



Contact: Ben Holmes
Phone: (02) 4904 2709
Email: ben.holmes@planning.nsw.gov.au
Our ref: 12/ 19397

Mr Jason Perica
Chair
Hunter and Central Coast Joint Regional Planning Panel
GPO Box 39
Sydney NSW 2001

Dear Mr Perica

Request for Gateway Review – Referral to JRPP for Review

I am writing to advise the Hunter and Central Coast Joint Regional Planning Panel (JRPP) that a Gateway review request, dated 19 August 2016, has been submitted to the Minister for Planning for consideration. Details of the planning proposal are summarised below:

Dept. Ref. No:	GDR_2016_MAITL_001 <i>quote on any reply</i>
LGA:	Maitland
LEP to be Amended:	Maitland LEP 2011
Address/Location:	24 Edward Street, Morpeth
Proposal:	Permit seniors housing with development consent as an additional permitted use

The proponent is seeking a review of the Gateway determination that the planning proposal should not proceed.

The role of the JRPP

The JRPP is requested to review the planning proposal and prepare its advice concerning the merits of the request for review. The advice should include a clear and concise recommendation to the Minister confirming whether or not, in the opinion of the JRPP, the planning proposal should proceed past Gateway.

The advice and recommendation should be provided within 28 days of the date of this request for review and sent to the Hunter and Central Coast Regional Office of the Department of Planning and Environment.

Enclosed supporting information

The following information and documents are enclosed to assist the JRPP in its review of the planning proposal:

- Council's request for review, together with application form, supporting information and relevant correspondence;

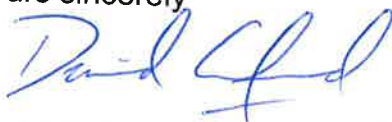
- planning proposal submitted to the Gateway and supporting documentation, Planning Team Report, OEH (Heritage branch) correspondence, Other development sites map, 1840 town plan;
- Department's justification assessment; and
- JRPP advice and recommendation template.

Further information on independent reviews

The Department's '*A guide to preparing local environmental plans*' provides advice on procedures for the various stages in the independent review process. The guide is available on-line at <http://www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Planning-and-Zoning/The-Gateway-Process>.

Should you have any questions in regard to this matter, please contact Ben Holmes, of the Department's Newcastle office on (02) 4904 2709.

Yours sincerely



David Gainsford
Acting Deputy Secretary
Planning Services

7/11/16.

Encl: Tab A, Tab C, Tab Dx8, Tab Ex10, Tab Fx3, Tab Gx2