

MAITLAND CITY COUNCIL

RZ09004 (740629)

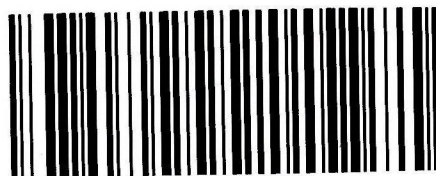
Our Ref.

Your Ref.

Phone Enquiries:

4934 9834

13 May 2010



PNC000227

Mr Gary Oakey
Planning Officer
Dept of Planning - Newcastle Office
PO Box 1226
NEWCASTLE NSW 2300



Dear Mr Oakey

RE: Request for finalisation of Planning Proposal to amend the Maitland LEP 1993 for the purpose of a new local centre.

At its meeting 11 May 2010, Council resolved:

- 1. In accordance with s.58 of the Environmental Planning and Assessment Act 1979, Council vary the planning proposal for the Chisholm Local Centre to include the proposed FSR provisions and reduced commercial area and resubmit the planning proposal for approval by the Department of Planning; and*
- 2. Following a revised gateway approval and in accordance with section 59 of the Environmental Planning and Assessment Act 1979, Council submit, to the Department of Planning, the final proposal to amend the Maitland LEP 1993 for the creation of a new local centre at Chisholm;*

Therefore, Council are now requesting that the variations to the planning proposal be approved and the planning proposal progress through the gateway to the gazettal of the amendment within the required 6 month timeframe.

There is strong strategic support for the Chisholm Local Centre to provide a mix of commercial, residential, community activities within an accessible and vibrant activity centre. The identified need for a new centre in the Thornton North structure plan has meant that investigations and background studies factored in the inclusion of a local centre and therefore indicative demands for this use within the planning context for the Thornton North URA have been considered.

In consideration of the long-standing policy framework, the desired outcome for this activity centre and the issues identified in the submissions, the revised planning proposal outlines two (2) variations be made and approved by the Department prior to the finalisation and gazettal of the proposed amendment. The variations are:

1. *It is recommended that the area to be zoned 3(a) General Business for the proposed Chisholm Local Centre be reduced from 3.2ha to 2.5ha.*

This size reduction is proposed to ensure that a suitable area for the commercial uses of the activity centre can be provided, with community and residential outcomes to occur within the existing residential zone. Amendments to the Thornton North Area Plan within the Maitland Citywide DCP can be prepared to ensure that the policy and design outcomes of the Chisholm Local Centre can be addressed.

2. *It is recommended that a 0.5:1 floor space ratio (FSR), specific only to the Chisholm Local Centre be applied to the area zoned 3(a) General Business.*

Clause 22 of the Maitland LEP 1993 sets out the FSR for commercially zoned land in Maitland. Land that is zoned 3(a) General Business has a 2:1 FSR. It is proposed to establish a reduced FSR for the Chisholm Local Centre to respond to the spacious character of the area and to ensure that the scale of this activity centre reflects its role as a local centre within the Maitland LGA.

If you have any questions, or require further information to assist in your assessment of this planning proposal, please contact April McCabe, Strategic Projects Planner on 49349834.

Yours Sincerely



Monica Gibson
MANAGER – CITY STRATEGY
SERVICE PLANNING and REGULATION

Encl:	Planning Proposal – Chisholm Local Centre
Cc:	David Hoy – Urbis