



Office of the Director-General

Mr David Evans
General Manager
Maitland City Council
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Contact: Katrine O'Flaherty
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Our ref: 12/04871
Your ref: RZ10011 (854212)

Dear Mr Evans

Planning Proposal PP_2011_MAITL_002_00 – Gateway Determination alteration

I refer to your request on 2 March 2012 seeking an alteration and extension of time to complete the Planning Proposal PP_2011_MAITL_002_00 to facilitate the development of a caravan park.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to amend the Gateway Determination dated 27 June 2011 for PP_2011_MAITL_002_00.

The preference is for the land to be zone RU2 as the use of the land as a Caravan Park is consistent with the objectives of the zone, whereas it is not consistent with the objectives of the RU1 zone. I note that as the flooding controls are imposed by way of an overlay, the RU2 zone can be allocated to all of the site, or that part of the land that is not recognised as a hazardous flood area, as Councils flood management policy seeks to limit the range of uses permitted within high flood hazard areas.

However, I acknowledge Councils desire to use the additional permitted use and mechanism, and so the Gateway Determination is amended to permit the inclusion of a second option, to include a 'caravan park' as an additional permitted use on the subject site, within the Planning Proposal. It is noted that this is the preferred option of Council, and it is expected that its inclusion will enable community input as to the preferred land use control mechanism.

Council is also encouraged to prepare a Master Plan or document of similar strategic direction that is exhibited in conjunction with the Planning Proposal and provides a clear direction to the community of how the land may be developed.

The Gateway Determination is also amended by extending the time for the completion of the Planning Proposal by an additional 12 months. The Planning Proposal is now due for completion by 4 April 2013.

If you have any questions in relation to this matter, please contact Katrine O'Flaherty, Senior Planner on 02 4904 2707.

Yours sincerely


Sam Haddad
Director-General

25/7/2012.