



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

Dear Mr Evans

**Planning proposal PP-2021-5854 to amend Maitland Local Environmental Plan 2011**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to provide an additional permitted use at 11 Metford Road, East Maitland for an Animal boarding or training establishment.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 directions 2.3 Heritage Conservation and 4.1 Acid Sulfate Soils are justified in accordance with the terms of the directions. No further approval is required in relation to these directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 directions 4.3 Flooding and 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to public exhibition.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority as the site is owned by Council.

The amending local environmental plan (LEP) is to be finalised within 10 months. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight 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 section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, please contact Thomas Holmes, Senior Planning Officer on 9860 1583.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D Starreveld', with a stylized, flowing script.

**Daniel Starreveld**  
**Manager, Local and Regional Planning**  
**Central Coast and Hunter Region**

Encl: Gateway determination