

Our ref: PP-2026-722 / (IRF26/5047)

Ms Natalia Cowley
General Manager
Cessnock City Council
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10 September 2026

Planning Proposal (PP-2026-722) to amend Cessnock Local Environmental Plan 2011

Dear Ms Cowley

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

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistencies of the planning proposal with applicable Ministerial Directions under section 9.1 of the Act 4.1 Flooding and 9.2 Rural Lands are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable Ministerial Directions under section 9.1 of the Act 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. Council should ensure this occurs prior to the LEP being made.

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

The proposed local environmental plan (LEP) is to be finalised on or before nine (9) months from the date of the Gateway determination. Council should aim to commence the 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 date the LEP is

projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

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, Housing and Infrastructure, July 2026) 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 Sam Tarrant to assist you. Mr Tarrant can be contacted on 6643 6410.

Yours sincerely



Craig Diss
Director, Hunter and Northern Region,
Local Planning and Council Support

Encl: Gateway determination