



MAITLAND CITY COUNCIL

Our Ref. RZ10011 (808482)

Your Ref.

Phone Enquiries: 4934 9784
Claire Tew

30 May 2011

NSW Department of Planning and Infrastructure
Hunter Regional Office
PO Box 1226
Newcastle NSW 2300

Attention: Ms Katrine O'Flaherty

Dear Katrine,

RE: REQUEST FOR GATEWAY DETERMINATION TO AMEND DRAFT MAITLAND LOCAL ENVIRONMENTAL PLAN 2011- ADDITIONAL PERMITTED USE FOR LANDS KNOWN AS LOT 1 DP 719330 MOUNT DEE ROAD, MAITLAND.

At its meeting on the 27 April 2011, Council resolved to endorse a planning proposal for a Local Environmental Plan amendment to accommodate the use of a caravan park on the subject site known as Lot 1 DP 719330 Mount Dee Road, Maitland. 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.

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

Council received a proposal for the subject lands on the 9 April 2010. An assessment of the proposal was completed and a planning proposal prepared. The assessment deems the site suitable for the use of a caravan park, to provide short term stay tourist accommodation supporting short term stay caravans, camping grounds, motor homes and moveable dwellings.

The subject site is currently zoned RU1 Primary Production under the provisions of the Draft Maitland LEP 2011. Caravan parks are not a permitted use with consent in this particular zone. It is not appropriate to accommodate the use as a permitted use with consent in the zone as the use is not considered suitable for all locations within the Maitland LGA zoned for rural purposes.

Consequently, it is recommended the most appropriate means to accommodate this particular use on the subject site is through an amendment to the Draft Maitland LEP 2011, enabling an additional permitted use on the site being a caravan park for the purposes of short term stay tourist accommodation.

Council wishes to progress the amendment under the gateway process as an amendment to the Draft Maitland LEP 2011. The progression of the planning proposal will continue independently of the progression of the Draft Maitland LEP 2011 over a six 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 or Monica Gibson on (02) 49349784 or email to clairet@maitland.nsw.gov.au

Yours faithfully

A handwritten signature in black ink, appearing to read 'Monica Gibson', with a stylized, cursive script.

Monica Gibson
Manager City Strategy

Enclosed: Planning Proposal (Version 02- 30 May 2011)