



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

Dear Ms Jackson

Planning proposal PP_2020_CESSN_007_00 to amend *Cessnock Local Environmental Plan 2011*

I am writing in response to 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 in respect of the above planning proposal.

Technical studies in support of the planning proposal are based on a proposed two lot subdivision. However, the planning proposal acknowledges the potential yield under proposed planning controls of up to 30 additional lots. There appears to be inconsistency between the proposed planning controls and the supporting studies.


The planning proposal intends to take advantage of an adjoining urban release area to extend new water and sewer infrastructure to the site. It is unclear if this sites development is part of the servicing strategy for the urban release area and the feasibility of extending services. This would demonstrate consistency with Action 21.7 of the *Hunter Regional Plan 2036* and Strategy 19 of the *Greater Newcastle Metropolitan Plan 2036*, along with section 9.1 Ministerial direction 3.1 Residential Zones.

The above matters were not adequately addressed in the planning proposal submitted. As such, I have determined as the delegate of the Minister for Planning and Public Spaces the planning proposal should be resubmitted when matters outlined in the enclosed Gateway determination have been addressed.

If the planning proposal is not resubmitted and considered adequate before the timeframe specified in the enclosed Gateway determination, it will be deemed as withdrawn.

Should you have any enquiries about this matter, I have arranged for Mr Dan Starreveld, Manager, Local and Regional Planning, Central Coast and Hunter Region to assist you. Mr Starreveld can be contacted on 4904 2700.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Simpkins', with a long horizontal stroke extending to the right.

17/05/2021

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

Encl: Gateway Determination