



Gateway Determination

Planning proposal (Department Ref: PP-2021-4404): to rezone land at Brickworks Road, Thornton to B5 Business Development and E3 Environmental Management and remove certain land from the Mineral Resource Area Map.

I, the Director, Central Coast and Hunter Region, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to *Maitland Local Environmental Plan 2011* to rezone land at Brickworks Road, Thornton to B5 Business Development and E3 Environmental Management and to remove certain lands from identification as a 'Mineral Resource Area' should be resubmitted:

1. The resubmitted planning proposal should:
 - (a) include proposed Land Zoning and Minimum Lot Size maps;
 - (b) confirm agreement is in place between landowners for construction of proposed road intersection to the Raymond Terrace Road/Harvest Boulevard;
 - (c) confirm in order to satisfy itself as to paragraph (4)(c) of the section 9.1 Ministerial direction 2.6 Remediation of Contaminated Land, Council does not intend to include certain provisions in the local environmental plan;
 - (d) confirm if an additional permitted use of 'food and drink premises' is part of the explanation of provisions or not; and
 - (e) confirm the status of relevant mining leases for each site.

2. The timeframe to resubmit the planning proposal is by 19 July 2022.

Dated 16th day of July 2021.

A handwritten signature in black ink, appearing to read 'Dan Simpkins', with a horizontal line extending to the right.

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

**Delegate of the Minister for Planning
and Public Spaces**