



Planning & Infrastructure

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Our ref: PP_2012_MAITL_001_00 (12/02449)
Your ref: RZ11001 (854579)

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

Dear Mr Evans

I am writing in response to your Council's letter dated 24 January 2012 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Maitland Local Environmental Plan 2011 to rezone land at 13 Wilton Drive, East Maitland from E4 Environmental Living to R1 General Residential and amend the minimum lot size from 5000sq.m to 450sq.m.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

Council is to amend the proposed land zoning map at Appendix 2 to include the portion of Wilton Drive directly south of the subject land. This land is to be zoned R1 General Residential, as is the case on surrounding residentially zoned land.

Council is to include a copy of the Acid Sulfate Soils Map for the site, as mapped in Maitland LEP 2011, on public exhibition with the planning proposal.

Council is to consult with the Office of Environment and Heritage prior to undertaking community consultation and take into consideration any comments made. Should further research be requested as a result of consultation, any studies and findings are to be placed on public exhibition with the planning proposal.

Council is to consult with the Mine and Subsidence Board prior to undertaking community consultation and take into account any comments made as per the requirements of S117 Direction 4.2 Mine Subsidence and Unstable Land.

In accordance with S117 Direction 4.4 Planning for Bushfire Protection, Council is to consult with the Commissioner of the NSW Rural Fire Service and take into account any comments made, prior to public exhibition of the planning proposal.

I have also agreed that the planning proposal's inconsistencies with S117 Directions 3.1 Residential Zones and 4.1 Acid Sulfate Soils are of minor significance. No further approval is required in relation to these Directions.

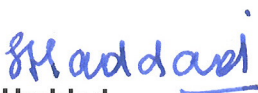
The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway Determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly

available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Katrine O'Flaherty of the Department of Planning and Infrastructure's Hunter and Central Coast Region Office on 02 4904 2700.

Yours sincerely,


Sam Haddad
Director-General
7/3/2012.

Gateway Determination

Planning Proposal (Department Ref: PP_2012_MAITL_001_00): to rezone land at 13 Wilton Drive, East Maitland from E4 Environmental Living to R1 General Residential and amend the minimum lot size from 5000sq.m to 450sq.m.

I, the Director General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Maitland Local Environmental Plan 2011 to rezone land at 13 Wilton Drive, East Maitland from E4 Environmental Living to R1 General Residential and amend the minimum lot size from 5000sq.m to 450sq.m should proceed subject to the following conditions:

1. Council is to amend the proposed land zoning map at Appendix 2 to include the portion of Wilton Drive directly south of the subject land. This land is to be zoned R1 General Residential, as is the case on surrounding residentially zoned land.
2. Council is to include a copy of the Acid Sulfate Soils Map for the site, as mapped in Maitland LEP 2011, on public exhibition with the planning proposal.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage
 - Mine Subsidence Board
 - NSW Rural Fire Service

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. Further to Condition 4 above, Council is to consult with the Office of Environment and Heritage prior to undertaking community consultation and take into consideration any comments made. Should further research be requested upon consultation, any studies and findings are to be placed on public exhibition with the planning proposal.
6. Further to Condition 4 above, in accordance with S117 Direction 4.2 Mine Subsidence and Unstable Land, Council is to consult with the Mine and Subsidence Board prior to undertaking community consultation and take into account any comments made.
7. Further to Condition 4 above, in accordance with S117 Direction 4.4 Planning for Bushfire Protection, Council is to consult with the Commissioner of the NSW Rural Fire Service

and take into account any comments made, prior to public exhibition of the planning proposal.

8. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
9. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 7th day of March 2012.



Sam Haddad
Director-General
Delegate of the Minister for Planning and
Infrastructure