

The Regional Director
Hunter Region Newcastle Office
Department of Planning
PO Box 1226
NEWCASTLE NSW 2300

Contact: Bo Moshage
Our Ref: 18/20205/2/1
Your Ref:

Attention: Katrine O'Flaherty

Dear Sir,

PLANNING PROPOSAL – BELLBIRD HEIGHTS

On 12 December 2012, Council resolved to submit Planning Proposal – “Bellbird Heights” to the Department of Planning and Infrastructure for a Gateway Determination.

The objective of this Planning Proposal is to enable an expansion of the settlement of Bellbird Heights by rezoning Lot 1 and Lot 2 DP 1164334 40-42 Francis Street R2 - Low Density Residential Zone to facilitate residential allotments of varying sizes.

An E2 - Environmental Conservation zone is also proposed to manage on site environmental considerations.

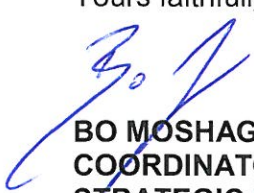
It is proposed to retain the RU2 - Rural Landscape Zone for that part of the land where it is identified that further discussion / investigations are necessary with the Proponent and key Government Agencies to resolve on site issues, particularly where constraints may restrict future development of land for residential purposes.

Please find attached Planning Proposal - “Bellbird Heights” and all its supporting documents.

Should the Department proceed with the modified Planning Proposal, a twelve (12) month extension to complete the Planning Proposal, finalise the supporting Development Control Plan and Section 94 Contributions Plan / Planning Agreement(s) for biodiversity and local infrastructure requirements will be requested.

If any further information is required, please do not hesitate to contact the undersigned on telephone 4993 4241.

Yours faithfully



**BO MOSHAGE
COORDINATOR
STRATEGIC LAND USE PLANNING**

14 December 2012