

Gateway Determination

Planning proposal (Department Ref: PP_2020_CESSN_007_00): to rezone part of the site known as 261 Averys Lane, Buchanan from RU2 Rural Landscape to R2 Low Density Residential and amend the minimum lot size map from 40ha to 450m².

I, the Director, Central Coast and Hunter Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Cessnock Local Environmental Plan 2011* to rezone rural land to permit residential development should be resubmitted

1. The resubmitted planning proposal should:
 - a) include an updated traffic assessment that reflects the total potential yield for the proposed planning controls and demonstrates potential impact upon the Hunter Expressway;
 - b) include an updated bushfire threat assessment that reflects the total potential yield for the proposed planning controls;
 - c) include an updated biodiversity assessment report that reflects the total potential yield for the proposed planning controls;
 - d) demonstrate consideration of any noise impacts associated with proximity to the Hunter Expressway; and
 - e) demonstrate integration of subdivision and infrastructure servicing with the adjacent urban release area.
2. The time frame to resubmit the planning proposal is by 17 May 2022.

Dated 17th day of May 2021.



Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Assessment
Department of Planning, Industry and
Environment

**Delegate of the Minister for Planning and
Public Spaces**