

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

Our ref: PP_2016_MAITL_001

Att: Steve Daniels

Dear Mr Evans

Planning proposal to amend Maitland Local Environmental Plan (LEP) 2011

I am writing in response to your Council's request for a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and additional information received in respect of the planning proposal to investigate rezoning of Gillieston Heights Southern Precinct.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination. The Gateway determination requires a strategy in place to resolve the issue of flood free access, before any additional residential development at Gillieston Heights can be approved. The Department will work closely with Council and other key stakeholders on this issue

Council is strongly encouraged to coordinate the submission of this proposal to relevant agencies with Cessnock City Council to ensure both proposals can be jointly considered by the relevant authority. Council is also to liaise with Cessnock City Council to establish a co-ordinated program for the development control plan and s94 plan and agreed position relating to the Servicing Strategy.

Following the undertaking of necessary studies and consultation with relevant agencies Council may need to obtain the agreement of the Secretary to comply with the requirements of relevant S117 Directions. Council should ensure this occurs prior to the plan being made.

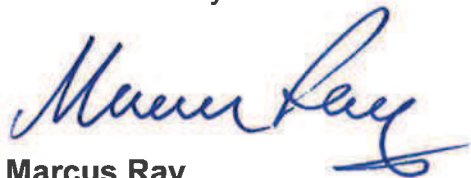
The amending Local Environmental Plan (LEP) is to be finalised within 36 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 6 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 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr James Shelton from the Hunter office to assist you. Mr Shelton can be contacted on (02) 4904 2713.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

23/03/2016