



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

15/17650

Attention: Mark Roser

Dear Mr Evans

Planning Proposal PP_2011_MAITL_002_00

I refer to Council's planning proposal to allow a caravan park as an additional permitted use at Mount Dee Road, Maitland.

As you are aware, both the State Emergency Services and the Office of Environment and Heritage have raised substantial concerns with the proposal. The Office of Environment and Heritage has advised the Department that the proposal is inconsistent with the Floodplain Development Manual and the Ministerial direction 4.3 Flood Prone Land and that this inconsistency has not been justified.

While Council has indicated that they wish to proceed with the matter despite these concerns, the Department is not satisfied that the inconsistency has been justified, and—given the significance of the concerns raised and level of investigation to date—is not satisfied that any further consideration of the proposal will address the matter.

As such, as the Minister's delegate, I have decided not to make the proposed local environmental plan that would make a caravan park an additional permitted use at Mount Dee under the *Maitland Local Environmental Plan 2011*.

If you have any questions in relation to this matter, I have arranged for Ms Monica Gibson to assist you. Ms Gibson Director, Regions Hunter and Central Coast can be contacted on (02) 4904 2700.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services