

Cessnock Local Environmental Plan 2011 Amendment Stonebridge Golf Club

Proposal Title : **Cessnock Local Environmental Plan 2011 Amendment Stonebridge Golf Club**

Proposal Summary : **To adjust zone boundaries from R2 Low Density Residential to RE2 Private Recreation and from RE2 Private Recreation to R2 Low Density Residential.**

PP Number : **PP_2013_CESSN_005_00** Dop File No : **13/10424**

Proposal Details

Date Planning Proposal Received : **20-Jun-2013** LGA covered : **Cessnock**

Region : **Hunter** RPA : **Cessnock City Council**

State Electorate : **CESSNOCK** Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **Mount View Road**

Suburb : **Mount View** City : **Cessnock** Postcode : **2325**

Land Parcel : **part of Lot 400 and Lot 401 DP 1172037 zoned R2 Low Density Residential and RE2 Private Recreation**

DoP Planning Officer Contact Details

Contact Name : **Paul Maher**

Contact Number : **0249042719**

Contact Email : **paul.maher@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Bo Moshage**

Contact Number : **0249934241**

Contact Email : **council@cessnock.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : **N/A** Release Area Name : **N/A**

Regional / Sub Regional Strategy : **Lower Hunter Regional Strategy** Consistent with Strategy : **Yes**

Cessnock Local Environmental Plan 2011 Amendment Stonebridge Golf Club

MDP Number :	Date of Release :	
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :	Residential
No. of Lots : 5	No. of Dwellings (where relevant) :	5
Gross Floor Area : 0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes :

External Supporting Notes : **The residential zone within the Golf Club came about through an amendment to Cessnock LEP 1989 by inserting an additional permitted use.**

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objectives adequately explain the intent of the planning proposal which is to align the zone boundaries with the finalised Masterplan.**

The Planning Proposal seeks to rezone 7.33 hectares of R2 zoned land to RE2 zoned land in order to avoid residential development on flood prone land. The Planning Proposal also rezones approximately 2,000 square metres of RE2 zoned land to R2 zone land creating 5 new Low Density Residential lots.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The explanation of provisions is considered adequate.**

The provisions propose changes to the Land Zoning Map and the Minimum Lot Size map.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

4.3 Flood Prone Land

6.2 Reserving Land for Public Purposes

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **N/A**

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **SEPPs – The proposal is consistent with all SEPPs.**

Minister's s117 Directions:

The Planning Proposal is consistent with all s117 Directions. An explanation of relevant s117 Directions follows.

3.1 Residential Zones

Comment: The Planning Proposal is affected by Direction 3.1 but is consistent as it provides diversity of housing choice and the land will be adequately serviced.

4.3 Flood Prone Land

Comment: The site is flood prone however residential zoning is not proposed over flood prone land therefore the planning proposal is consistent. It is recommended that Council flood map over the site be exhibited with the planning proposal.

6.2 Reserving Land

Comment: The planning proposal is consistent with Direction 6.2 as it seeks to alter private recreation land not public recreation land.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Council has provided preliminary zoning maps which are adequate for exhibition. It is recommended that the standard instrument zones map and minimum lot size map be submitted to the Department when the request for the Plan is made.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council has proposed a 28 day consultation period however the minor nature of the Planning Proposal makes it eligible for a short consultation period. Therefore a consultation period of 14 days is sufficient.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **The Planning Proposal should proceed.**

Proposal Assessment

Principal LEP:

Due Date : December 2011

Comments in
relation to Principal
LEP :

The SILEP was published on 23 December 2011.

Assessment Criteria

Need for planning
proposal :

The planning proposal is the result of a master planning process undertaken by the proponent to understand the facilities required for the redevelopment of the Golf Course. The proposed new facilities are a club house, bowling green and car parking.

Land uses, such as registered club and recreation facility (outdoor and indoor), are prohibited in the R2 Low Density Residential Zone. Whereas these land uses are permitted with consent in the RE2 zone. The proximity of these zones and potential land uses gave additional incentive to carry out strategic investigation through a master plan process where the placement of these uses in the context of surrounding educational establishment and established residential areas can be assessed and managed. It is recommended that the Masterplan be exhibited with the Planning Proposal.

A Planning Proposal is considered the most effective and timely method available to achieve the objectives and intended outcomes of the proposal.

Consistency with
strategic planning
framework :

Lower Hunter Regional Strategy (LHRS)

Under the LHRS the land is identified as existing urban area. The LHRS identifies Cessnock LGA as providing 21,700 new dwellings through infill, new releases, centres and corridors. It is considered that the additional population over the next 20 years will benefit from upgraded recreation areas.

The LHRS projects Cessnock will provide 2,300 jobs by 2031 and the planning proposal will contribute to this target through new jobs in the operation of the new club house and recreation facilities.

Local Strategy - City Wide Settlement Strategy 2003

The Department has endorsed the City Wide Settlement Strategy 2003

The endorsed local strategy promotes centralised sporting facilities which provide services to the community. Stonebridge Golf Course is approximately 2.5 kilometres from Cessnock town centre and can easily be accessed by residents.

Environmental social
economic impacts :

Environmental impacts:

The site for the clubhouse has been identified and previously cleared of the majority of its native vegetation. The site does not contain critical habitat or threatened species. However the site has a Vegetation Management Plan (VMP) that identifies areas for clearing and conservation. It is recommended that the Office of Environment & Heritage be consulted on the planning proposal in conjunction with the VMP to ensure that the proposed zone boundaries are aligned with the VMP and that the VMP be exhibited with the Planning Proposal.

Social:

The Cessnock community will benefit from upgraded recreation facilities through the social benefits associated with sporting clubs.

Cessnock Local Environmental Plan 2011 Amendment Stonebridge Golf Club

Economic:

There will be economic benefits to the community through the existing golf course providing better service to patrons.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) : **Office of Environment and Heritage**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **The area is not mapped as an URA and it is considered that as the site is less than 50 hectares and is foregoing 7.33 hectares of R2 Low density Residential Land to RE2 Private recreation it is not considered likely that additional demands will be placed on state infrastructure.**

Documents

Document File Name	DocumentType Name	Is Public
Cover letter .pdf	Proposal Covering Letter	Yes
Council Minute Stonebridge Golf Club.pdf	Determination Document	Yes
Council Report Stonebridge Golf Club.pdf	Determination Document	Yes
Planning Proposal.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **3.1 Residential Zones
4.3 Flood Prone Land
6.2 Reserving Land for Public Purposes**

Additional Information : **1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**

Cessnock Local Environmental Plan 2011 Amendment Stonebridge Golf Club

- (a) the planning proposal must be made publicly available for 14 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
- Office of Environment and Heritage
3. The public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.
6. The public exhibition of the planning proposal is to be accompanied by a flood prone land map, the Vegetation Management Plan and the Masterplan map of the site.

Supporting Reasons :

1. The proposal is consistent with the endorsed City Wide Settlement Strategy 2003
2. The proposal is consistent with the Lower Hunter Regional Strategy.
3. There are economic and social benefits to the Cessnock community.

Signature:



Printed Name:

KOFLAHERTY

Date:

5/7/13