



Mr David Evans
General Manager
Maitland City Council
PO Box 220
Maitland NSW 2320

Our ref: 15/ 13135
Your ref: 103/ 155 (1146538)

Attention: Steve Daniels

Dear Mr Evans

Planning Proposal PP_2015_MAITL_002_00 – Alteration of Gateway Determination

I refer to your Council's letter of 15 April 2016 requesting an amendment to the Maitland Local Environmental Plan 2011 using the provisions of section 73A of the *Environmental Planning and Assessment Act* (the Act). The proposed amendment would make minor changes to the urban release area map at Thornton North.

Maitland City Council is currently finalising a Planning Proposal to change the zone and minimum lot size standard for land at Thornton North, in order to rectify mapping anomalies following the residential subdivision of the land. As Council's s.73A request would also correct a mapping anomaly and affects the same land it is timely that the changes be progressed as part of that Planning Proposal rather than through a separate amendment. I understand that Council staff are supportive of this approach.

I have determined as delegate of the Minister, in accordance with section 56(7) of the Act, to alter the Gateway determination dated 1 October 2015 for PP_2015_MAITL_002_00. The Alteration of the Gateway Determination and amended Written Authorisation to Exercise Delegation is enclosed.

The Gateway determination has been altered to allow the urban release area maps to be updated to be consistent with the zone changes proposed. As the Proposal now affects multiple different map series, the Gateway determination's description has also been changed. I note that a new site (item 16) has been included in the Proposal and so further community consultation is required. The Proposal is now due for completion on 8 October 2016. Council should advise Parliamentary Counsel of its need to re-exhibit the plan.

If you have any questions in relation to this matter, I have arranged for Mr Ben Holmes to assist you. Mr Holmes can be contacted on (02) 4904 2709.

Yours sincerely

24/5/2016
Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services

Encl: Alteration to Gateway Determination, Written Authorisation to Exercise Delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_MAITL_002_00):

I, Director Regions, Hunter and Central Coast at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 1 October 2015 for the proposed amendment to the Maitland Local Environmental Plan 2011 as follows:

1. Change the name and description of the Planning Proposal

from "to correct zone and minimum lot size anomalies in the Thornton North urban release area"

to "to correct various mapping anomalies in the Thornton North urban release area"

2. Insert a new condition [7]:

"Council is to update the urban release area maps for items 1-12 and 16 corresponding with the change in land use zone"

3. Insert a new condition [8]:

"Further community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the revised planning proposal must be made publicly available for a minimum of 14 days; and

(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Planning & Infrastructure 2013)*."

4. Delete "condition 6"

and replace with:

a new condition [6] "The timeframe for completing the LEP is by 8 October 2016"

Dated 24th day of May 2016.



Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Maitland City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following Planning Proposal:

Number	Name
PP_2015_MAITL_002_00	Planning Proposal to correct various mapping anomalies in the Thornton North urban release area

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 24th May 2016

Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services
Department of Planning and Environment