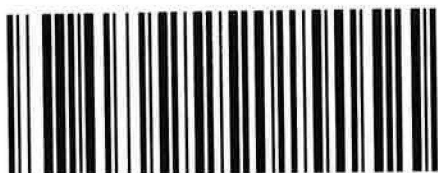




MAITLAND CITY COUNCIL



PNC000941

30 September 2011



Our Ref:

RZ09005 (834250)

Your Ref:

Phone Enquiries:

4934 9729

NSW Department of Planning & Infrastructure
Hunter Regional Office
PO Box 1226
NEWCASTLE NSW 2300
Attn: Ms Katrine O'Flaherty

Dear Ms O'Flaherty

RE: Section 55 Report: Request for Gateway Determination – Farley Urban Release Area

At its meeting 27 September 2011, Council resolved:

THAT

1. *The draft LEP for the Farley Investigation Area as detailed in the attached planning proposal be endorsed as an amendment to the Maitland Local Environmental Plan 2011 once gazetted, consistent with Council's resolution dated 10 November 2009.*
2. *Pursuant to Section 55 of the Environmental Planning and Assessment Act 1979, the Planning Proposal be submitted to the Department of Planning and Infrastructure for a Gateway determination, noting that further investigations are required to determine the impacts from the Maitland to Minimbah Third Track project.*
3. *A further report be presented to Council following the public exhibition period, to demonstrate compliance with the Gateway determination and to provide details of any submissions received throughout that process.*

The purpose of Council's recent resolution dated 27 September 2011 was to forward the proposal to the Department of Planning for a Gateway determination, in accordance with Section 55 of the EP&A Act, 1979.

Council has prepared a planning proposal supporting this amendment, addressing all relevant criteria as outlined in the Department's guidelines. The following information is included:

- One (1) electronic copy of the Planning Proposal; and

- One (1) copy of the Section 55 Council report and minutes.

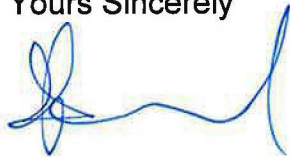
The Farley Urban Release Area is identified in the Maitland Urban Settlement Strategy 2010 as a Category 1 investigation area, and is identified in the Lower Hunter Regional Strategy 2006 as a 'Proposed Urban Area' (LHRS 2006:12).

Council formally requests that this proposal to amend the future Maitland LEP 2011 for the purpose of rezoning land within the Farley Urban Release Area proceed to a Gateway determination.

Council has provided draft LEP mapping in the Planning Proposal, but does note that this amendment would form an amendment to the Maitland LEP 2011 once gazetted, and no other amendment has been proposed as yet to the future Maitland LEP 2011. As such, Council will be guided by the Department of Planning and Infrastructure as to any mapping requirements for public exhibition should the Gateway determination permit exhibition of the Planning Proposal.

If you have any questions, or require further information to assist in your assessment of this planning proposal, please contact Josh Ford, Strategic Town Planner on 49349729.

Yours Sincerely



JOSH FORD
STRATEGIC TOWN PLANNER