



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2012_CESSN_005_00)

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 11 December 2012 (as since altered) for the proposed amendment to the Cessnock Local Environmental Plan 2011 as follows:

1. Amend the proposal description in the paragraph preceding condition 1 of the Gateway Determination from:

I, the Director General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Cessnock Local Environmental Plan (LEP) 2011 to rezone land at John Renshaw Drive and Black Hill Road, Black Hill from RU2 Rural Landscape to IN1 General Industrial and E2 Environmental Conservation should proceed subject to the following conditions:

to:

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) that an amendment to the *Cessnock Local Environmental Plan (LEP) 2011* to rezone land at John Renshaw Drive and Black Hill Road, Black Hill for industrial and environmental purposes should proceed subject to the following conditions:

2. Delete condition 8 and replace with a new condition 8:
 8. The timeframe for completing the LEP is by 18 December 2016.
3. Insert a new condition 9:
 9. Further community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal must be made publicly available for 28 days;
 - (b) the relevant planning 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 section 4.5 of A



Planning & Environment

Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).

4. Insert a new condition 10:

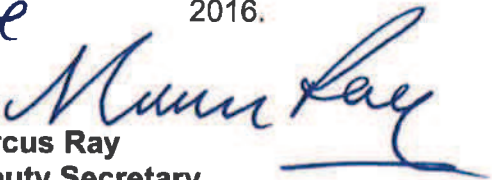
10. Further consultation is required with the Office of Environment and Heritage under 56(2)(d) of the EP&A Act.

The Office of Environment and Heritage is to be provided with a copy of the planning proposal and any relevant supporting material. The Office of Environment and Heritage is to be given at least 21 days to comment on the proposal.

5. Insert a new condition 11:

11. Council is to amend the planning proposal prior to exhibition to:
- (a) remove the proposal to include 'General industry' as a permissible use in the IN2 Light Industrial Zone; and
 - (b) introduce an additional permitted use in Schedule 1 of Cessnock LEP 2011 with associated mapping, to permit 'General industries' with consent within the IN2 Light Industrial Zone on the subject site.

Dated 17th day of June 2016.


Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning