



PNC002540

From: Iain Rush <Iain.Rush@cessnock.nsw.gov.au>
Sent: Monday, 21 March 2016 11:41 AM
To: DPE PSVC Hunter Mailbox
Subject: 18 2015 7 _ Planning Proposal _ 1443 Wine Country Drive Rothbury _ Request for Gateway Determination _ Rush
Attachments: 18 2015 7 _ Planning Proposal _ 1443 Wine Country Drive Rothbury.pdf; Proponent Planning Proposal - Part 1.pdf; Proponent Planning Proposal - Part 2.pdf

Good morning,

On 16 March 2016, Cessnock City Council resolved to submit Planning Proposal, '1443 Wine Country Drive Rothbury', to the NSW Department of Planning and Environment for a Gateway determination. Council also resolved to request authorisation to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* to make the Local Environmental Plan.

The objective of the Planning Proposal is to rezone Lot 11 DP 1105639, known as 1443 Wine Country Drive Rothbury, from RU2 Rural Landscape Zone to R5 Large Lot Residential Zone and amend the minimum lot size of the site from 40 hectares to 2,000m². The Planning Proposal will ensure that the zoning of the subject site reflects the desired future character of land in the immediate area, which was rezoned R5 Large Lot Residential as a component of the Huntlee New Town State Significant Development.

Please find attached a copy of the Planning Proposal and supporting documentation, including the Planning Proposal as originally lodged by the proponent.

If you require any further information, please do not hesitate to contact me on telephone 02 4993 4155 or via email ian.rush@cessnock.nsw.gov.au.

Regards,

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