



Mr Stephen Glen
General Manager
Cessnock City Council
PO Box 152
CESSNOCK NSW 2325

Dear Mr Glen

Planning proposal PP_2018_CESSN_002_00 to amend Cessnock Local Environmental Plan 2011

I refer to your letter in relation to revisions to PP_2018_CESSN_002_00 to make changes to the IN2 Light Industrial zone, changes to development standards for infill development and to correct four mapping anomalies.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 9 July 2018 for PP_2018_CESSN_002_00. The Alteration of Gateway determination is enclosed.

The proposed minimum lot size provision introduced to the planning proposal introduces an inconsistency with section 9.1 Direction 3.1 Residential Zones. I have considered this matter and as a delegate of the Secretary, I have agreed that the inconsistency is justified in accordance with the terms of the Direction.

Council is reminded that it may still need to obtain the agreement of the Department's Secretary to comply with the requirements of relevant section 9.1 Directions which are unresolved, including 4.3 Flood prone land and 4.4 Planning for Bushfire Protection. Council should ensure that these are resolved prior to community consultation.

Should you have any further enquiries about this matter, I have arranged for Mr James Shelton to assist you. Mr Shelton can be contacted on 4904 2713.

Yours sincerely

5/4/2019
Monica Gibson
Director Regions, Hunter
Planning Services

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2018_CESSN_002_00)

I, Director Regions, Hunter at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 9 July 2018 for the proposed amendment to the Cessnock Local Environmental Plan 2011 as follows:

1. Change the description of the planning proposal:

from “to amend the IN2 Light Industrial Zone Land Use Table, to delete sub-clause 4.1(4A)(a) in relation to battle axe block lot size restrictions, and to correct four mapping anomalies”

to “to amend the IN2 Light Industrial Zone Land Use Table, to delete sub-clause 4.1(4A)(a) in relation to battle axe block lot size restrictions, to introduce a 600m² minimum lot size for dual occupancy development in the R2 Low Density Residential Zone, and to correct four mapping anomalies”

Dated 5th day of April 2019



**Monica Gibson
Director Regions, Hunter
Planning Services
Department of Planning and
Environment**

Delegate of the Minister for Planning