Gateway Determination

Planning proposal (Department Ref: PP_2018_CESSN_001_00): to reclassify from "community" to "operational" six sites of Council owned public lands and to rezone and amend the lot size map for one site at Stephen Street, Cessnock.

I, Monica Gibson, the Director Regions, Hunter at the Department of Planning and Environment, as delegate of the Minister for Planning, 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 (LEP) 2011 to reclassify 'community' land for six sites in the local government area to 'operational', and rezone one site at Stephen Street, Cessnock should proceed subject to the following conditions:

1. The Planning Proposal is to be updated prior to community consultation to include:
    a. remove reference to Sites 7 and 8 from the planning proposal;
    b. additional information provided to the Department; and
    c. clearly articulate the requirements of Department of Planning and Environment LEP Practice Note 16-001.

2. The planning proposal should be made available for community consultation for a minimum of 28 days.

3. Consultation is required with the following public authorities:

    o   NSW Subsidence Advisory for site 4 at Cessnock Street, Aberdare;

    o   Office of Environment and Heritage (Flooding) for site 1 at William Street Cessnock and site 6 at Quorrobolong Road, Cessnock;

    o   NSW Rural Fire Service for site 3 at Aberdare Street Kitchener, site 4 at Cessnock Street, Aberdare and site 6 at Quorrobolong Road, Cessnock;

4. The time frame for completing the LEP is to be **18 months** from the date of the Gateway determination.

5. Given the nature of the planning proposal including Council owned land, Council is not authorised to be the local plan-making authority to make this plan.

Dated 27th day of July 2018.

Monica Gibson
Director Regions, Hunter
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning