



Ms Lotta Jackson
General Manager
Cessnock City Council
62-78 Vincent Street
CESSNOCK NSW 2325

Dear Ms Jackson

Planning proposal PP_2020_CESSN_004_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 24 July 2020 in respect of the planning proposal to permit residential flat buildings as an additional permitted use within the integrated tourist development 'The Vintage'.

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.

As delegate of the Secretary, I have also agreed the planning proposal's inconsistencies with section 9.1 Ministerial directions 2.3 Heritage Conservation and 6.3 Site Specific Provisions are justified in accordance with the terms of the directions. No further approval is required in relation to these directions.

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

- 2.6 Remediation of Contaminated Land;
- 3.5 Development Near Regulated Airports and Defence Airfields; and
- 4.4 Planning for Bushfire Protection.

Council should ensure this occurs prior to public exhibition.

It is noted Council has requested to be authorised as the local plan-making authority. 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.

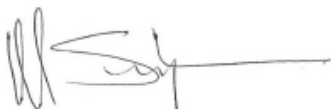
The amending local environmental plan (LEP) is to be finalised within six months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary 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 Scott Monro, Planning Officer, Central Coast and Hunter Region to assist you. Mr Monro can be contacted on 02 4927 3208.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Simpkins', followed by a horizontal line.

18/09/2020

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

Encl: Gateway determination
Authorised plan-making reporting template