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Our Ref. RZ12003 (947357)

Your Ref.

Phone Enquiries: 4934 9700
Mark Roser

08 May 2013

NSW Department of Planning and Infrastructure
Attention: Katrine O'Flaherty
PO Box 1226
Newcastle NSW 2300

Dear Katrine,

**RE: REQUEST FOR GATEWAY DETERMINATION TO AMEND MAITLAND
LOCAL ENVIRONMENTAL PLAN 2011- REZONING PART OF LAND KNOWN
AS LOT 1 DP 577474, ABERGLASSLYN ROAD, ABERGLASSLYN.**

At its meeting on 23 April 2013, Council resolved to endorse a planning proposal for a Local Environmental Plan amendment to rezone part of land described as Lot 1 DP 577474, known as No. 149 Aberglasslyn Road, Aberglasslyn, for urban purposes. 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 and Infrastructure..

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

Council received the official application for subject land on the 21 November 2012. An assessment of the proposal was completed and a planning proposal prepared. The assessment deems the site suitable for rezoning for such urban purposes, specifically for R1- General Residential.

The subject site is identified as a Category 2 Urban Extension Site in the Maitland Urban Settlement Strategy (MUSS) 2010 that was adopted by Council on the 30 August 2011. The rezoning proposal is consistent with the policy framework established within the MUSS 2010 for the development of urban infill or urban extension sites. In order to progress the rezoning proposal, it is necessary to amend the Maitland LEP 2011.

Council wishes to progress the proposal under gateway process as an amendment to the Maitland LEP 2011. The progression of the planning proposal

will continue over a six (6) 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 Mark Roser on (02)49349848. Or email to markr@maitland.nsw.gov.au

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mark Roser', written over the typed name.

Mark Roser
Senior Strategic Planner

Enclosed:
Council Report
Council Resolution
Planning Proposal