



## Planning

Ms Lea Rosser  
General Manager  
Cessnock City Council  
PO Box 152  
CESSNOCK NSW 2325

10/23688

Attention: Bo Moshage

Dear Ms Rosser

**Subject: Cessnock LEP Amendment – Wyndham Street, Greta**

I refer to Council's letter of 12 November 2010, requesting that the above draft LEP be converted into a planning proposal under the current Part 3 process.

I am writing to notify you that I have determined, as the delegate of the Director General, under clause 12(2) of the *Environmental Planning and Assessment Regulation 2000* that the former LEP plan-making provisions cease to apply to the draft LEP. The current provisions of Part 3 of the *Environmental Planning and Assessment Act 1979* now apply.

Furthermore I have, as the delegate of the Minister, determined under clause 56(2)(b) of the *EP&A Act 1979* that the matter should be resubmitted for revision of the planning proposal.

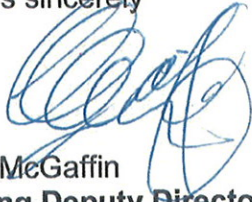
It is expected that this revision will clarify the zones and zone boundaries that apply to the proposal. The resubmitted planning proposal should demonstrate how the current surrounding land uses and future development potential of the broader area have been considered. Once the planning proposal is resubmitted, a determination will be made on whether any further agency consultation is required, and what other steps in the plan making process may need to be followed, including re-exhibition.

The Department expects that the revised planning proposal will be referred to the Cessnock Planning Panel before resubmission to the Department. The revision is expected to be completed within 6 months from the date of this letter with finalisation of any subsequent local environmental plan within 12 months.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under 54(2) (d) of the *EP&A Act* if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Ms Katrine O'Flaherty of the Department's Hunter & Central Coast Regional Team on 4904 2707.

Yours sincerely



22.12.10

Neil McGaffin  
**Acting Deputy Director General**  
**Plan Making and Urban Renewal**  
(as delegate of the Minister and Director General)