

Gateway Determination

Planning proposal (Department Ref: PP-2021-5854): *For additional permitted use at 11 Metford Road, East Maitland*

I, Manager, Local and Regional Planning, Central Coast and Hunter Region at the Department of Planning, Industry and Environment, 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 the *Maitland Local Environmental Plan 2011* to provide for an additional permitted use of an 'Animal Boarding or Training Establishment' at 11 Metford Road, East Maitland should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to:
 - (a) include a Flood Assessment;
 - (b) include a Strategic Bushfire Study; and
 - (c) include consideration of SEPP (Koala Habitat Protection) 2021.
2. Public exhibition is required to commence by **1 March 2022**.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - NSW Rural Fire Service

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).

6. Council is not authorised as the local plan-making authority.
7. The timeframe for completing the local environmental plan is to be **10 months** following the date of the Gateway determination.



Dated 27 day of October 2021.

Daniel Starreveld
Manager,
Local and Regional Planning
Central Coast and Hunter Region
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces