

Mr Ken Liddell
General Manager
Cessnock City Council
PO Box 152
CESSNOCK NSW 2325

Dear Mr Liddell

Planning proposal PP-2022-1138 – Satisfaction of Gateway Condition 1(a)

I refer to Cessnock City Council's email in relation to the above planning proposal that seeks to amend clause 7.11 of *Cessnock Local Environmental Plan 2011* for land at 1184 Wine Country Drive, Lovedale.

Thank you for providing the document titled *Draft Cessnock Local Environmental Plan 2011 (Amendment No 39)* (e2023-031\d010) with comments relating to Condition 1(a) of the Gateway determination issued 31 October 2022. A Gateway Alteration was issued on 7 August 2023 which set out:

an amended proposed clause 7.11(4) for the definition of 'integrated tourist development' under current clause 7.11(3) must be prepared and endorsed by the Department prior to the finalisation of the LEP that only addresses the following:

- i. removes the reference that development applies to a 'single parcel of land', and*
- ii. clarifies that only the initial development approval requires an 18-hole golf course to be constructed, and*
- iii. satisfies the development will occur in combination with other uses permissible on the land.*

I have reviewed the draft instrument in relation to clause 7.11 of the *Cessnock Local Environmental Plan 2011*. I am satisfied it addresses the relevant matters identified in the Gateway Alteration. As such, the department endorses the draft clause 7.11 and recommends that Council proceed to finalise the local environmental plan.

If you have any questions in relation to this matter, I have arranged for Mr Clay Logan, Senior Planning Officer to assist you. Mr Logan can be contacted on 6650 7158.

Yours sincerely



5 December 2023

Dan Simpkins
Director, Central Coast and Hunter
Local and Regional Planning