

Gateway Determination

Planning proposal (Department Ref: PP-2021-2820): To enable residential development at 107 Haussman Drive, Thornton

I, the Director, Central Coast and Hunter at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Maitland Local Environmental Plan 2011* to enable residential development at 107 Haussman Drive, Thornton should be resubmitted:

1. The resubmitted planning proposal must be updated to include:
 - (a) a biodiversity assessment report prepared in accordance with the NSW Biodiversity Assessment Method;
 - (a) confirmation from Subsidence Advisory NSW regarding proposed grouting to resolve stability issues and that the rezoning can proceed based on current remediation; and
 - (b) confirmation from NSW Rural Fire Services on need for a secondary access to the site to manage evacuation in the event of a bushfire. Should a secondary access be located on land outside of the planning proposal, confirmation and/or support from adjoining landowners is required.
2. The timeframe to resubmit the planning proposal is by 26 August 2023.

Dated 26th day of August 2022.



Dan Simpkins
Director, Central Coast and Hunter
Department of Planning and
Environment

Delegate of the Minister for
Planning and Homes