

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

Attention: Robert Corken

Dear Ms Jackson

Planning Proposal - 71 Branxton Street, Greta (PP_2020_CESSN_001_00)

I refer to Council's request for the Secretary's review of consistency of the above planning proposal with the following section 9.1 Ministerial directions: 1.2 Rural Zones, 1.5 Rural Lands, 2.1 Environmental Protection Zones, 2.3 Heritage Conservation, 4.1 Acid Sulphate Soils, 4.2 Mine Subsidence and Unstable Land and 4.4 Planning for Bushfire Protection.

On the basis of advice from the relevant public authorities, as delegate of the Secretary I agree the planning proposal is consistent with section 9.1 Ministerial directions: 4.2 Mine Subsidence and Unstable Land, and 4.4 Planning for Bushfire Protection.

As delegate of the Secretary, I also agree the above planning proposal's inconsistency with section 9.1 Ministerial direction 1.2 Rural Zones is justified in accordance with the terms of the direction.

I agree, as delegate of the Secretary, the planning proposal's inconsistency with Direction 1.2 Rural Zones is justified in accordance with the terms of the direction.

I note technical investigation has confirmed the above planning proposal is now considered consistent with section 9.1 Ministerial directions: 1.4 Acid Sulfate Soils, 1.5 Rural Lands, 2.1 Environmental Protection Zones and 2.3 Heritage Conservation.

On this basis, Council can proceed to finalise the planning proposal once it receives Parliamentary Counsel Opinion confirming the local environmental plan can be legally made.

If you have any more questions, please contact Mr Andrew Hill, Senior Planning Officer, Central Coast and Hunter Region, at the Department on 02 8275 1354.

Yours sincerely



19/03/2021

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