

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

Dear Mr Evans

Planning proposal PP_2018_MAITL_001_00 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) and additional information received on 3 July 2018 in respect of the planning proposal to amend Schedule 4 Classification and reclassification of public land under Maitland Local Environmental Plan 2011 to include part Lot 3 DP 900245, The Avenue, Lorn under Part 1 Land classified, or reclassified, as operational land – no interests changed.

As delegate of the Minister for Planning, 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, to the change in reservation of land for public purposes under Direction 6.2 Reserving Land for Public Purposes based on Council's advice that it will be retained as a public carpark. No further approval is required in relation to this Direction. Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of other section 9.1 Directions. If required, Council should ensure this occurs prior to the plan being made.

I agree with Council's request not to be the local plan-making authority for this planning proposal involving the reclassification of Council owned land. The amending Local Environmental Plan (LEP) is to be finalised within 12 months of 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 8 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 further enquiries about this matter, I have arranged for Mr Trent Wink to assist you. Mr Wink can be contacted on 4904 2716

Yours sincerely

A handwritten signature in black ink, appearing to read 'Monica Gibson', with a stylized, cursive script.

24/7/2018

Monica Gibson
Director Regions, Hunter
Planning Services

Encl: Gateway determination