

Gateway Determination

Planning proposal (Department Ref: PP-2022-1301): to reclassify two sites in Maitland Local Government Area

I, the Director, Central Coast and Hunter at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, 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 reclassify the following sites from community to operational land, Lot 21 of DP 541629 Council Car Park/Rear Lane 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). should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
2. A public hearing is not required to be held into the matter under section 3.34(2)(e) of the Act. However, a public hearing is required to be held into the matter in accordance with the Department's Practice Note PN 16-001, as the planning proposal involves a reclassification of land from community to operational.
3. Consultation is required with the NSW Rural Fire Service under section 3.34(2)(d) of the Act and/or to comply with the requirements of section 9.1 Ministerial direction 4.3 Planning for Bushfire Protection.
4. The LEP should be completed on or before 7 March 2023.

Dated 30th day of June 2022.



Dan Simpkins
Director, Central Coast and Hunter Region
Department of Planning and Environment

Delegate of the Minister for Planning and Homes