



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

Att: Keren Brown

Dear Mr Glen,

Planning Proposal PP_2017_CESSN_004_00 to amend the Cessnock Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to update Schedule 5 and associated Heritage Maps of the Cessnock LEP 2011.

As delegate of the Minister for Planning, I have now determined the Planning Proposal should proceed subject to the conditions in the attached Gateway determination.

Council may still need to obtain the Department's approval to comply with the requirements of other relevant Section 117 Directions. Council should ensure this occurs prior to the Plan being made.

Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's Planning Proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 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 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The State 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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Jocelyn McGarity to assist you. Ms McGarity can be contacted on (02) 4904 2702.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Monica Gibson', written in a cursive style.

8/11/2017
Monica Gibson
Director Regions, Hunter
Planning Services

Encl: Gateway Determination
Authority to exercise delegation