



21/03/2017

Director Regions, Hunter & Central Coast
Newcastle Regional Office
Department of Planning & Environment
PO Box 1226
NEWCASTLE NSW 2300

Contact: Bo Moshage
Our Ref: 18/2017/2/1
DOC2017/009163
Your Ref:

Dear Mrs Monica Gibson,

Planning Proposal - City Wide (Part 6) - Housekeeping Amendment 2017

On 15 March 2017, Council resolved to requests a Gateway Determination in relation to the Planning Proposal - City Wide (Part 6) - Housekeeping Amendment 2017.

The objective of the Planning Proposal is to amend the Cessnock LEP 2011 to achieve the following outcomes:

- Rezone land recently added to the National Parks Estate in the Cessnock LGA from RU2 - Rural Landscape and RU3 - Forestry to E1 - National Parks and Nature Reserves;
- Resolve a mapping anomaly in the B3 - Commercial Core Zone in Cessnock;
- Amend the IN2 - Light Industrial Zone Land Use Table to permit 'General industry' with Council consent;
- Resolve issues relating to minimum lot sizes for subdivision for RU5 - Village and R5 - Large Lot Residential split zones; and
- Streamline the approvals process for certain forms of 'low impact' signage development, including A-frame signage and real estate directional signage.

A copy of the Planning Proposal, inclusive of all attachments, is enclosed for a Gateway Determination.

Council seeks that the Gateway Determination provide the opportunity to exercise its delegations in relation to this Planning Proposal.

If you require any further information, please do not hesitate to contact me on telephone 4993 4241 or via email Bo.Moshage@cessnock.nsw.gov.au.

Yours faithfully



Bo Moshage
Coordinator
Strategic Land Use Planning