



10 August 2023

Mr Daniel Simpkins  
Director  
Central Coast and Hunter  
Department of Planning and Environment

Contact: Jenny Mewing  
Our Ref: 18/2023/1/1  
Your Ref: PP-2022-1649

Via: Planning Portal

Dear Mr Simpkins

**18/2023/1/1 – Cessnock Vineyards District Planning Proposal**

I refer to the Gateway Determination dated 22 December 2022 (and related alteration regarding resubmission timing) which specified matters to be addressed prior to the resubmission of the Cessnock Vineyards Planning Proposal.

In accordance with this Determination, Council has amended the Planning Proposal and re-issued to the Department of Planning and Environment (DPE) for consideration via email on 26 July 2023 (enclosed). Unfortunately, this was unable to be resubmitted by Council via the Planning Portal, as it had been declared as “not proceeding” by the DPE. As per advice from DPE, Council has been requested to lodge this revised Planning Proposal as a new Planning Proposal through the Planning Portal.

This letter seeks to provide Council's understanding and most importantly seek DPE's assurance of how the revised Planning Proposal will be considered by the DPE, and relates to that understanding outlined in response to a meeting between Council and the DPE held on 13 June 2023.

In this regard, Council is of the understanding that whilst a new Planning Proposal reference number will be assigned to the Planning Proposal, and the assessment clock will restart, the strategic merit of the Planning Proposal has already been demonstrated. Further, there would be no need to revisit those aspects of the Planning Proposal which have not be altered. As such, it would be unlikely that additional information should be needed to be submitted to the DPE before a new Gateway Determination can be issued, nor additional conditions imposed on the new Gateway determination. Your confirmation of this understanding is appreciated.

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If you require any further information, please do not hesitate to contact me on telephone 02 4993 4229 or via email [Martin.Johnson@cessnock.nsw.gov.au](mailto:Martin.Johnson@cessnock.nsw.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to be 'MJ' followed by a long, sweeping horizontal line.

Martin Johnson  
Strategic Planning Manager

Enclosures:

1. Gateway Determination dated 22 December 2022
2. Gateway Alteration dated 29 June 2023
3. Meeting notes of 23 June 2023
4. Planning Proposal email resubmission dated 26 July 2023