



In accordance with Clause 5.4 of Council's Planning Proposal Policy (the Policy), this memo is to advise that a Planning Proposal was lodged on the NSW Planning Portal (the Portal).

The Proposal

The Planning Proposal (the Proposal) relates to land at The Vintage integrated tourist development and is a land owner initiated Planning Proposal.

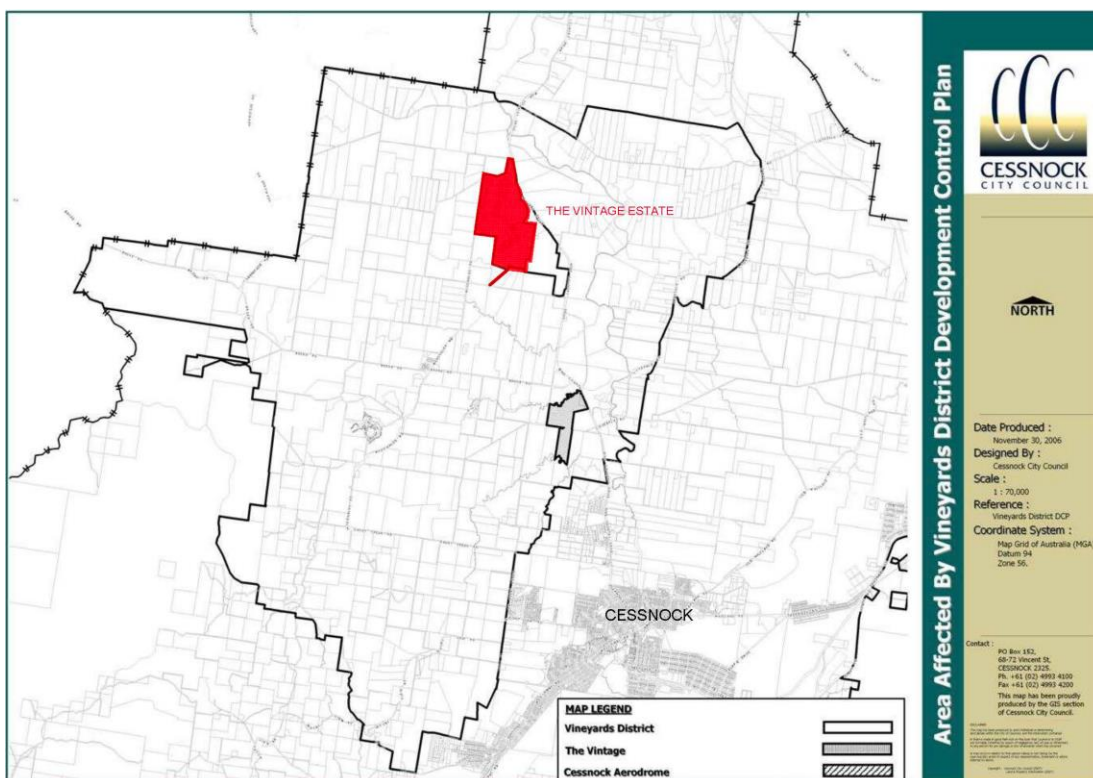


Figure 1: The Vintage location, Pokolbin

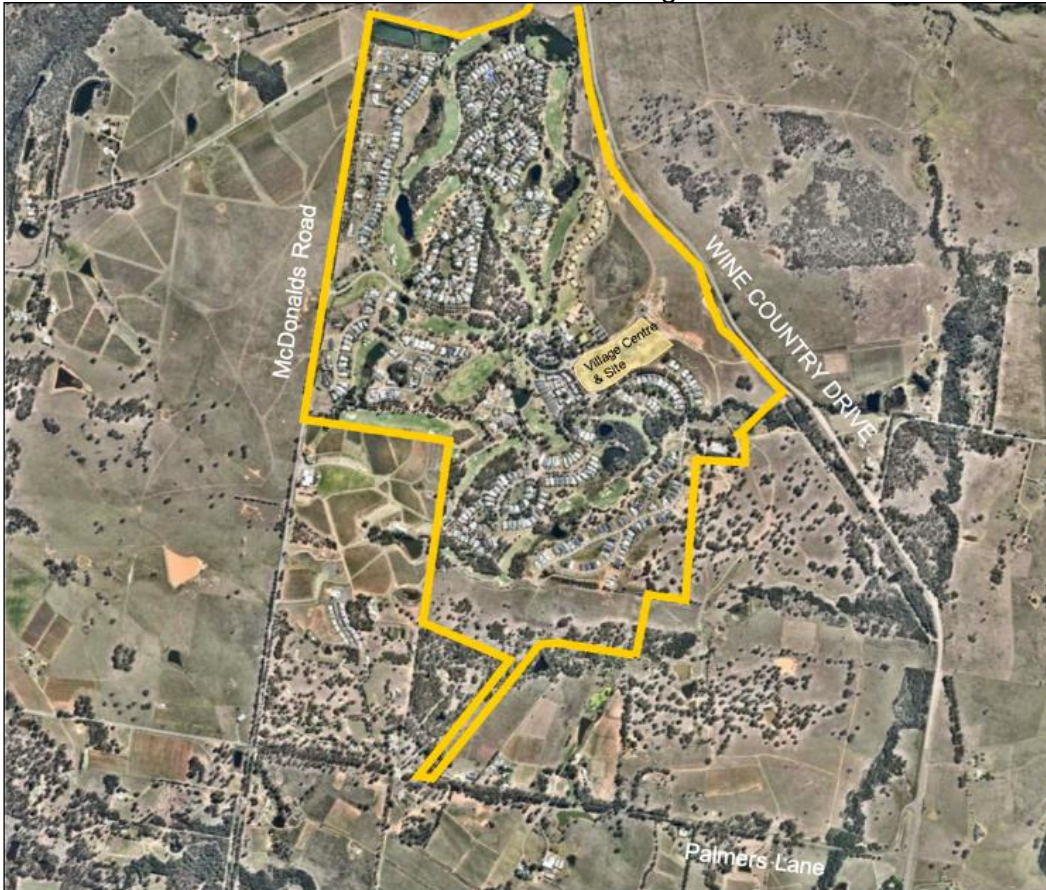


Figure 2: The Vintage development with Village Centre and Site

The Proposal seeks to expand an existing area benefitting from an 'Additional Permitted Use' (APU) Clause within Cessnock Local Environmental Plan 2011 that provides a pathway of consent for residential flat buildings to be approved by Council. Residential flat buildings are currently a prohibited land use within the SP3 Tourist zone which applies to the Vintage development.

The Site is located next to the village centre and two existing residential flat buildings constructed under the provisions of the existing APU Clause. The proposal indicates that an additional three residential flat buildings may be accommodated if the expansion is supported, however this would be subject to detailed DA assessment at a later stage.



Figure 3: Aerial image of proposed Site area showing existing and proposed additional area of Additional Permitted Use

Adequacy Assessment

Council is obliged to give consideration to the Department of Planning and Environment's (DPE) *Local Environmental Plan Making Guideline, 2021* (the Guideline). The Guideline provides a staged process for the lodgement, assessment, consultation and finalisation of Planning Proposals, inclusive of timeframes associated with each stage.

Next Steps

Council staff will seek the issuing of the Gateway Determination from the DPHI (as per Clause 5.1 of Council's Planning Proposal Policy). The Policy **does not** require the matter to be reported to Council prior to this occurring. Unless feedback is received from Councillors within 7 days, Council staff will forward the Planning Proposal to DPHI.