

Mr Robert Maginnity
A/General Manager
Cessnock City Council
PO Box 152
Cessnock NSW 2325

Our ref: IRF22/1326

Dear Mr Maginnity

Planning proposal PP-2022-1446 to amend *Cessnock Local Environmental Plan 2011*

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to review the land uses permissible in the RU2 Rural Landscape, RU3 Forestry and RU5 Village zones and amend zone boundaries and minimum lot sizes within a number of villages.

As delegate of the Minister for Planning and Homes, I have determined the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act 1.1 Implementation of Regional Plans, 9.1 Rural Zones and 9.2 Rural Lands is justified in accordance with the terms of the directions. No further approval is required in relation to these directions.

Considering the nature of the planning proposal I have determined Council may exercise local plan-making authority functions.

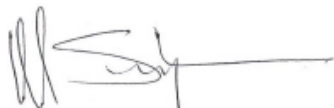
The proposed local environmental plan (LEP) is to be finalised on or before 4 May 2023. Council should commence exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the finalisation date. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Mr Mark Parker, Principal Planning Officer, Central Coast and Hunter Region at the Department to assist you. Mr Parker can be contacted on 9995 5286.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Simpkins', with a long horizontal stroke extending to the right.

21/07/2022

Dan Simpkins
Director Central Coast and Hunter Region
Planning and Land Use Strategy

Encl: Gateway determination