



MAITLAND CITY COUNCIL



PNC000583

Our Ref. RZ10014 (780401)

Your Ref.

Phone Enquiries: 4934 9729

15 December 2010

Ms Katrine O'Flaherty
Planning Officer
NSW Dept of Planning - Newcastle Regional Office
PO Box 1226
NEWCASTLE NSW 2300



Dear Ms O'Flaherty

**RE: Section 55 Request for Gateway Determination - Neighbourhood Centre,
McKeachies Drive, Aberglasslyn**

At its ordinary meeting of 23 November 2010, Council resolved:

THAT

- 1. The draft Local Environmental Plan for Part Lot 344 DP 1139998, Aberglasslyn Road Aberglasslyn be endorsed for rezoning from part residential and part rural to business for the extent of the land shown on the attached plan.*
- 2. In accordance with Section 55 of the Environmental Planning and Assessment Act 1979, a planning proposal be submitted to the Department of Planning.*
- 3. If the Planning Proposal is given a gateway determination to proceed, consultation with the community and government agencies in accordance with Section 57 of the Environmental Planning and Assessment Act 1979, and the directions of the gateway determination, be undertaken.*
- 4. A further report be presented to Council following the public exhibition process, to demonstrate compliance with the gateway determination and to provide details of any submissions received during the process.*

In accordance with the new plan making requirements, Council has prepared a planning proposal supporting this amendment, addressing all relevant criteria as outlined in the Department's guidelines.

The inclusion of a new neighbourhood centre at Aberglasslyn is identified in the Maitland Citywide DCP Chapter - Aberglasslyn Area Plan (April 2007), and

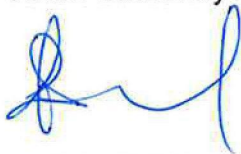
represents a rational strategic approach to the future planning of this area. The identified need for a new centre in the adopted area plan has meant that investigations and background studies factored in the inclusion of a neighbourhood centre and therefore indicative demands for this use within the planning context for the Aberglasslyn Urban Release Area have been considered.

The site is currently zoned for residential and rural purposes and the proposal to rezone a portion of the site in order to create a neighbourhood centre is considered by Council to be an appropriate use and critical to the sustainable future of the new residential community in Aberglasslyn.

Therefore, Council request that this proposal to amend the Maitland LEP for the purpose of a new neighbourhood centre at Aberglasslyn proceed to a Gateway determination. Council suggests that a 6 month LEP timeframe would be appropriate for this amendment, particularly given the small scale of the proposal and the need for a neighbourhood centre to support the existing and future population within the Aberglasslyn URA.

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

Encl:	Planning Proposal – Aberglasslyn Neighbourhood Centre
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