



Our Ref. RZ11003 (865583)

Your Ref.

Phone Enquiries: 4934 9700
Claire Tew

16 March 2012

NSW Department of Planning and Infrastructure
Attention: Katrine O'Flaherty
PO Box 1226
Newcastle NSW 2300

Dear Katrine,

RE: REQUEST FOR GATEWAY DETERMINATION TO AMEND MAITLAND LOCAL ENVIRONMENTAL PLAN 2011- REZONING OF LANDS KNOWN AS PART LOT 74 DP 622205 ANAMBAH ROAD, ANAMBAH.

At its meeting on the 28 February 2012, Council resolved to endorse a planning proposal for a Local Environmental Plan amendment to rezone lands known as part Lot 74 DP 622205 Anambah Road, Anambah, for urban purposes. Pursuant to Section 56(1) of the *Environmental Planning and Assessment Act 1979*, a planning proposal is enclosed for submission to the Minister for Planning and Infrastructure.

The planning proposal was prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Infrastructure Guidelines, including *A Guide to Prepare Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Council received the proposal for the subject lands on the 22 September 2011. An assessment of the proposal was completed and a planning proposal prepared. The assessment deems the site suitable for rezoning for urban purposes, specifically large lot residential purposes.

The subject site is identified as an urban extension site in the Maitland Urban Settlement Strategy (MUSS) 2010 that was adopted by Council on the 30 August 2011. The rezoning proposal is consistent with the policy framework established within in the MUSS 2010 for the development of urban infill or urban extension sites. In order to progress the rezoning proposal, it is necessary to amend the Maitland LEP 2011.

Council wishes to progress the proposal under the gateway process as an amendment to the Maitland LEP 2011. The progression of the planning proposal will continue over a six (9) month time period. Subsequently, we request that this proposal proceed to a gateway determination.

If you have any questions or require further information to assist in the assessment of this planning proposal, please contact Claire Tew on (02) 49349784 or email to clairet@maitland.nsw.gov.au

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Tew', written in a cursive style.

CLAIRE TEW
Strategic Town Planner

Enclosed: Planning Proposal (Version 01- 16.2.2012)