



27 November 2015

The Regional Director
Hunter Region Newcastle Office
Department of Planning & Environment
PO Box 1226
NEWCASTLE NSW 2300

Contact: Miss Keren Brown
Our Ref: 18/2014/6/1
Your Ref: -

Dear Mr Hodginks,

18/2014/6/1 - Bellbird - Urban Release Area Masterplan modifications

Property: LOT: 1 DP: 597226, LOT: 2 DP: 597226, LOT: 3 DP: 597226, LOT: 1 DP: 327785, LOT: 1 DP: 1011544, LOT: 211 DP: 1012346, LOT: 212 DP: 1053307, Ruby Street BELLBIRD, 52 Christy Road Private Access CESSNOCK, Tennant Street BELLBIRD, 268 Wollombi Road BELLBIRD HEIGHTS, Mount View Road Cessnock

On 17 November 2015, Council resolved to submit the Bellbird - Urban Release Area Masterplan modifications to the NSW Department of Planning and Environment for Gateway determination.

The objective of the Planning Proposal is to amend the *Cessnock Local Environmental Plan 2011* (CLEP 2011) to achieve the following objectives:

- Consolidate commercial land on the site to provide a more logical subdivision layout;
- Consolidate and expand the commercial land on the site to provide an area of an appropriate size to support the projected population growth;
- Provide commercial land with a zoning that will support larger development such as a supermarket;
- Provide a commercial area with a floor plate capable of accommodating larger development such as a supermarket;
- Provide consistent zoning within the Bellbird North Urban Release Area; and
- Consolidate recreation zones to provide a practical use of land within the North Bellbird precinct.

Please find attached the Bellbird - Urban Release Area Masterplan modifications and supporting documents, listed as follows:

- Council Report
- Council Minutes



TELEPHONE: (02) 4993 4100, FAX: (02) 4993 2500
POSTAL ADDRESS: PO BOX 152, CESSNOCK, NSW, 2325 or DX 21502 CESSNOCK
EMAIL ADDRESS: council@cessnock.nsw.gov.au VISIT US AT: <http://www.cessnock.nsw.gov.au>
ABN 60 919 148 928

- Planning Proposal
- Economic Assessment

If you require any further information, please do not hesitate to contact me on telephone 02 4993 4127 or via email keren.brown@cessnock.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Keren Brown', with a stylized flourish at the end.

Keren Brown
Senior Strategic Land Use Planner