



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

Our ref: 16/ 04516
Your ref: RZ 15/006 (1233728)

Attention: Mr Rob Corken

Dear Mr Evans

Planning Proposal PP_2016_MAITL_002_00 (Housekeeping amendment to the Maitland LEP 2011) – Request to consider OEH advice

I refer to Council's request that the Department finalise Planning Proposal PP_2016_MAITL_002_00 (Housekeeping amendment to the Maitland LEP 2011). This proposal seeks to make various minor LEP mapping changes and to permit shop top housing with development consent in the B3 Commercial Core zone.

The Office of Environment and Heritage objected to the proposal, raising concerns that the shop top housing component would increase flood risks in Central Maitland. While Council responded to the concerns raised, no further consultation was undertaken with OEH to determine whether its concerns had been adequately addressed. The Department has sought this advice and a copy of OEH's response is attached.

The Department has considered the OEH advice and considers that the matters raised are substantial. It is requested that Council review the OEH correspondence and advise whether it still wants to proceed with the shop top housing component. Alternatively, Council may omit the shop top housing component and proceed with the remainder of the proposal. If removed, the shop top housing component could form a new planning proposal in the future, subject to resolution of the matters identified by OEH and support by the Gateway.

If you have any questions in relation to this matter, please contact Mr Ben Holmes of the Department's Hunter and Central Coast team on (02) 4904 2709 or ben.holmes@planning.nsw.gov.au

Yours sincerely

26/2/2017
Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services

Encl: OEH letter to DPE dated 21 February 2017