



10 September 2015

CR2015/004032
SF2011/001395
KAP

General Manager
Maitland Council
PO Box 220
MAITLAND NSW 2320

Dear Steve Daniels,

NEW ENGLAND HIGHWAY (A43): PLANNING PROPOSAL, TO AMEND 'SCHEDULE 1 – ADDITIONAL PERMITTED USES' OF THE *MAITLAND LOCAL ENVIRONMENTAL PLAN 2011* TO PERMIT AN EXPANSION OF THE EXISTING FUNERAL HOME AND MORTUARY, LOTS: 1 DP: 199405 AND DP: 716770, 46-48 BANKS STREET, EAST MAITLAND

Reference is made to Council's letter dated 18 August 2015, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime understands that Council has received a Gateway Determination from the Department of Planning and Environment pursuant to Section 56(2)(d) of the *Environmental Planning and Assessment Act 1979* in respect of the subject Planning Proposal. The delegate of the Minister for Planning and Environment has directed Council to consult with Roads and Maritime in relation to the Planning Proposal.

It is further understood that the proposal is to amend 'Schedule 1 – Additional Permitted Uses' of the *Maitland Local Environmental Plan 2011* (Maitland LEP) to include land identified as 46-48 Banks Street, East Maitland, to reference 'funeral home' and 'mortuary' as being permitted with consent. It is also understood that the proposed expansion will require development approval.

Roads and Maritime response

Roads and Maritime has reviewed the information provided and has no objection to the proposed amendment to the Maitland LEP as it is considered there will be no significant impact on the classified (State) road network, subject to Council's consideration of the following advice:

- Roads and Maritime has no proposal that requires any part of the property.

- Roads and Maritime will not accept any future proposal that seeks to continue to reverse out of the site into the New England Highway. Should an application be lodged for an intensification of the existing land use or an expansion of the existing funeral home and mortuary, Council should consider requesting the removal of the existing southern driveways to No.48 Banks Street and reinstatement of the kerb along the New England Highway to promote traffic generated by future development accessing via one vehicle entry point and manoeuvres on-site to allow exit in a forward direction.

It should be noted that should any work need to be undertaken outside the property boundaries of the subject site, including works associated with altering the existing driveways, the developer is to engage with Roads and Maritime. All such works should be undertaken at full cost to the developer and at no cost to Roads and Maritime or Council.

Should you require further information please contact Kylie-Anne Pont on 4924 0683 or by email at development.hunter@rms.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be 'Kellee McGilvray', with a stylized, flowing script.

Kellee McGilvray
Manager Land Use Assessment
Hunter Region