

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

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:
 - (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.

Panel Recommendation

Recommendation Date : **11-Jul-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

1. Council is to place on public exhibition with the planning proposal, the Vegetation Management Plan, Masterplan Map and Flood Prone Land Map, which is at an appropriate scale and clearly identifies the subject site.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013) and must be made publicly available for a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

3. Consultation is required with the Office of Environment and Heritage (OEH) under section 56(2)(d) of the EP&A Act. The OEH is to be provided with a copy of the planning proposal and any relevant supporting material including the Vegetation Management Plan, and given at least 21 days to comment on the 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 9 months from the week following the date of the Gateway determination.

Signature:

S. Miller

Printed Name:

Sabina Miller

Date:

16 July 2013