



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

Our ref: 15/09575  
Your ref: 18/2014/7/1

Attention: Keren Brown

Dear Mr Glen

**Planning Proposal PP\_2015\_CESSN\_003\_00 – Alteration of Gateway Determination**

I refer to your correspondence of 11 April 2017 seeking an alteration to Planning Proposal PP\_2015\_CESSN\_003\_00 rezone the former bowling club site at 49B Aberdare Road, Aberdare from RE2 Private Recreation to B1 Neighbourhood Centre, including a local clause to restrict the size of any restaurant and café.

Following the receipt of further justification and analysis of the proposal on 9 June 2017, 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 1 July 2015 for PP\_2015\_CESSN\_003\_00 (as altered).

The Alteration of Gateway Determination is enclosed and includes an extension of time to complete the proposal. The proposal is now due for completion on 30 June 2018. While I have agreed to Council including a floor space restriction for restaurants and cafes in the proposal, Council may wish to consider whether the clause should be expanded to apply to food and drink premises also due to these uses being similar.

I have agreed that the planning proposal's inconsistency with S117 Direction 1.1 Business and Industrial Zones is of minor significance. No further approval is required in relation to this Direction. The planning proposal is inconsistent with S117 Direction 6.3 Site Specific Provisions and Council will need to obtain the Secretary's agreement to this and any other Directions following consultation and prior to the plan being made.

An updated Written Authorisation to Exercise Delegation is also provided.

If you have any questions in relation to this matter, I have arranged for Mr James Shelton to assist you. Mr Shelton can be contacted on (02) 4904 2713.

Yours sincerely

**23/6/2017**  
**Monica Gibson**  
**Director Regions, Hunter**  
**Planning Services**

Encl: Alteration to Gateway Determination, Written Authorisation to Exercise Delegation