



Ms Lotta Jackson
General Manager
Cessnock City Council
PO Box 152
CESSNOCK NSW 2325

Dear Ms Jackson

Planning proposal PP_2020_CESSN_006_00 – Alteration of Gateway Determination

I refer to Council request seeking a Gateway alteration to extend the timeframe to complete the above planning proposal to rezone the former Hydro Aluminium Smelter and surrounding buffer land to permit employment, industrial and residential development.

I understand additional time is required to enable preparation of an updated biodiversity certification assessment report and lodgement with the Biodiversity Conservation Division for further review, which is expected in April 2022.

This work had been unable to progress while time was taken to resolve traffic and transport issues that had been raised by Transport for NSW regarding the planning proposal and their MR195 Corridor Strategy.

I appreciate the efforts of Council in working through these matters with the relevant public authorities. If there continues to be delays due to matters raised by public authorities, I recommend Council consider whether the Department may be better placed to reach an outcome in the role of the Local Plan Making Authority. Particularly, given public exhibition was concluded in February 2021.

The next step in the local environmental plan making process is for Council to make a resolution with recommendations on the finalisation of the planning proposal by the Department as the Local Plan Making Authority. This is to occur once Council has reviewed the planning proposal, the public authority submissions and all other submissions and undertaken any changes.

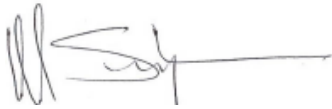
As delegate of the Minister for Planning and Homes, I have determined in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 1 December 2020. The Alteration of Gateway determination is enclosed.

The Alteration of Gateway determination extends the timeframe for completing the local environmental plan to 1 December 2022. It also adds a new condition for the resolution by Council for finalisation to be made by 1 August 2022.

The Department will continue to support Council in seeking a resolution to outstanding matters, including via the Planning Delivery Unit.

Should you have any enquiries about this matter, I have arranged for Ms Kylie Dorsett, Senior Planning Officer, Central Coast and Hunter Region to assist you. Ms Dorsett can be contacted on 9995 6666.

Yours sincerely

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

23/12/2021

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

Encl: Alteration of Gateway Determination