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Mr David Evans
General Manager
Maitland City Council
PO Box 220
MAITLAND NSW 2320

Our ref: 13/15801

Attention: Mr Rob Corken

Dear Mr Evans

Planning Proposal PP_2013_MAITL_002_00 – Gateway Determination Alteration

I refer to Council's request for an alteration to the Gateway Determination for the Planning Proposal PP_2013_MAITL_002_00 to enable the subdivision of split zoned land below the mapped minimum lot size.

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 6 June 2013 for PP_2013_MAITL_002_00.

The Gateway Determination is amended as follows:

- the proposal summary notes the purpose of the Planning Proposal is also to introduce a new zone objective for the E4 Environmental Living zone;
- condition 1 is deleted;
- condition 6 is amended by extending the time for the completion of the Planning Proposal by an additional three months. The Planning Proposal is now due for completion by 13 June 2014; and
- a new condition is added which requires Council to, prior to exhibition, amend the mapped examples in Appendix 1 of the Planning Proposal such that the zone descriptions on the example maps are consistent with the zones described on the relevant LEP zone map.

The Department notes Council's intention to demonstrate scenarios under which the proposed provisions could be used and considers that this will assist community and agency consultation. However, the current examples would benefit from further refinement and the regional office can assist Council with this if desired.

Should you have any questions regarding this matter, please contact Mr Ben Holmes of the Department's Newcastle office on 4904 2709.

Yours sincerely

Neil Selmon
Acting Executive Director
Rural and Regional Planning
Planning Operations & Regional Delivery

25 October 2013