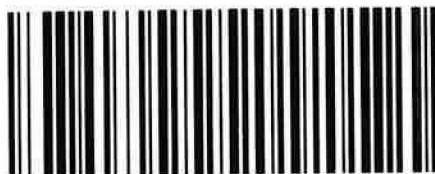




MAITLAND CITY COUNCIL



PNC000989

Our Ref. RZ10004 (844270)

Your Ref.

Phone Enquiries: 4934 9700
Mark Roser

22 November 2011

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



Dear Ms O'Flaherty

RE: Section 55 Request for Gateway Determination – Glenwood Business Park Urban Extension Site

At its ordinary meeting of 8 November 2011, Council resolved:
THAT

1. The planning proposal for Part Lot 811 DP 1152320, Lot 37 DP 755205 and Lot 1 & 2 DP 833057 at Thornton, be endorsed as rezoning for business purposes and apply to the land as shown in 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 and Infrastructure
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 planning proposal is consistent with Council's adopted policy framework for urban extension sites which was endorsed by the Department of Planning on 1 September 2009. Additionally, the site is identified within the Maitland Urban Settlement Strategy (MUSS) 2010 as a potential site for urban extension development.

The LEP amendment would proceed as an amendment to the Maitland LEP 2011. Under the provisions of the Maitland LEP 2011 the subject lands are currently zoned RU2 Rural Landscape and adjoin E2 Environmental Conservation to the east and B5 Business Development to the west. The LEP amendment would rezone the lands for business purposes, providing a combination of the B5 Business Development zone and the B6 Enterprises Corridor zone.

The LEP amendment would achieve the objectives of the planning proposal as it would enable development of the lands for business purposes, encourage employment opportunities and cater for a range of low intensity business uses whilst minimising any adverse effect of business related activities. In addition the LEP amendment would ensure development would be sensitive to the existing density and scale of the adjoining Thornton Industrial Park.

Therefore, Council request that this proposal to amend the Maitland LEP 2011 for the purpose of an extension to the adjoining B5 Business Development zone and inclusion of a B6 Enterprise Corridor zone 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 logical extension of existing land uses in the locality.

If you have any questions, or require further information to assist in your assessment of this planning proposal, please contact Claire Tew, Strategic Town Planner on 49349700.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mark Roser', written over the words 'Yours faithfully'.

MARK ROSER
Strategic Town Planner

Encl – Council Report
Planning Proposal