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PSC2006-6592

The Regional Director
NSW Department of Planning
PO Box 1226
NEWCASTLE NSW 2300

Dear Sir

Re: Planning Proposal for Boundary Road Medowie

The purpose of this letter is to seek a 'gateway' determination from the Department on a planning proposal for land at Boundary Road, Medowie. The proposal is seeking to rezone the land to facilitate a mixture of rural residential development and environmental protection, as indicated on the relevant enclosed map.

I advise that the site is not identified for development in a planning strategy. Council is considering including the site as an amendment to the Medowie Strategy, which was adopted in March 2009. The potential amendment was publicly exhibited in March-April 2010. The results of that exhibition have not been reported to Council.

Council requests that the Department make a gateway determination on the planning proposal given its location within the Watagan Stockton Green Corridor in the *Lower Hunter Regional Strategy*. In particular, clarification is required whether this precludes the consideration of rezoning the land for urban development in the Medowie Strategy.

A planning proposal and supporting information has been submitted for the landowner by their consultant Urbis. In addition to this, Council has also prepared its own planning proposal for consideration by the Department.

The following documents are enclosed for your consideration:

- Council report and minutes for 24th November 2009;
- Council planning proposal & maps;
- Landowner planning proposal & appendix volume; and
- Medowie Strategy (as adopted in March 2009).

Yours faithfully



Matthew Borsato

Strategic Planner
Sustainable Planning

27th December 2010

