



Ms Lotta Jackson  
General Manager  
Cessnock Council  
Po Box 152  
CESSNOCK NSW 2325

Dear Ms Jackson

**Planning proposal PP\_2020\_CESSN\_001\_00 to amend *Cessnock Local Environmental Plan 2011***

I am writing in response to Cessnock City 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 14 July 2020 and 7 August 2020 in respect of the planning proposal to amend the Cessnock Local Environmental Plan 2011 to rezone part of 71 Branxton Street, Greta to R2 Low Density Residential.

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

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Ministerial directions:

- 1.2 Rural Zones;
- 1.5 Rural Lands;
- 2.1 Environmental Protection Zones;
- 2.3 Heritage Conservation;
- 4.1 Acid Sulfate Soils;
- 4.2 Mine Subsidence and Unstable Land; and
- 4.4 Planning for Bushfire Protection.

Council should ensure this occurs prior to the plan being made.

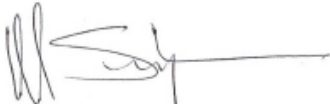
I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The NSW 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 enquiries about this matter, I have arranged for Mr Ben Holmes, Senior Planning Officer, Central Coast and Hunter Region to assist you. Mr Holmes can be contacted on 4904 2709.

Yours sincerely

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

28/08/2020

**Dan Simpkins**  
**Director, Central Coast and Hunter Region**  
**Planning and Assessment**

Encl: Gateway determination  
Authorised plan-making reporting template