



IRF26/5047

Gateway determination report – PP-2026-722

To facilitate a Concrete Works as an additional
permitted use with development consent at Lot 32
DP 1085798, 1416 George Booth Drive, Buchanan

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Planning proposal Gateway version 1 (August 2026)
Biodiversity assessment report V3 (June 2026)
Land use conflict risk assessment (April 2026)

Traffic impact assessment (March 2026)

Engineering and flood impact assessment (April 2026)

Aboriginal due diligence report (April 2026)

Strategic bushfire study V2 (March 2026)

Air quality assessment (March 2026)

Surface water and groundwater assessment (March 2026)

Noise and vibration assessment (March 2026)

Preliminary site contamination Investigation (March 2026)

National Parks adjoining land assessment (March 2026)

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Cessnock
PPA	Cessnock City Council
NAME	To facilitate a Concrete Works as an additional permitted use with development consent at Lot 32 DP 1085798, 1416 George Booth Drive, Buchanan
NUMBER	PP-2026-722
LEP TO BE AMENDED	Cessnock Local Environmental Plan 2011
ADDRESS	1416 George Booth Drive, Buchanan
DESCRIPTION	Lot 32 DP 1085798
RECEIVED	26/08/2026
FILE NO.	IRF26/5047
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- Facilitate a concrete works with consent on the site; and
- Allow for a two-lot subdivision of the site to create a lot that wholly contains the concrete works and a residual lot containing the remainder of the site.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Cessnock LEP 2011 to:

- 1) Identify part of the site in Schedule 1 Additional permitted uses and on the associated map to list 'concrete works' as a permitted use with development consent; and
- 2) Introduce a local provision that permits a subdivision with development consent to create a lot less than the minimum lot size that contains the concrete works.

'Concrete works' is not a defined use within the Standard Instrument LEP. The use is likely to be appropriately defined as a 'general industry' which is currently not permitted in the RU2 Rural Landscape zone. 'Concrete works' is defined in the Environmental Planning and Assessment Regulation 2021 as "*works that produce pre-mixed concrete or concrete products*" and is designated development at a certain production capacity. An additional permitted use can limit the 'general industry' use to 'concrete works' subject to legal drafting.

The planning proposal includes a draft local provision to facilitate subdivision of the concrete works facility. The drafting of this clause will be determined by Parliamentary Counsel's Office and may differ from the clause presented in the planning proposal. It is recommended that the draft provision is removed from the planning proposal and replaced with a plain English explanation of the intent of the provision. An alternative approach is to amend the Lot Size Map to apply a 10ha minimum lot size (MLS) to the area of land identified for the additional permitted use.

Once updated, it is considered that the planning proposal will contain an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The subject land is legally described as Lot 32 DP 1085798, 1416 George Booth Drive, Buchanan (Figure 1). The site is located eight kilometres from Kurri Kurri and has access to the Hunter Expressway via George Booth Drive. The site has an area of approximately 155 hectares and is zoned RU2 Rural Landscape with a small part of SP2 Infrastructure adjacent to the Hunter Expressway (Figure 2). A 40ha minimum lot size applies to the site which could allow for the site to be subdivided into three separate lots subject to development consent. The site is occupied by a chicken egg producing industry (Pace Farm Eggs) located in the northwest corner and two dwelling houses along the western boundary.

An existing precast concrete manufacturing facility operated by EPS Structural PTY LTD is located in the centre of the property. The facility was established in 2010 and produces prequalified pretensioned concrete components for Transport for NSW utilised in road and bridge construction. The current facility was approved under clause 94 of State Environmental Planning Policy (Infrastructure) 2007 which has since been consolidated into SEPP (Transport and Infrastructure) 2021 Chapter 2, Division 17.

The current approval under the Infrastructure SEPP limits the facility to being used solely for road construction. The planning proposal seeks to establish a pathway for the concrete works to gain approval to produce concrete products for sale to a wider customer base.

The concrete facility has an area of approximately 10ha and has access to George Booth Drive to the south via a right of way (ROW) across land owned by NSW National Parks and Wildlife Service. Pace Farm Eggs has separate access along the western boundary.

The site contains a large dam to the north of the concrete facility and heavily vegetated areas south and to the west of the facility. The vegetated areas provide connection to the national park to south and are identified on the Biodiversity Values map (Figure 3) along with a creek in the east of the site.

The site is mapped as partially bushfire prone land (Figure 4) and flood prone in 1%AEP events (Figure 5), however this is generally located outside of the existing concrete facility footprint.



Figure 1 Subject site and zoning (source: NSW spatial viewer)

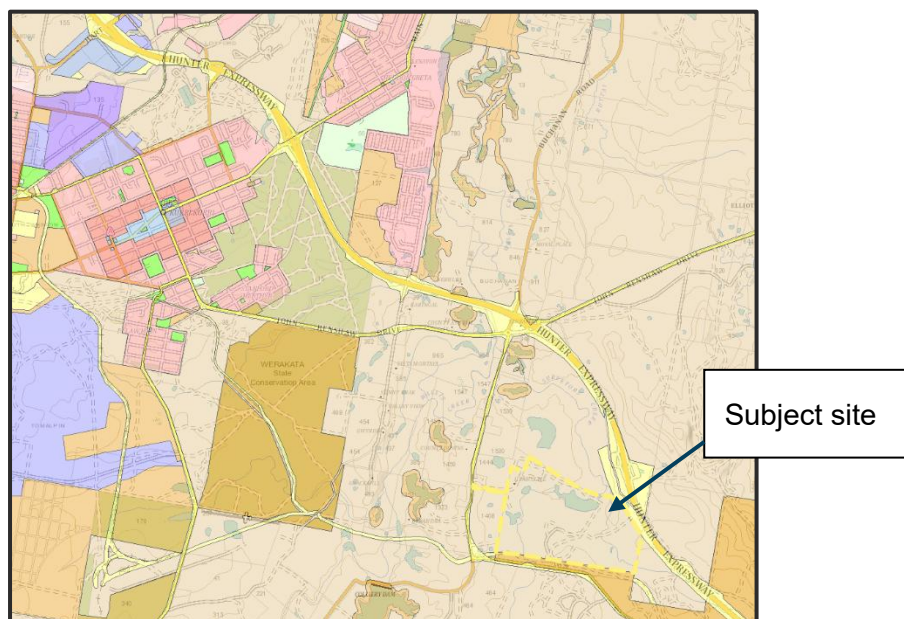


Figure 2 Site location context (source: NSW spatial viewer)



Figure 3 Biodiversity map (source: NSW spatial viewer)



Figure 4 Bushfire prone land map (source: NSW spatial viewer)

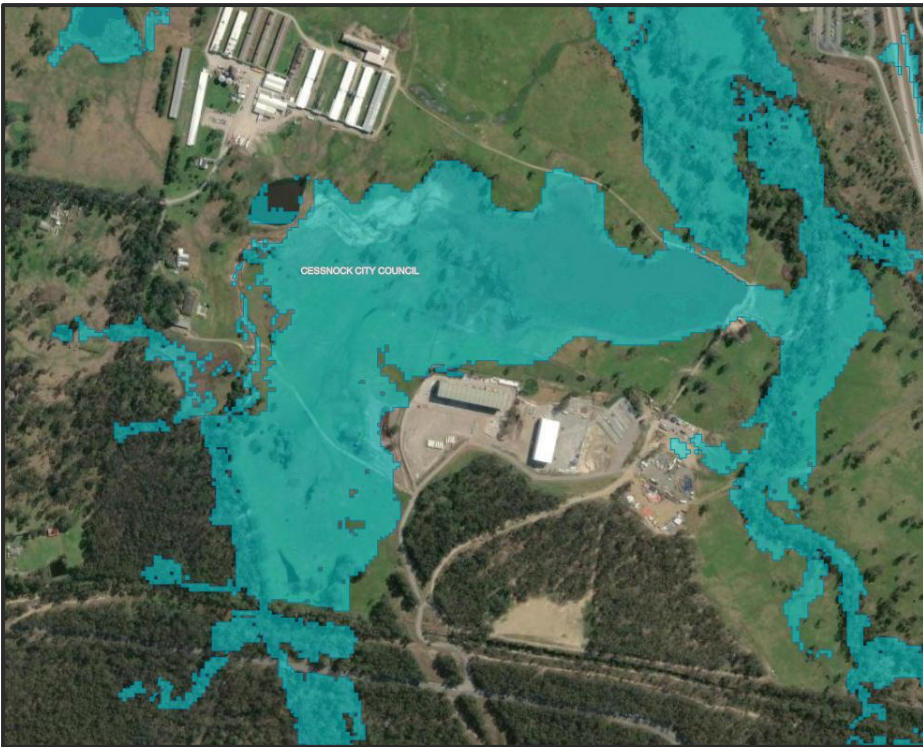


Figure 5 Flood mapping 1% AEP (source: Cessnock City Council flood mapping viewer)

1.5 Mapping

The planning proposal includes mapping showing the area to which the proposed additional permitted use will be applied (Figure 6). The proposal indicates that an additional permitted use map is being prepared and will be available for public exhibition. It is recommended this is included as a condition of the Gateway determination.



Figure 6 Proposed extent of the additional permitted use map – white outline (source: planning proposal)

2 Need for the planning proposal

The planning proposal is not a result of a specific strategy or report. The proposal seeks to allow the expansion of an existing concrete works facility that has been operating since 2010.

The planning proposal acknowledges that rezoning the site to an industrial zone would also permit the proposed concrete works, however this would facilitate a broader range of land uses that may not be compatible with the current rural character. An additional permitted use for part of the site is considered the most appropriate mechanism to achieve the objectives of the planning proposal.

The planning proposal does not articulate the need for the local provision to subdivide the concrete works facility from the remainder of the lot. The site has an area of 155ha and a minimum lot size of 40ha which would allow the lot to be subdivided into three individual lots. The local provision could allow for four individual lots on the site. It is also unclear if the proposed smaller lot containing the concrete works facility would facilitate a dwelling entitlement. Council staff have indicated that the intent is to not enable a dwelling entitlement on the lot containing the concrete works.

The planning proposal should be updated to provide justification for the need to enable a subdivision below the minimum lot size and clarify that the subdivision will not facilitate any additional dwelling entitlements.

The additional permitted use will allow for the facility to be expanded and produce precast concrete products for non-government authorities. The planning proposal is considered to be the most appropriate mechanism to achieve the objectives and intended outcomes.

3 Strategic assessment

3.1 NSW State Plan

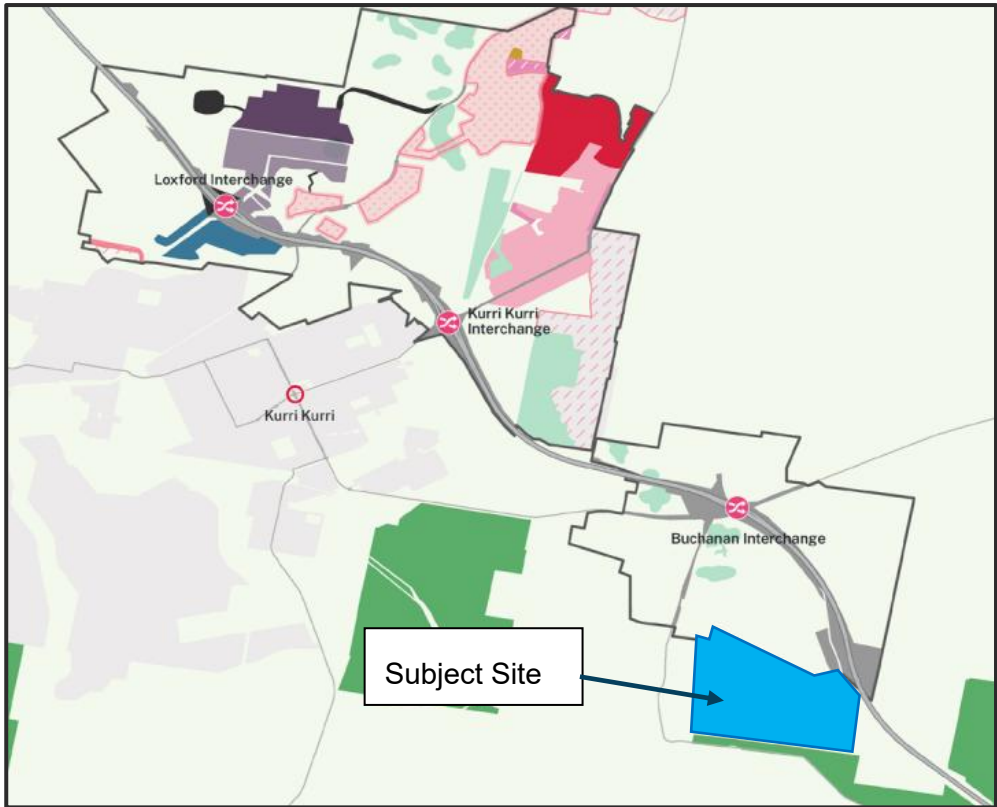
The proposal is considered to be not inconsistent with the vision and planning priorities of the NSW State Plan. The proposal will enable the expansion of an existing concrete works facility which will support the 'Prosperous' priority by helping to create jobs, supports emerging and diverse industries, and strengthen supply chains. The site is also well located and development ready given it has operated in a similar capacity since 2010 and will contribute to providing a post mining manufacturing industry in the Hunter Region.

3.2 Regional Plan

Table 3 provides an assessment of the planning proposal against relevant aspects of the Hunter Regional Plan (HRP) 2041.

Table 3 Regional Plan assessment

Regional Plan Objectives	Justification
Objective 1 – Diversify the Hunter's mining, energy and industrial capacity	The planning proposal is considered to be generally consistent with this objective. The continued use and new ability for the concrete works to service a broader customer base will support ongoing employment opportunities and construction of important precast concrete products utilised in infrastructure construction throughout the state.
Objective 8 – Plan for businesses and	The site is located with suitable access to the Buchanan interchange and Hunter Expressway and is a short distance from Kurri Kurri providing employment

services at the heart of healthy, prosperous and innovative communities.	opportunities while minimising conflicts with residential land uses.
Objective 9 – Sustain and balance productive rural landscapes	The planning proposal is considered to be generally consistent with this objective as it supports continued use of part of the site for a concrete works facility, without enabling additional industrial uses that may be incompatible with the rural landscape. The concrete works facility is over 450m from the existing egg farm with both facilities operating on the same site for a number of years without incident. The local provision will allow the remainder of the lot to be subdivided from the concrete works facility and retain the rural zoning and use.
Part 3 – District planning and growth areas	The site is located directly south of the Hunter Expressway (HEX) regionally significant growth area. The planning proposal is consistent with the principles of the HEX interchange growth area which seeks to protect land adjacent to the interchanges for industrial, freight and logistic uses and consider opportunities for freight and logistics that require access to main roads. The HRP notes that land near the interchange growth areas is accessible and may be suitable for employment and freight uses. The site has efficient access to the Buchanan interchange and Hunter Expressway via George Booth Drive and provides additional employment opportunities close to existing and future growth areas.  Figure 7 HEX regionally significant growth area (source: HRP 2041)

3.3 Local

The proposal is generally consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in Table 4 below:

Table 4 Local strategic planning assessment

Local Strategies	Justification
Cessnock Local Strategic Planning Statement 2036 (LSPS)	The planning proposal is considered to be generally consistent with the LSPS as it supports a continued manufacturing employment use while minimising impacts to the rural landscape and areas of environmental value.
Greater Cessnock Jobs Strategy 2036	The planning proposal is considered consistent with the Cessnock Jobs Strategy in particular priority 3: retain and grow existing businesses. The strategy outlines manufacturing as one of the industries with the greatest potential to support high value jobs within the LGA.

3.4 Section 9.1 Ministerial Directions

The planning proposal includes an assessment against the July 2026 section 9.1 Direction which applies to proposals lodged after 1 July 2026. The planning proposal was accepted for lodgement by Council in June and therefore the former section 9.1 Ministerial Directions continue to apply. Council's assessment of the latest directions is however considered to be acceptable given that the main issues identified in the 2026 Direction's priorities and addressed by Council, reflect those issues in the former section 9.1 directions. This report assesses the proposal against the former directions.

The planning proposal is considered to be consistent with the relevant section 9.1 Ministerial Directions, except as discussed in Table 5:

Table 5 Section 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
3.1 Conservation Zones	Unresolved	The planning proposal is inconsistent with this direction because the site contains environmentally sensitive areas and does not include provisions that facilitate their protection. While the additional permitted use area is generally consistent with the existing development footprint of the concrete works facility, the biodiversity assessment report notes that 1.1ha of native vegetation will be removed to facilitate the planned expansion of the concrete works facility. Consultation with DCA - Environment, Biodiversity and Heritage Advisory (biodiversity) is recommended to address consistency with this direction as the affected vegetation includes potential koala and regent honeyeater habitat.
3.2 Heritage Conservation	Unresolved	The planning proposal is inconsistent with this direction as Mindaribba LALC has identified the site as having cultural significance. The draft Aboriginal Archaeological Due Diligence Assessment recommends the preparation of an Aboriginal Cultural Heritage Assessment (ACHA). The planning proposal states that an ACHA is being prepared in consultation with the LALC. A Gateway condition is recommended that the ACHA is prepared prior to public exhibition and consultation with Mindaribba LALC occurs. The consistency with this direction remains unresolved until this has occurred.

4.1 Flooding

Inconsistent
- justified

The planning proposal is inconsistent with this direction as it seeks to intensify land that is subject to flooding. The proposal is supported by an Engineering and Flood Impact Assessment which identifies that the expansion of the hardstand area will result in a small increase in the area affected by the 1%AEP event and the Probable Maximum Flood (PMF) event (Figures 8 and 9). Approximately 7860m² of hardstand area is proposed to be added to the west of the existing facility (Areas 2 and 3 on concept plan). Some of this additional hardstand (estimated to be around 1500m²) will be located on land subject to the 1% AEP event. The flood impact assessment notes this hardstand will be constructed with flood compatible materials to resist flood impacts. It will also only be used intermittently for storage of pre-cast concrete units. The flood assessment notes that the locality is rural and the proposed development is not expected to adversely impact flood behaviour at or in the vicinity of the site. The storage of precast concrete units on flood prone land is considered to be of low risk. The concept plan indicates approximately 6.6ha of future expansion areas to the east and west of the existing facility but there is no discussion on the intended use of these areas.



Figure 8 1%AEP flood extent (source: Cessnock online flood mapping)



Figure 9 PMF event (source: Cessnock online flood mapping)

		The flood assessment has addressed the pre-lodgement comments provided by the SES. It notes that the site can be evacuated by a rising road to George Booth Drive and then south east in both a 1% AEP and PMF event. Council's flood mapping indicates that George Booth Drive appears to be provide flood free access to the M15 and M1 in a 1% AEP event. The inconsistency with this direction is considered to be of minor significance as only a very small section of the concrete works facility area is affected by the 1% AEP and will only be used for intermittent storage of products that are unlikely to be affected in flood events or could cause damage to other property. Evacuation of the site is considered to be acceptable given the concrete works facility contains a significant area of flood free land up to the PMF and retains flood free access out of the site to George Booth Drive. The planning proposal indicates that post Gateway consultation with the NSW SES is proposed and this is considered appropriate.
4.3 Planning for Bushfire Protection	Unresolved	The planning proposal is supported by a Strategic Bushfire Study which concludes that the proposed concrete works are appropriate for the site and surrounding landscape and is able to comply with Planning for Bushfire Protection 2019. The planning proposal is however inconsistent with the direction as the site is bushfire prone land and consultation is required with the DCA after a Gateway determination to address consistency. Until this consultation occurs the consistency with this direction remains unresolved.
4.6 Mine Subsidence and Unstable Land	Unresolved	The planning proposal is inconsistent with this direction as it would permit development on land that is identified on the mine subsidence map. This direction requires consultation with Subsidence Advisory NSW. The direction remains unresolved until this consultation has occurred.
8.1 Mining, Petroleum Production and Extractive Industries	Unresolved	The planning proposal is inconsistent with this direction as it will permit ongoing use of a concrete works facility on land that is covered by a coal exploration licence. The planning proposal states that the proponent has attempted to consult with the licence holder. The planning proposal does not prohibit extractive industries or mining however the direction requires consultation with the Secretary of the Department of Primary Industries. It is understood that NSW Resources – Mining, Exploration and Geoscience is now the responsible body for mining and extractive industries in NSW. Consultation with NSW Resources is recommended to address this direction.
9.2 Rural Lands	Inconsistent - justified	The planning proposal is inconsistent with this direction as it will permit a general industrial use on rural land. The inconsistency is considered to be of minor significance as the use has been operating since 2010 without conflicting with the egg farm which is also located on the site. The planning proposal is supported by a LUCRA which finds that the proposal is unlikely to have any significant impact in terms of noise and vibration, air quality, water quality and traffic impacts on surrounding land uses. Consultation with DPIRD Agriculture is recommended. It is noted that consultation with DPIRD Agriculture occurred pre-Gateway. No objection was raised but concerns with site soil classification and potential impacts on Pace Farm Eggs were identified.

3.5 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs. The existing concrete works facility was approved under clause 94 of the State Environmental Planning Policy (Infrastructure) 2007 which has since been consolidated into SEPP (Transport and Infrastructure) 2021 Chapter 2, Division 17. The SEPP permits concrete works associated with road infrastructure only if they are used solely for road construction on behalf of a public authority. The planning proposal will allow for the existing concrete works facility to become a permanent facility and expand its scope to produce for a wider range of non-government customers.

4 Site-specific assessment

4.1 Environmental

Table 6 provides an assessment of the potential environmental impacts associated with the proposal.

Table 6 Environmental impact assessment

Environmental Impact	Assessment
Biodiversity	A biodiversity assessment report has been prepared. The future development will require the likely removal of 1.1ha of native vegetation and trigger the Biodiversity Offset Scheme.  Figure 10 Removal of vegetation requiring offsets (source: biodiversity assessment report) Majority of the proposed APU area is located on existing cleared land. Some native vegetation (indicated red in Figure 10) will need to be removed to realise the intended expanded concept design. The Biodiversity Assessment Report notes that clearing has been limited to the identified 1.1ha to minimise impacts. Nevertheless, it is recommended that the planning proposal is sent to DCA - Environment, Biodiversity and Heritage Advisory (biodiversity) for comment to confirm suitability noting that the vegetation could contain koala and regent honeyeater habitat.
Noise and vibration	A noise and vibration assessment has been provided which finds that the project noise triggers are within acceptable levels and the proposal is acceptable from a noise and vibration perspective. It is recommended that the planning proposal is

	sent to NSW EPA for comment to ensure suitability. Any noise mitigation measures, including the recommended Noise Management Plan would be most appropriately applied at the development application stage if necessary.
Air quality	An air quality assessment report has been provided that considers the expanded use of the concrete works facility that would become permissible subject to development consent. The report found that the project would not have any significant impact on surrounding residential dwellings and the potential air quality mitigation measures would be effective in managing dust emissions associated with the project.
Surface and ground water	A surface and ground water assessment report has been prepared in response to NSW EPA comments at the pre-lodgement stage. The report found that there is some surface water impact from the existing concrete facility which is contained to the operational area of the site. The report provides recommendations for additional surface water and groundwater monitoring following the completion of the development and preparation of a water quality management plan. Consultation with NSW EPA will be required to confirm suitability of the planning proposal.
Traffic and access	The proposal is supported by a traffic impact assessment (TIA) report which responds to comments made by Transport for NSW at pre-lodgement stage. The TIA finds that the traffic increase from the proposal will have a negligible impact on the surrounding road network and that the existing Goerge Booth Drive and Hea Road intersection is suitable for the proposed development. Consultation with Transport for NSW will be required during public exhibition to confirm suitability. The existing concrete works is accessed by a right of way (ROW) across National Parks and Wildlife Service land. The planning proposal is supported by legal advice confirming that access through the ROW can continue. Any change to this arrangement would be considered at the development application stage should subdivision of lot 32 be proposed.
Contamination	A Preliminary Site Contamination Investigation (PSI) report supports the planning proposal. The PSI concludes that there is no evidence of contamination that would preclude the proposed Additional Permitted Use or constrain surrounding RU2 land uses and the site is considered suitable for the proposed additional permitted use. The PSI recommends a detailed site investigation is undertaken at DA stage.

4.2 Social and economic

Table 7 provides an assessment of the potential social and economic impacts associated with the proposal.

Table 7 Social and economic impact assessment

Social and Economic Impact	Assessment
Land Use Conflicts	A Land Use Conflict Risk Assessment (LUCRA) supports the proposal and addresses matters identified in the Pre-lodgement meeting. Pace Eggs Farm is located in the northwest corner of the site and maintains a minimum of 430m buffer from the concrete works facility. These uses have operated on the same site for over 10 years. The proponent has attempted to consult with Pace Egg Farms during the preparation stage of the planning proposal, however no response has been

	received. The LUCRA suggests that conflict between the uses is unlikely. There is no residential or rural residential zoning within close proximity to the site. The two existing dwellings on the site are located over 450m from the existing concrete works facility. The closest dwelling on a neighbouring lot is located 670m from the concrete works facility footprint. The LUCRA is supported by a noise and vibration assessment and air quality assessment. The LUCRA concludes that the proposal is unlikely to have any significant impacts in terms of noise and vibration, air quality, water quality and traffic impacts on surrounding land uses. Further assessment and imposition of any necessary mitigation measures will occur at development application stage.
Economic impacts	The planning proposal indicates that the current facility provides employment of 40 people, and this is anticipated to increase to 150 people should the facility be expanded as proposed.
Heritage	The Richmond Vale Railway (heritage item I214) is located to the south of the site in land owned by NPWS to which the existing right of way (ROW) transverses. The planning proposal is not likely to have any additional impact on the heritage item or the existing ROW. An Aboriginal Archaeological Due Diligence Assessment report has been provided. The report recommends preparation of an Aboriginal Cultural Heritage Assessment (ACHA) to provide further assessment to determine the presence and extent of any PAD and the impacts from the proposed work. A Gateway condition is recommended to require an ACHA and consultation with Mindaribba Local Aboriginal Land Council.

4.3 Infrastructure

Table 8 provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 8 Infrastructure assessment

Infrastructure	Assessment
Traffic and Access	The planning proposal is supported by a traffic impact assessment which concludes that the existing arrangement at the George Booth Drive and Hea Road intersection is suitable to support the expanded use of the concrete works facility enabled by the APU. The proponent has received legal advice regarding continued use of the ROW with the concrete works facility accessing George Booth Drive.
Water and Sewer	No reticulated water or sewer is available on the site. Any future development application will need to ensure adequate infrastructure is available through water tanks and on-site sewerage systems. There is a sufficient land area to facilitate these services on site. The concrete works facility has been operating successfully since 2010 demonstrating the ability for the use to be serviced.

5 Consultation

5.1 Community

The planning proposal is categorised as standard under the LEP Making Guidelines (July 2026). Accordingly, a community consultation period of 20 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

The proposal included extensive agency consultation at the pre-lodgement stage. It is recommended that the following agencies are consulted on the planning proposal and given 30 working days to comment:

- Development Coordination Authority - Environment, Biodiversity and Heritage Advisory (biodiversity and heritage)
- Development Coordination Authority – Hazards and Resources Advisory (bushfire)
- Transport for NSW
- Subsidence Advisory NSW
- NSW State Emergency Service
- NSW National Parks and Wildlife Service
- Department of Primary Industries and Regional Development – Agriculture and Biosecurity
- NSW Resources – Mining, Exploration and Geoscience
- Mindaribba Local Aboriginal Land Council
- NSW Environmental Protection Authority

6 Timeframe

The LEP Plan Making Guidelines (July 2026) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard.

An LEP completion date of nine (9) months is recommended in line with the Department's commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

As the planning proposal is generally consistent with the strategic planning framework and seeks to permit a site-specific existing use of local significance, it is recommended that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- it will support continued use of a concrete works facility providing employment opportunities and production of specialised products utilised in infrastructure construction; and
- it is generally consistent with the intent and objectives of Cessnock LSPS, Cessnock Jobs Strategy 2036 and the Hunter Regional Plan 2041

Based on the assessment outlined in this report, the proposal must be updated before consultation to:

- include justification for the need to enable a subdivision below the minimum lot size and clarify that no additional dwelling entitlements will be created;
- remove the draft local provision and replace it with a plain English explanation of intent;
- include a draft additional permitted uses map; and
- include an Aboriginal Cultural Heritage Assessment for the subject site.

9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Directions 4.1 Flooding and 9.2 Rural Lands are minor or justified; and
- Note that the consistency with section 9.1 Directions 3.1 Conservation Zones, 3.2 Heritage Conservation, 4.3 Planning for Bushfire Protection, 4.6 Mine Subsidence and Unstable Land and 8.1 Mining, Petroleum Production and Extractive Industries are unresolved and will require justification.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. Prior to community consultation, the planning proposal is to be updated to:
 - include justification for the need to enable a subdivision below the minimum lot size and clarify whether an additional dwelling entitlement will be created for the lot containing the concrete works;
 - remove the draft local provision and replace it with a plain English explanation of intent;
 - include a draft Additional Permitted Use Map; and
 - include an Aboriginal Cultural Heritage Assessment for the subject site.
2. Consultation is required with the following public authorities:
 - Development Coordination Authority - Environment, Biodiversity and Heritage Advisory (biodiversity)
 - Development Coordination Authority – Hazards and Resources Advisory (bushfire)
 - Transport for NSW
 - Subsidence Advisory NSW
 - NSW State Emergency Service
 - NSW National Parks and Wildlife Service
 - Department of Primary Industries and Regional Development – Agriculture and Biosecurity
 - NSW Resources – Mining, Exploration and Geoscience
 - Mindaribba Local Aboriginal Land Council
 - NSW Environment Protection Authority
3. The planning proposal should be made available for community consultation for a minimum of 20 working days

Given the nature of the planning proposal, it is recommended that the Gateway authorise Council to be the local plan-making authority.

The timeframe for the LEP to be completed is on or before nine (9) months from the date of the Gateway determination.



_____ (Signature)

9 September 2026 (Date)

Paul Garnett
Manager, Hunter and Northern Region
Local Planning and Council Support



_____ (Signature)

10 September 2026

_____ (Date)

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