6. Extract from MUSS (2010)
Responsible Officer:	Bernie Mortomore - Group Manager Service Planning & Regulation
Author:	Robyn Hawes - Consultant Town Planner Claire Tew - Strategic Town Planner
Maitland 2021	Outcome 7: Diverse and affordable housing
Council Objective:	7.2.1 To ensure land and housing choice is consistent with forecast demographic demand

EXECUTIVE SUMMARY

Council has received a rezoning request prepared by Acroplan Pty Ltd on behalf of the owners of land legally described as Lot 7 DP 855275 and known as No. 13 Wilton Drive, East Maitland. The submission requests Council to amend the Maitland LEP 2011 by rezoning the land from E4 Environmental Living to R1 General Residential and to reduce the minimum lot size for subdivision from 5000m² to 450m² to allow development of the site for general residential purposes.

The subject land is identified in the Maitland Urban Settlement Strategy 2010 (MUSS) as a Category 2 – Urban Extension site in Table 9 and Figure 30.

The rezoning request is consistent with the policy framework contained in the MUSS for the development of urban infill or urban extension areas. In order to progress the rezoning proposal, it is necessary to amend the Maitland LEP 2011. This process requires Council's endorsement of a planning proposal in the first instance.

OFFICER'S RECOMMENDATION**THAT**

- 1. Council endorse an amendment to the Maitland Local Environmental Plan 2011 to rezone Lot 7 DP 855275, 13 Wilton Drive East Maitland from E4 Environmental Living to R1 General Residential and to reduce the minimum lot size for subdivision from 5000m² to 450m².**
 - 2. In accordance with Section 55 of the *Environmental Planning and Assessment Act 1979*, the Planning Proposal be submitted to the NSW Department of Planning and Infrastructure for a gateway determination.**
 - 3. If the Planning Proposal is given a gateway determination to proceed, undertake consultation with the community and relevant government agencies in accordance with Section 57 of the *Environmental Planning***
-

and Assessment Act 1979 and the directions of the gateway determination.

4. A further report be presented to Council following the public exhibition process, to demonstrate compliance with the gateway determination and to provide details on any submissions received during the plan-making process.

COUNCIL RESOLUTION

THAT

1. Council endorse an amendment to the Maitland Local Environmental Plan 2011 to rezone Lot 7 DP 855275, 13 Wilton Drive East Maitland from E4 Environmental Living to R1 General Residential and to reduce the minimum lot size for subdivision from 5000m² to 450m².
2. In accordance with Section 55 of the *Environmental Planning and Assessment Act 1979*, the Planning Proposal be submitted to the NSW Department of Planning and Infrastructure for a gateway determination.
3. If the Planning Proposal is given a gateway determination to proceed, undertake consultation with the community and relevant government agencies in accordance with Section 57 of the *Environmental Planning and Assessment Act 1979* and the directions of the gateway determination.
4. A further report be presented to Council following the public exhibition process, to demonstrate compliance with the gateway determination and to provide details on any submissions received during the plan-making process.

Moved Clr Wethered, Seconded Clr Garnham

CARRIED

The Mayor in accordance with Section 375A of the Local Government Act 1993 called for a division.

The division resulted in 12 for and 0 against, as follows:

For:	Clr Baker	Against:
	Clr Blackmore	
	Clr Casey	
	Clr Fairweather	
	Clr Garnham	
	Clr Geoghegan	
	Clr Humphery	
	Clr Meskauskas	
	Clr Penfold	
	Clr Procter	
	Clr Tierney	
	Clr Wethered	

10.9 PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE

File No:	RZ 11-001
Attachments:	1. Locality Plan 2. Proposed Land Zoning Map 3. Proposed Lot Size Map 4. Planning Proposal 5. Extract from MUSS (2010) - Table 9 6. Extract from MUSS (2010)
Responsible Officer:	Bernie Mortomore - Group Manager Service Planning & Regulation
Author:	Robyn Hawes - Consultant Town Planner Claire Tew - Strategic Town Planner
Maitland 2021	Outcome 7: Diverse and affordable housing
Council Objective:	7.2.1 To ensure land and housing choice is consistent with forecast demographic demand

EXECUTIVE SUMMARY

Council has received a rezoning request prepared by Acroplan Pty Ltd on behalf of the owners of land legally described as Lot 7 DP 855275 and known as No. 13 Wilton Drive, East Maitland. The submission requests Council to amend the Maitland LEP 2011 by rezoning the land from E4 Environmental Living to R1 General Residential and to reduce the minimum lot size for subdivision from 5000m² to 450m² to allow development of the site for general residential purposes.

The subject land is identified in the Maitland Urban Settlement Strategy 2010 (MUSS) as a Category 2 – Urban Extension site in Table 9 and Figure 30.

The rezoning request is consistent with the policy framework contained in the MUSS for the development of urban infill or urban extension areas. In order to progress the rezoning proposal, it is necessary to amend the Maitland LEP 2011. This process requires Council's endorsement of a planning proposal in the first instance.

OFFICER'S RECOMMENDATION**THAT**

- 1. Council endorse an amendment to the Maitland Local Environmental Plan 2011 to rezone Lot 7 DP 855275, 13 Wilton Drive East Maitland from E4 Environmental Living to R1 General Residential and to reduce the minimum lot size for subdivision from 5000m² to 450m².**
- 2. In accordance with Section 55 of the *Environmental Planning and Assessment Act 1979*, the Planning Proposal be submitted to the NSW Department of Planning and Infrastructure for a gateway determination.**

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)

3. If the Planning Proposal is given a gateway determination to proceed, undertake consultation with the community and relevant government agencies in accordance with Section 57 of the *Environmental Planning and Assessment Act 1979* and the directions of the gateway determination.
4. A further report be presented to Council following the public exhibition process, to demonstrate compliance with the gateway determination and to provide details on any submissions received during the plan-making process.

REPORT

The purpose of this report is to:

1. inform Council that it has received a rezoning request for land identified in the MUSS (2010) as a Category 2 – Urban Extension site;
2. provide the relevant information to enable Council to determine whether the rezoning request should be supported; and
3. summarise the contents of the Planning Proposal prepared under section 55 of the *Environmental Planning and Assessment Act 1979*.

Background

The Maitland Urban Settlement Strategy 2010 (MUSS) was adopted by Council at its meeting on 30 August 2011. The adopted MUSS (at page 116) provides an explanation of the 2010 review process. 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 (INF9) and is listed in the MUSS as a Category 2 – Urban Extension site: defined as a site that adjoins an urban area of less than 15 hectares or has the potential for less than 50 residential lots. The rezoning request is consistent with the policy framework established in the MUSS for progression of individual urban infill or extension sites by amendment to the Maitland LEP 2011 upon receipt of a rezoning proposal.

Rezoning Proposal

A rezoning request has been received by Council from *Acroplan Pty Ltd* on behalf of the owners of land legally identified as Lot 7 DP 855275 and known as No. 13 Wilton Drive, East Maitland. A Locality Plan is included at **Attachment 1**.

The submission requests Council to amend the Maitland Local Environmental Plan 2011 by rezoning the subject site from E4 Environmental Living to R1 General Residential and to reduce the minimum lot size for subdivision from 5000m² to 450m². The Proposed Zoning Map and Proposed Lot Size Map are included at **Attachments 2 and 3** respectively.

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)

Environmental Assessment

The rezoning request has considered a number of environmental issues that are relevant to the subject site, including context, drainage and flooding, access and utility services, aboriginal and European heritage, mine subsidence, acid sulfate soils and bushfire risk. No significant impacts are identified in this analysis that would preclude the progression of the planning proposal. The site fronts the primary access road into this residential area and is able to be fully serviced.

Native vegetation

The site contains six (6) Spotted Gums, considered to be individual remnants of the Lower Hunter Spotted Gum-Ironbark Forest EEC. The rezoning request includes a Preliminary Ecological Investigation (*General Flora and Fauna, March 2011*) including a 7 Part Test as required under s5A in the Act. This report concludes that the proposed rezoning, subdivision and development of the land for general residential purposes (even if resulting in the loss of all native vegetation from the site) is unlikely to have an adverse impact on threatened species, communities or their habitat.

The rezoning request notes that the proposed subdivision will likely reflect lot sizes within the adjoining residential area, being within the range of 750m² -1200m², notwithstanding that the minimum lot size for subdivision in the R1 General Residential zone is 450m². Given the size of these lots, the rezoning request acknowledges that retention of the vegetation is a matter that can be addressed as part of the assessment of the development application for subdivision.

Soil classification

A Geotechnical report (*CSG Engineers, 2006*) was prepared in 2006 in relation to the proposed development of a dwelling-house on the subject site. The report identified that the site is classified as Class "M" (Moderately Reactive Site) in accordance with the requirements of AS2870.1996 – Residential Slabs and Footings. The soil classification does not preclude development of this nature. Design solutions are recommended in the report.

Consultation with state agencies

The planning proposal identifies that consultation will be required with both the Mine Subsidence Board and the NSW Rural Fire Service to ensure compliance with relevant section 117 Ministerial Directions. The gateway determination will identify whether consultation with other agencies is required.

PLANNING PROPOSAL

In order to progress the rezoning request, it is necessary to prepare a Planning Proposal in the first instance as required by section 55 in the *Environmental Planning and Assessment Act 1979*. This Planning Proposal is included at **Attachment 4**.

The purpose of preparing a planning proposal is to initially consider the rezoning request in light of relevant state and local policy to establish whether the proposal is consistent with the established policy framework and, therefore, can be supported by Council. The planning proposal also identifies whether there is likely to be significant

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)

environmental, social or economic impacts that require further detailed investigation or consultation with state authorities.

Preparation of the planning proposal has determined that the rezoning request is consistent with both state and local policy and is justified in terms of the likely impact on the natural and built environment.

Relevant extracts from the MUSS are included at ***Attachment 5-Table 9*** and ***Attachment 6-Figure 30***.

Plan-making process

Should the planning proposal be endorsed by Council, it is then forwarded to the NSW Department of Planning and Infrastructure with a request for a gateway determination. Should this process determine that the planning proposal can proceed, then consultation with relevant state agencies and public exhibition occurs in accordance with the directions contained in the gateway determination.

As provided in the recommendation contained in this report, a further report advising Council on the details on any submissions received will be prepared for Council's consideration prior to finalising the LEP amendment.

CONCLUSION

The rezoning request is consistent with the policy framework contained in the MUSS for the development of urban infill or urban extension areas. In order to progress the rezoning proposal, it is necessary to amend the Maitland LEP 2011. This process requires Council's endorsement of the planning proposal in the first instance.

FINANCIAL IMPLICATIONS

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

There are no statutory implications under the Local Government Act 1993 with this matter.

Service Planning and Regulation Reports

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE

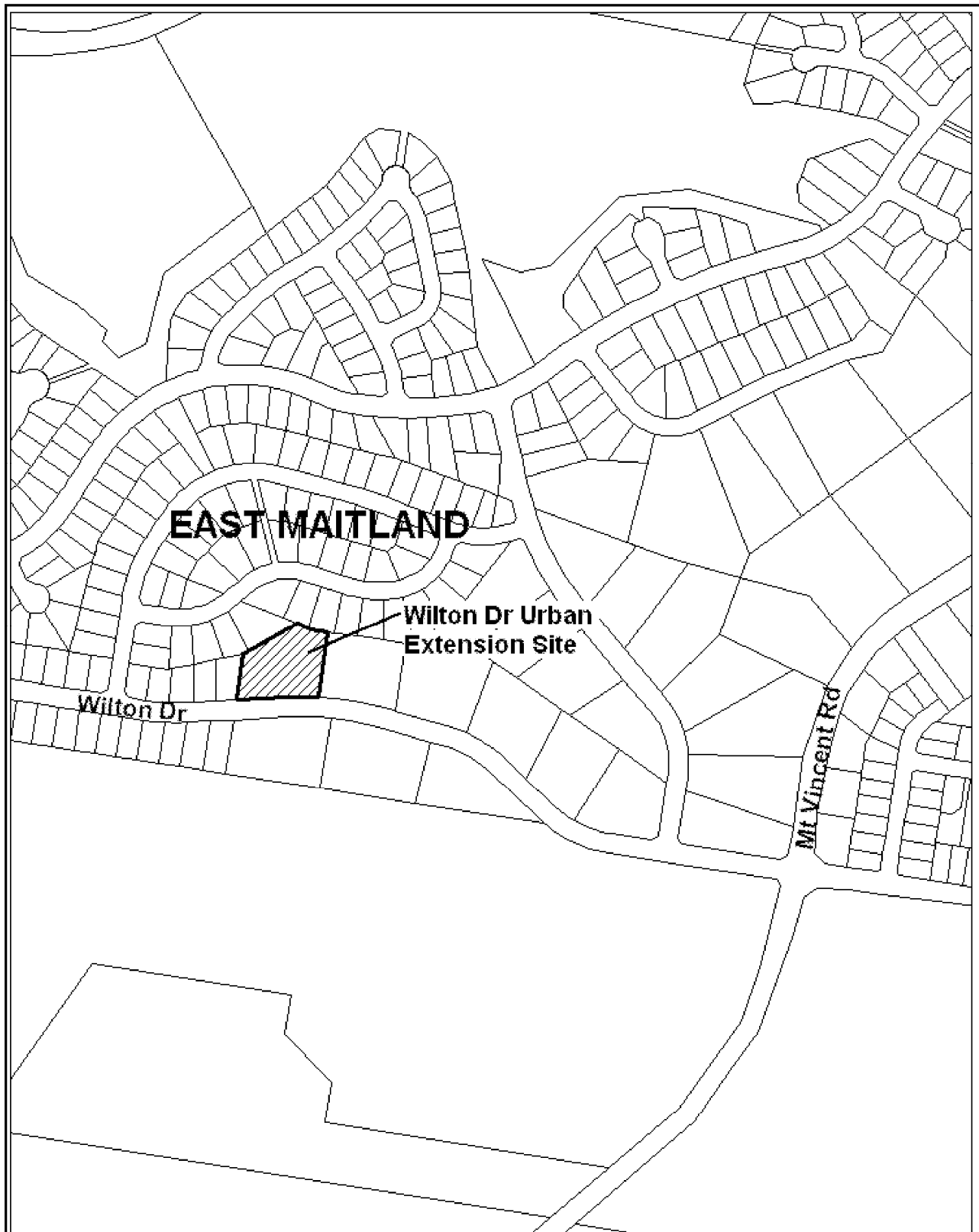
Locality Plan

Meeting Date: 13 December 2011

Attachment No: 1

Number of Pages: 1

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)



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Attachment 1
Locality Plan

This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should therefore be verified with Maitland City Council

Service Planning and Regulation Reports

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE

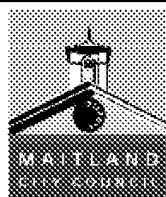
Proposed Land Zoning Map

Meeting Date: 13 December 2011

Attachment No: 2

Number of Pages: 1

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)



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NORTH

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Attachment 2

**Proposed Land
Zoning Map**

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Service Planning and Regulation Reports

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE

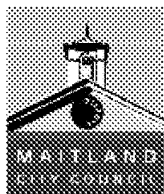
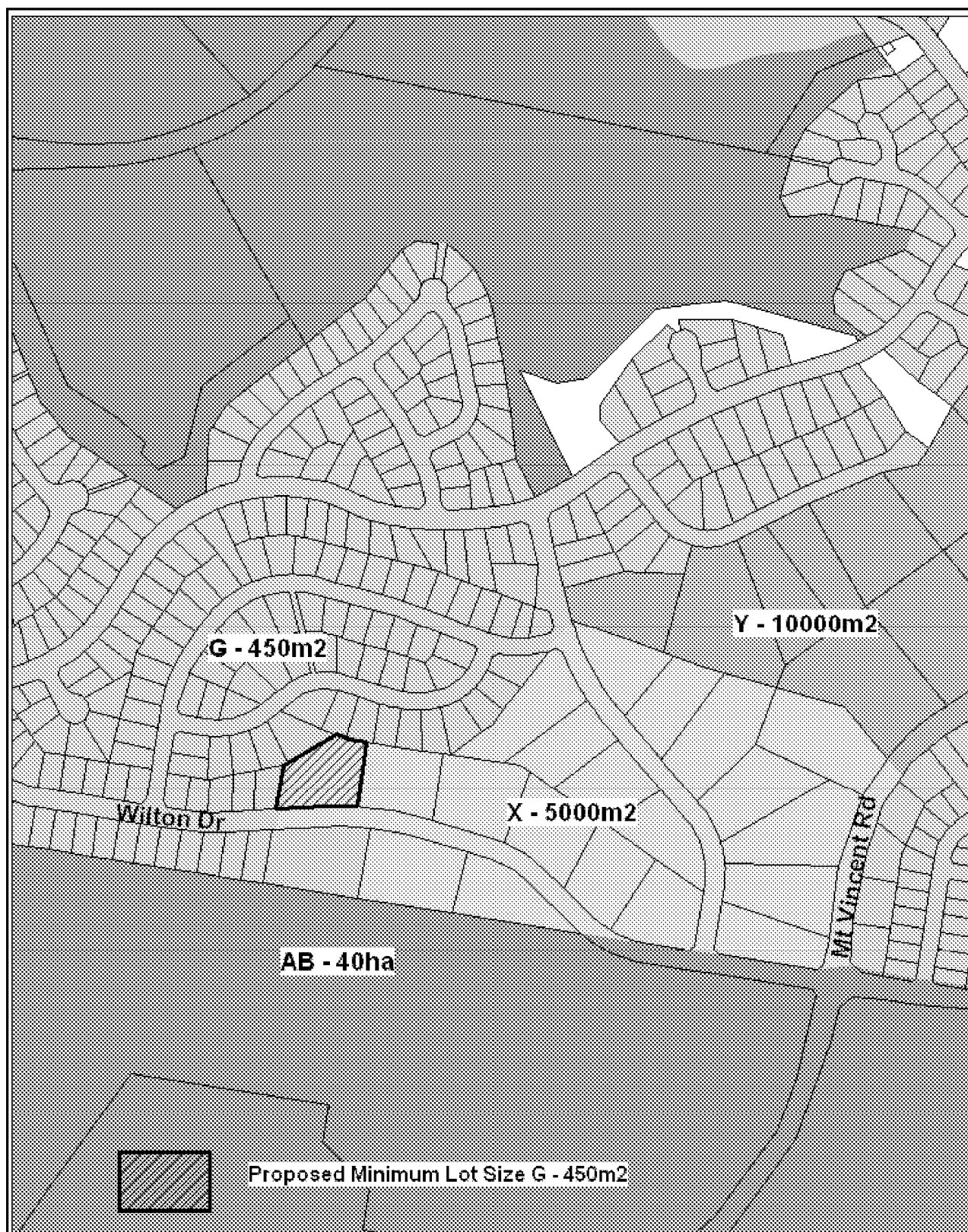
Proposed Lot Size Map

Meeting Date: 13 December 2011

Attachment No: 3

Number of Pages: 1

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)



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Attachment 3
**Proposed Lot
Size Map**

This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should therefore be verified with Maitland City Council

Service Planning and Regulation Reports

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE

Planning Proposal

Meeting Date: 13 December 2011

Attachment No: 4

Number of Pages: 10

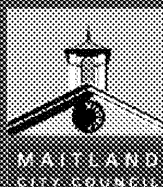
PLANNING PROPOSAL

Amendment to the Maitland LEP 2011

13 WILTON DRIVE, EAST MAITLAND
URBAN EXTENSION SITE

(Lot 7 DP 855275)

Version 1.0
23/11/11



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Attachments

- 1: Locality Plan (to be included at later date from Council report)
 - 2: Proposed Land Zoning Map (to be included at later date from Council report)
 - 3: Proposed Lot Size Map (to be included at later date from Council report)
 - 4: Council report (to be included at later date)
 - 5: Extract from MUSS (2010) – Table 9 (to be included at later date from Council report)
 - 6: Extract from MUSS (2010) - Figure 30 (to be included at later date from Council report)
-

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 7 DP 855275, No.13 Wilton Drive East Maitland.

The subject site is a vacant lot originally created as part of a rural-residential subdivision in 1995. Land within this subdivision was zoned 1(c) Rural Small Holdings under the provisions of the Maitland Local Environmental Plan 1993 and rezoned to E4 Environmental Living under the Maitland Local Environmental Plan 2011. The lot immediately adjoins land zoned R1 General Residential to the north, south and west. Land to the east of the subject site is zoned E4 Environmental Living. (See Attachment 1: Locality Plan).

The subject site has a total area of 5055.3m². Existing lots within the E4 Environmental Living zone are of a similar size. The minimum lot size for subdivision under the Maitland LEP 2011 is identified as 5000m² on the Lot Size Map for land in this zone within the immediate locality. Land zoned R1 General Residential generally within the LGA has a 450m² minimum lot size for subdivision identified on the Lot Size Map.

The proposal seeks to amend the Maitland Local Environmental Plan 2011 by rezoning the land from E4 Environmental Living to R1 General Residential and to amend the Lot Size Map by reducing the minimum lot size for subdivision from 5000m² to 450m².

The site is identified as a Category 2 – Urban Extension site (Table 9 and Figure 30) in the Maitland Urban Settlement Strategy 2010 (MUSS) that was adopted by Council on 30 August 2011.

The MUSS was initially adopted by Council in 2001 and is subject to periodic review to update lot yields, development requirements and policy change through all tiers of government. The subject site was included in the 2010 MUSS as part of the review process.

Council has had informal discussions with the DP&I regarding this approach to progressing the development of urban infill and urban extension sites, with DP&I indicating general support for the strategic framework contained in the MUSS (2010).

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.

PART 2: EXPLANATION of PROVISIONS

The Planning Proposal seeks to amend the Maitland Local Environmental Plan 2011 as follows:

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)

1. Amend the Land Zoning Map by rezoning the land from E4 Environmental Living to R1 General Residential (Map Series LZN 004D) 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 5000m² to 450m² (Map Series LSZ 004D) in accordance with the proposed lot size map shown at Attachment 3: Proposed Lot Size Map.

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 and Figure 30 (see Attachments 5 and 6 respectively).

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.

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.

In identifying this site in the 2010 review process as having the potential to be further developed, the rest of the subdivision zoned E4 Environmental Living was also reviewed. However, these sites are zoned in recognition of the constraints that dictate the development potential of these lots, being either affected by shallow underground mine workings that preclude a more intensive land use or more heavily vegetated lots likely to contain floristic characteristics consistent with the Lower Hunter Spotted Gum-Ironbark Forest EEC. Similarly, lots already developed for residential purposes in the E4 Environmental Living zone have limited or no potential for further subdivision given the placement of substantial single dwelling-houses centrally within the lots in question.

Therefore, the likelihood that this planning proposal may create a precedent and raise landowner expectations for a similar outcome over land retained in the E4 Environmental Living is unlikely to be realised.

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) – 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 East Maitland.

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)

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.

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.	Consistent: The planning proposal has no implications in relation to the provisions of this Policy.
SEPP 55 Remediation of Land	Provides for a State-wide planning approach to the remediation of contaminated land.	Consistent. Clause 6 in SEPP 55 requires a consent authority to consider the issue of contaminated land as part of a rezoning process. Given that the land has already been subdivided for low density residential purposes, it is unlikely that the site has the potential for the land to be contaminated. Accordingly, a Stage 1 – Preliminary Investigation Report is not considered to be required.
SEPP 44 Koala Habitat Protection		Not applicable. Land is less than 1 hectare in area.

Table One: Relevant State Environmental Planning Policies

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

The planning proposal is considered to be consistent with all relevant Ministerial Directions as outlined below.

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)

Ministerial Direction	Aim of the Direction	Consistency and Implications
EMPLOYMENT and RESOURCES		
1.5 Rural Lands	Protect the agricultural production value of rural land. Relates to both rural and environmental protection lands.	Consistent. The land has been subdivided for 'rural-residential' development since 1995 and has remained undeveloped. No rural production has occurred on the land. As such, there is no loss of agricultural production from the proposed amendment to the land use zone.
ENVIRONMENT and HERITAGE		
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	Inconsistent but justified on the grounds of being of minor significance. The planning proposal seeks to rezone land from E4 Environmental Living to R1 General Residential and to reduce the minimum lot size for subdivision from 5000m ² to 450m ² . The E zone has been applied to this site due primarily to the relationship of this undeveloped with the rest of the original estate, rather than significant ecological constraints on the site. A small number of significant trees (6) exist on the site, but the retention of these trees can be managed through the development application process.
HOUSING, INFRASTRUCTURE and URBAN DEVELOPMENT		
3.1 Residential Zones	To encourage a variety and choice of housing types to provide for existing and future housing needs. To make provision for appropriate infrastructure. To minimise the impact of residential development on the environment and resource lands.	Consistent with (4) but inconsistent with (5)(a). However, inconsistency is justified as being of minor significance given the small scale of the planning proposal. The planning proposal provides opportunity for a small-scale urban extension on land that adjoins an existing residential area.
3.4 Integrating Land Use and Transport	Ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts improve access to housing and services and reduce dependence on private vehicles.	Consistent. The planning proposal relates to land that adjoins an existing residential area.
HAZARD and RISK		
4.1 Acid Sulfate Soils	Avoid significant adverse environmental impacts from the use of land that has a probability of containing ASS.	Inconsistent with (6) but considered to be justified on the grounds of being of minor significance. The Maitland LEP 2011 includes the model ASS Soils clause at 7.1 and the Acid Sulfate Soils Map. The LEP identifies the land

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)

Ministerial Direction	Aim of the Direction	Consistency and Implications
		as having Class 5 ASS. However, development of this site is unlikely to disturb the watertable. This matter can adequately be addressed at the development application stage.
4.2 Mine Subsidence and Unstable Land	To prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Consistent. The site is located within a proclaimed Mine Subsidence District. Council will consult with the <i>Mine Subsidence Board</i> upon receipt of a gateway determination that permits the planning proposal to proceed to ensure compliance with this direction.
4.3 Flood Prone Land		Not applicable.
4.4 Planning for Bushfire Protection	To protect life, property and the environment from bush fire hazards, and to encourage sound management of bush fire prone areas.	Consistent. A small portion of the south-eastern corner of the site is identified as being bushfire prone land (buffer) on Council's Bushfire Prone Land Map. Council will consult with the <i>NSW Rural Fire Service</i> to comply with this direction.
REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	To give legal effect to the Lower Hunter Regional Strategy.	Consistent. The MUSS (2010) reinforces the actions arising from the Lower Hunter Regional Strategy by identifying infill sites for redevelopment opportunities.

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?

a) Vegetation

The site contains six (6) Spotted Gums, considered to be individual remnants of the Lower Hunter Spotted Gum – Ironbark Forest EEC. The applicant has submitted a Preliminary Ecological Investigation (*General Flora and Fauna, March 2011*), including a 7-Part Test as required under s5A in the Act. This report concludes that the proposed rezoning, subdivision and development of the site (even if resulting in the loss of all native vegetation from the site) is unlikely to have an adverse effect on threatened species, populations, communities 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.

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)

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

The following environmental impacts have been considered in the preparation of the planning proposal:

a) Bushfire prone land

A small portion of the south-eastern corner of the site is identified as bush fire prone land (buffer) on Council's Bush Fire Prone Land Map. It is unlikely that the status of this vegetation will preclude the progression of this planning proposal. This matter can adequately be addressed following the gateway determination and having regard to the response received from NSW Rural Fire Service as required in the consultation phase of the plan-making process.

b) Acid Sulfate Soils

The site is identified on the Maitland Local Environmental Plan 2011 Acid Sulfate Soils Maps as having the probability of containing Class 5 ASS. Clause 7.1 in the Maitland LEP 2011 adequately addresses considerations necessary to the development of land where works are likely to disturb ASS.

c) Mine Subsidence

The site is located within a proclaimed Mine Subsidence District. Mapping data provided by the Mine Subsidence Board does not indicate underground workings over this particular site. Necessarily, Council will consult with the Mine Subsidence Board as part of the plan-making process to determine whether any restrictions preclude general residential development over the land.

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?

The expected lot yield for this site is likely to be significantly less than permissible under the proposed amendment to the Lot Size Map. 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. 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?

It is not considered necessary to consult with any State or Commonwealth in relation to this planning proposal.

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 being 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 East Maitland Library 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 outlined above does not prevent any additional consultation measures that may be determined appropriate as part of the 'Gateway' determination process.

Service Planning and Regulation Reports

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE

Extract from MUSS (2010) - Table 9

Meeting Date: 13 December 2011

Attachment No: 5

Number of Pages: 1

PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE (Cont.)

PART FIVE – PLANNING ACTIONS

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
				Horseshoe	
32792	2	797411	Matthew Lane	Bend	2
				Horseshoe	
32798	3	797411	Matthew Lane	Bend	2
				Horseshoe	
32799	4	797411	Carrington Street	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

Service Planning and Regulation Reports

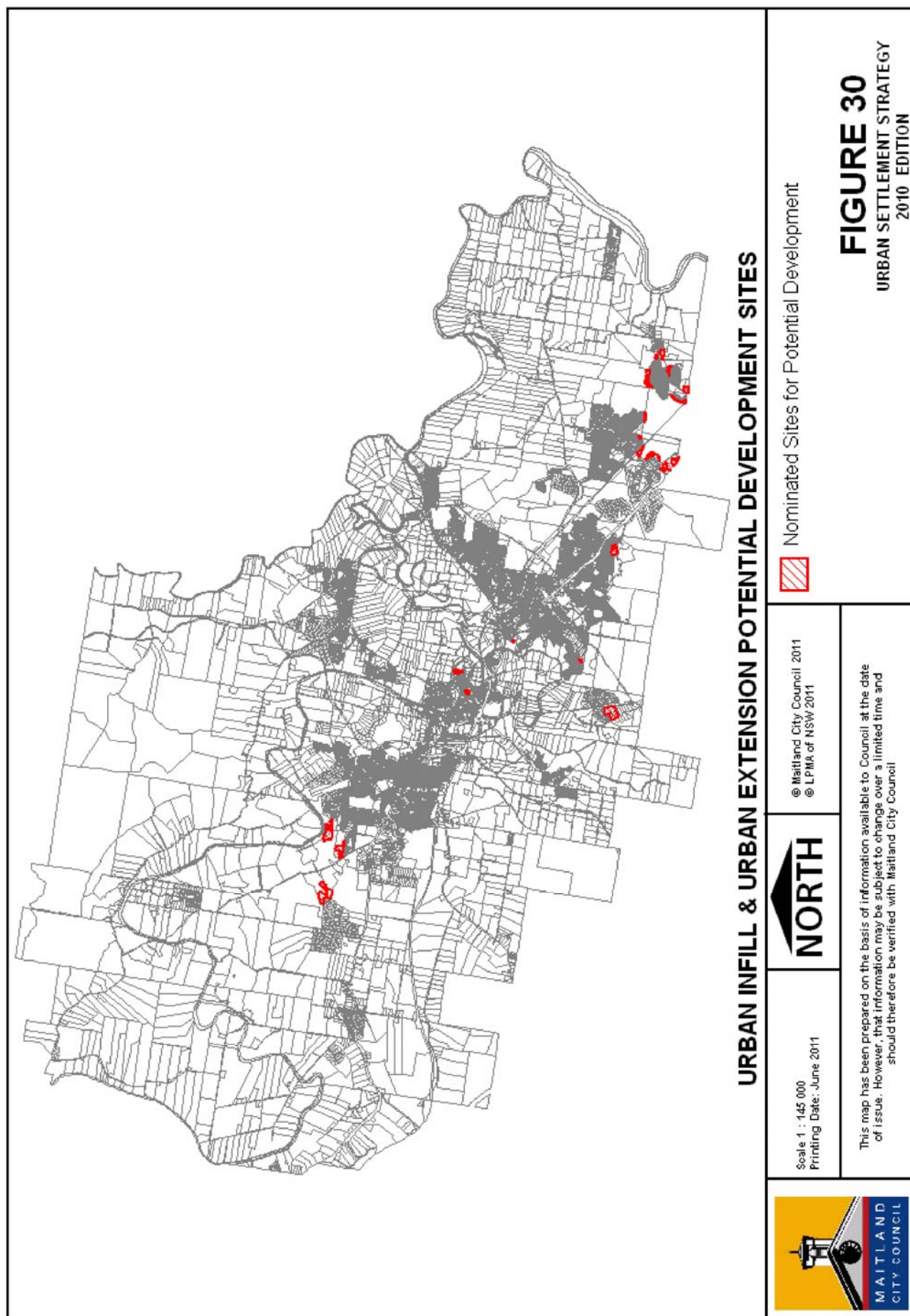
PLANNING PROPOSAL - 13 WILTON DRIVE EAST MAITLAND URBAN EXTENSION SITE

Extract from MUSS (2010)

Meeting Date: 13 December 2011

Attachment No: 6

Number of Pages: 1



Appendix FIVE

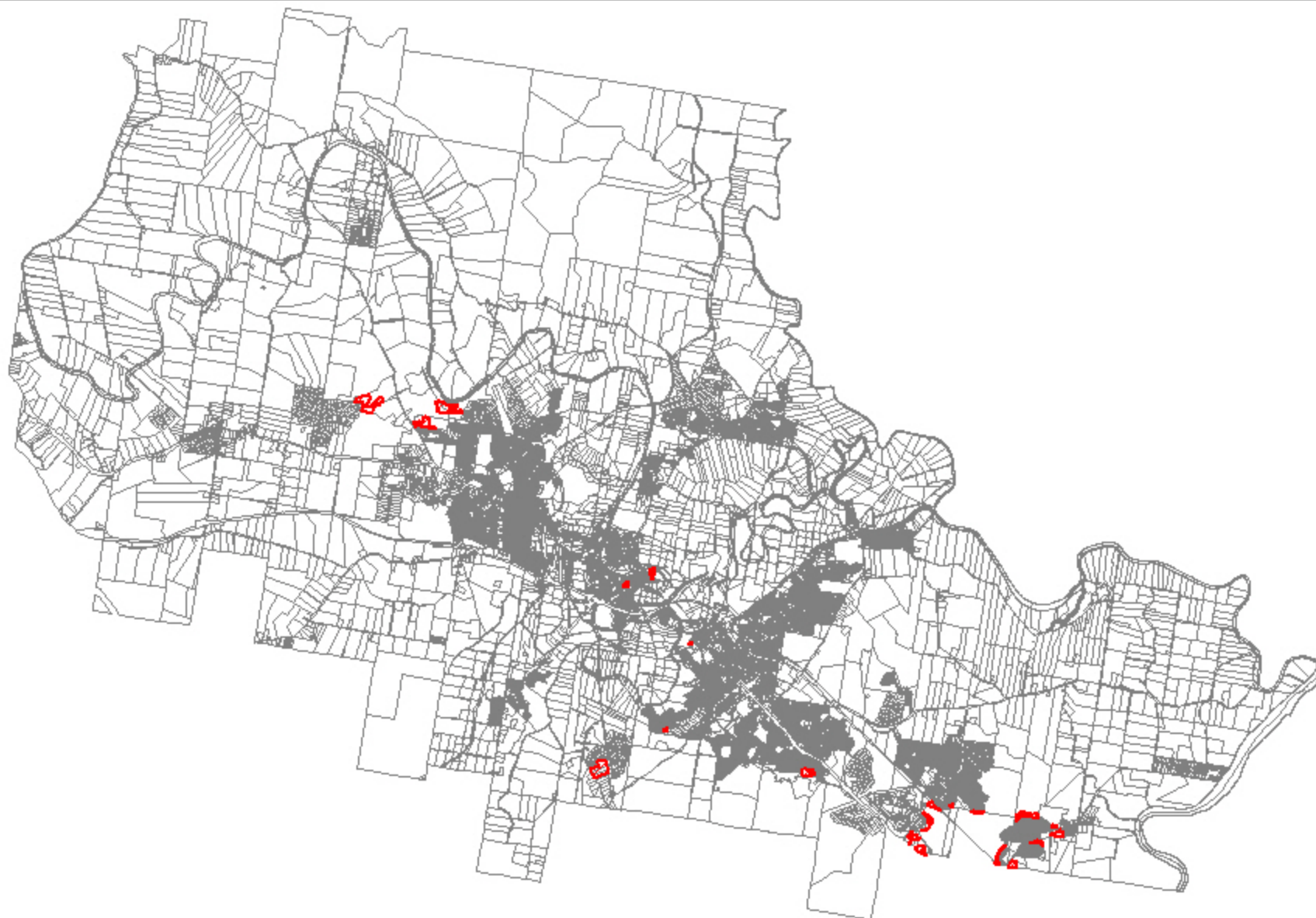
Extract from MUSS (2010) – Table 9.

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
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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

Appendix SIX

Extract from MUSS (2010) – Figure 30.



URBAN INFILL & URBAN EXTENSION POTENTIAL DEVELOPMENT SITES



Scale 1 : 145 000
Printing Date: June 2011



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Nominated Sites for Potential Development

This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should therefore be verified with Maitland City Council

FIGURE 30
URBAN SETTLEMENT STRATEGY
2010 EDITION