



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

Our ref: 16/07088
Your ref: 18/2011/9/1

Attention: Wonona Fuzzard

Dear Mr Glen

Planning Proposal PP_2012_CESSN_005_00 – Alteration of Gateway Determination

I refer to your letter of 30 March 2016 in relation to revisions to Planning Proposal PP_2012_CESSN_005_00 to rezone land for industrial and environmental purposes at Black Hill and the additional material provided by Council on 29 April 2016.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 11 December 2012 for PP_2012_CESSN_005_00 (as altered). The Alteration of the Gateway Determination is enclosed.

In making this amendment I have noted the significant length of time that it has taken to progress the proposal to date and do not consider this satisfactory. As a result, I request that Council ensure that no further delays are experienced and that the LEP is completed no later than the date set out in the altered Gateway determination.

The Department has recently considered a request by the proponent to appoint an alternate relevant planning authority in response to concerns regarding the progress to date. The Department has not recommended that an alternative relevant planning authority be appointed at this time only because Council has indicated its willingness to now finalise the planning proposal.

The amending Local Environmental Plan (LEP) is to be finalised by 18 December 2016. Council should commence the exhibition of the planning proposal within 4 weeks of the date of this letter. A report to Council under section 58 of the *Environmental Planning and Assessment Act 1979* should be made by September 2016 in accordance with the current project timeline for the proposal.

To ensure that this matter continues to proceed according to these milestones, the Department requires monthly updates from Council on the progress of this proposal. These updates are to be sent to the Newcastle office at hunter@planning.nsw.gov.au.

If you have any questions in relation to this matter, I have arranged for Ms Katrine O'Flaherty to assist you. Ms O'Flaherty can be contacted on (02) 4904 2710.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

17/06/2016

Encl:
Alteration to Gateway Determination