



Mr Jason Perica
Chair
Hunter and Central Coast
Joint Regional Planning Panel
c/- Regional Panels Secretariat
GPO Box 39
Sydney NSW 2001

Our ref: PP_2016_CESSN_004_00
(16/10264)

Jason
Dear ~~Mr Perica~~,

Planning proposal to amend Cessnock Local Environmental Plan 2011

I am writing in response to your request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in respect of the planning proposal to rezone part of Lot 101 DP 1193184, at James, O'Brien, Villis and Michael Streets, Cessnock from RU2 Rural Landscape to R3 Medium Density Residential and amend the minimum lot size from 40 hectares to 450 square metres under the *Cessnock Local Environmental Plan 2011*.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed the planning proposal's inconsistencies with S117 Directions 1.2 Rural Zones and 1.5 Rural Lands are justified by the Lower Hunter Regional Strategy and the endorsed Cessnock City Wide Settlement Strategy 2003, and that the potential inconsistency with 5.1 Implementation of Regional Strategies is of minor significance. No further approval is required in relation to these Directions.

The Hunter Central Coast Joint Regional Planning Panel (JRPP) may still need to obtain the agreement of the Secretary to comply with the requirements of S117 Direction 4.2 Mine Subsidence and Unstable Land. The JRPP should ensure this occurs prior to the plan being made.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. The JRPP should aim to commence the exhibition of the planning proposal as soon as possible. The request for the Department of Planning and Environment to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

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 section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for James Shelton, Senior Planner of the Department of Planning and Environment's Newcastle office to assist you. Mr Shelton can be contacted on (02) 4904 2713.

Yours sincerely

 4 September 2016
Stephen Murray
Executive Director, Regions
Planning Services

Encl:
Gateway determination