

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

Dear Mr Evans

Planning proposal PP-2022-1301 to amend Maitland Local Environmental Plan 2011

I am writing in response to the planning proposal Council forwarded to the Minister for Planning and Homes under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 11 May 2022 in respect of the planning proposal to reclassify land at Lot 21 of DP 541629 Council Car Park, East Maitland and Lot 848 of DP 703278 (John Arthur Ave), Part Lot 1538 of DP 832922 and Part Lot 8884 of DP 786883 (Thomas Coke Drive) from community to operational land.

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

Council will need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Ministerial directions 4.3 Planning for Bushfire Protection and 5.2 Reserving Land for Public Purposes. Council should ensure this occurs prior to the final plan being made.


I have considered the nature of Council's planning proposal and have determined not to condition the Gateway for Council to be the local plan-making authority. This is due to the planning proposal applying to Council-owned land.

The amending local environmental plan (LEP) is to be finalised on or before 7 March 2023. 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 eight weeks in advance of the date the LEP is projected to be made.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Ms Chris Ferry, Acting Senior Planning Officer, Central Coast and Hunter Region to assist you. Ms Chris Ferry can be contacted on 4927 3203.

Yours sincerely

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

30/06/2022

Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Land Use Strategy

Encl: Gateway determination