

NOTICE OF PUBLIC EXHIBITION
PLANNING PROPOSAL



**PROPOSED AMENDMENT TO THE MAITLAND LOCAL ENVIRONMENTAL PLAN 2011
TO REZONE LAND AT DUNMORE ROAD LARGS**

Date posted: 28th July 2022

Closing date: 25th August 2022

Council has prepared a Planning Proposal to rezone land for large lot residential purposes at Dunmore Road, Largs

The purpose of the Planning Proposal is to amend the Maitland Local Environmental Plan 2011 (LEP) to rezone 9,240m² of land from RU2 Rural Landscape to R5 – Large Lot Residential. The Planning Proposal will facilitate the development of three (3) large residential lots, subject to a development application assessment.

The proposed rezoning is supported by site specific studies which have informed the developable area and subsequent proposed zone boundaries to respond to the constraints of the site.

Any future development of the land will require a development application and assessment against the provisions of the Maitland LEP 2011 and site-specific development controls.

A summary of the proposed amendment is provided in the table below.

Address	39 Dunmore Road Largs
Applicable Land	Lot 5 DP 1137052
Land Size	4.65 ha (total)
Current Zone	R5 Large Lot Residential RU1 Primary Production
Proposed Zone	Rezone 9,240m ² of RU1 land to R5
Applicable Minimum Lot Size	Apply a minimum lot size of 3,000m ² on the area subject to the rezoning.
Map Amendments	Land Zoning Map (Sheet LZN_004C) Lot Size Map (Sheet LSZ_004C).

Maitland City Council is authorised to make the plan.

The planning proposal and supporting information will be on public exhibition from 28th July 2022 to 25th August 2022. Information relating to the proposal can be inspected on Council's website: <https://www.maitland.nsw.gov.au/my-council/about-council/public-exhibition>

Persons wishing to comment on the Planning Proposal should do so by **5.00pm on Thursday 25th August 2022**. Electronic submissions can be made on Council's website above. Written submissions should be addressed to *The General Manager, Maitland City Council, PO Box 220, Maitland NSW 2320* and should quote Reference No. RZ 19/001.

All persons who lodge a submission are required to declare any relevant political donations and/or gifts in accordance with Section 10.4(5) of the Environmental Planning and Assessment Act 1979. Please include a completed "Disclosure Statement of Political Donations and Gifts" form with your submission. This form can be found on Council's website at www.maitland.nsw.gov.au.

Further enquiries should be directed to Leonie Bryson on (02) 4934 9771 or email Leonie.Bryson@maitland.nsw.gov.au.