

PLANNING PROPOSAL
*Amendment to the
Cessnock Local Environment Plan 2011*

**Stonebridge Golf Club
Mount View Road, Cessnock**

**Version 1.0
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PART 1: OBJECTIVES OR INTENDED OUTCOMES

The intended outcome of this Planning Proposal is to:

1. Rezone land (part Lot 400 and Lot 401 in DP 1172037) to RE2 Private Recreation.

This will enable a registered club (i.e. golf club), recreation facility(outdoor) (bowling greens and practice golf putting green); and associated carparking as ancillary to these uses to be permitted uses with Council consent in the one appropriately zoned location.

2. Adjust the zone boundaries to align with a finalised Masterplan of the estate, resulting in:
 - a. 7.33ha of land primarily being rezoned from R2 - Low Density Residential to RE2 - Private Recreation.
 - b. 2064m² of land zoned RE2 - Private Recreation to R2 - Low Density Residential representing an additional 5 allotments.

A locality plan is included as Map 1. The area of land subject to the rezoning is included as Map 2.

The following maps are included to illustrate the mapping amendments proposed:

Maps 3 – Existing Land Zoning Map
Maps 4 – Proposed Land Zoning Map
Maps 5 – Existing Minimum Lot Size Map
Maps 6 – Proposed Minimum Lot Size Map

PART 2: EXPLANATION of PROVISIONS

The proposed outcome will be achieved by:

- Amending the Cessnock Local Environmental Plan 2011 Land Zone Map in accordance with the proposed zone map shown as attachment 1.
- Amending the Cessnock Local Environmental Plan 2011 Lot Size Map in accordance with the proposed lot size map as shown as attachment 2

No amendments to the Local Environmental Plan text are required.

PART 3: JUSTIFICATION

In accordance with the Department of Planning's "Guide to Preparing Planning Proposals", this section provides a response to the following issues:

- Section A: Need for Proposal;
- Section B: Relationship to Strategic Planning Framework;
- Section C: Environmental, Social and Economic Impact; and
- Section D: State and Commonwealth Interests

Section A: Need for Proposal

1. Resulting from a Strategic Study or Report

As part of the master planning process for the redevelopment of the Stonebridge Golf Club, the proponent undertook a strategic investigation into facilities required on site. These investigations indicated a new contemporary club house and associated car park and golf putting green and bowling green would provide facilities that existing and new members and guests of the club would expect and use.

2. Planning Proposal as best way to achieve objectives

This Planning Proposal is the best means of achieving the intended outcomes as there are no other statutory mechanisms to give effect to the intended mapping amendments.

3. Net Community Benefit

A net community benefit is identified. Cessnock Golf Club Pty Ltd (operating as Stonebridge Golf Club) is owned by members of the community providing a public accessible community golf course. The registered club (i.e. golf club) practice golf putting green a bowling green and associated carpark are an integral part of the redevelopment of the golf course site, with the clubhouse in particular being fundamental to the operation of the golf course.

The intended outcomes will also rectify an inconsistency in the application of the R2 - Low Density Residential and the RE2 - Private Open Space zones.

Section B: Relationship to Strategic Planning Framework

4. Consistency with Objectives and Actions within Regional Strategies

Lower Hunter Regional Strategy

The Lower Hunter Regional Strategy aims to provide sufficient land to accommodate for anticipated increase in housing demand, and also employment land, over the next 25 years. As a result of an increase in housing supply there will be a subsequent demand for improved and additional community and recreation facilities, to a standard that the community expects. This proposal is also providing new employment opportunities during and following construction.

5. Consistency with Council's Community Strategic Plan or other Local Strategic Plan

Community Strategic Plan - Our People, Our Place, Our Future

The Community Strategic Plan (Our People, Our Place, Our Future), was developed by Council after extensive local community consultation. The Plan outlines a number of goals for Cessnock:

1. To promote and provide quality services and facilities which focus on the needs of the community.
2. To protect, enhance and promote our natural, developed and cultural environment.
3. To actively foster the creation of employment and sustainable development opportunities acceptable to community and environmental standards.
4. To be a professionally managed and customer focused organisation which provides leadership through partnerships with the community.
5. To identify needs, share information and provide opportunities for active participation and community consultation.

Of relevance to this proposal is the first goal, Council recognising the need for recreational and community facilities. Council intends to:

- *"target the establishment of centralised high-quality parkland and sporting facilities..."*, and
- *"the facilitation, co-ordination, support and development of community services and activities..."*

This Planning Proposal is consistent with the direction Council has established by providing contemporary recreational and social facilities that will appeal to the local community and will likely attract people from the region.

6. Consistency with State Environmental Planning Policies

There are no existing or draft SEPPs that prohibit or restrict the proposed development as outlined in this Planning Proposal. An assessment of the relevant SEPPs against the Planning Proposal is provided in the table below.

Table 1: Relevant State Environmental Planning Policies

SEPP	Relevance	Consistency and Implications
SEPP 6 Number of Storeys in a Building	The SEPP clarifies the reference to storey, floors and levels.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP 15 - Rural Land Sharing Communities	The SEPP provides for multiple occupancy development, with council consent, in rural and non-urban zones, subject to a list of criteria in the policy.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP 21 Caravan Parks	The SEPP provides for development for caravan parks.	Not applicable
SEPP 22 Shops/commercial premises	The SEPP provides for the change of use of commercial premises.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP 30 – Intensive Agriculture	The SEPP provides considerations for consent for intensive agriculture.	Not applicable
SEPP 32 Urban Consolidation (Redevelopment of Urban Land)	The SEPP makes provision for the re-development of urban land suitable for multi-unit housing and related development.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP 33 Hazardous and Offensive Development	The SEPP provides considerations for consent for hazardous & offensive development.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP 36 Manufactured Homes Estates	The SEPP makes provision to encourage manufactured homes estates through permitting this use where caravan parks are permitted and allowing subdivision.	Not applicable
SEPP 44 Koala Habitat Protection	This SEPP applies to land across NSW that is greater than 1 hectare and is not a National Park or Forestry Reserve. The SEPP encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range.	Not applicable
SEPP 55 Remediation of Land	This SEPP applies to land across NSW and states that land must not be developed if it is unsuitable for a proposed use because of contamination	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP 62 Sustainable Aquaculture	The SEPP relates to development for aquaculture and to development arising from rezoning of land and is of relevance for the site specific rezoning proposals.	Not applicable.

SEPP 64 Advertising and Signage	The SEPP aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP 65 - Design Quality of Residential Development	The SEPP relates to residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP Building Sustainability Index: BASIX 2004	The SEPP provides for the implementation of BASIX throughout the State.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP Housing for Seniors or people with a Disability 2004	The SEPP aims to encourage provision of housing for seniors, including residential care facilities. The SEPP provides development standards.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP Major Development 2005	The SEPP defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. It also provides planning provisions for State significant sites. In addition, the SEPP identifies the council consent authority functions that may be carried out by Joint Regional Planning Panels and classes of regional development to be determined by JRPPs.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP Infrastructure 2007	The SEPP provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP Mining, Petroleum Production and Extractive Industries 2007	The SEPP aims to provide proper management of mineral, petroleum and extractive material resources and ESD.	The Planning Proposal does not propose to change zoning that would affect the permissibility of mining on the subject lands.
SEPP Temporary Structures 2007	The SEPP provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP Exempt and Complying Development Codes 2008	The SEPP provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.

	carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate.	
SEPP (Rural Lands) 2008	The SEPP aims to facilitate economic use and development of rural lands, reduce land use conflicts and provides development principles.	Not applicable
SEPP Affordable Rental Housing 2009	The SEPP provides for an increase in the supply and diversity of affordable rental and social housing in NSW.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.
SEPP State and Regional Development 2011	The SEPP aims to identify development and infrastructure that is State significant and confer functions on the Joint Regional Planning Panels to determine DAs.	Nothing in this Planning Proposal affects the aims and provisions of this SEPP.

7. Consistency with s.117 Ministerial Directions for Local Plan Making

The Planning Proposal is consistent with all relevant s.117 Ministerial Direction. An assessment of the Ministerial Directions against the Planning Proposal is provided in the table below.

Table 2: Relevant s.117 Ministerial Directions

Ministerial Direction	Aim of Direction	Consistency and Implication
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	Encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.	Planning Proposal not affected by this direction.
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	Planning Proposal not affected by this direction.
1.3 Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	Planning Proposal not affected by this direction.
1.5 Rural Lands	The objective of this direction is to protect the agricultural production value of rural land and facilitate the economic development of rural lands for rural related purposes.	Planning Proposal not affected by this direction.
2. ENVIRONMENT AND HERITAGE		
2.1 Environmental Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Planning Proposal not affected by this direction.
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Planning Proposal not affected by this direction.

Ministerial Direction	Aim of Direction	Consistency and Implication
2.4 Recreation Vehicle Areas	The draft LEP amendment does not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>).	Planning Proposal not affected by this direction.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	Encourage a variety and choice of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and minimise the impact of residential development on the environment and resource lands.	Adjustment in zone boundaries are to align with a finalised Masterplan of the estate, resulting in: • 7.33ha of land primarily being rezoned from R2 - Low Density Residential to RE2 - Private Recreation. • 2064m² of land zoned RE2 - Private Recreation to R2 - Low Density Residential representing an additional 5 allotments Planning Proposal is consistent with this direction
3.2 Caravan parks and Manufactured Home Estates	The objective of this direction is to provide for a variety of housing types, and provide opportunities for caravan parks and manufactured home estates.	Planning Proposal not affected by this direction.
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Planning Proposal not affected by this direction.
3.4 Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs subdivision and street layouts achieve the sustainable transport objectives.	Planning Proposal not affected by this direction.
3.5 Development Near Licensed Aerodromes	The objectives of this direction is to ensure the efficient and safe operation of aerodromes, ensure their operation is not compromised by incompatible future adjoining land uses	Planning Proposal not affected by this direction.
3.6 Shooting Ranges	The objective of this direction is to maintain appropriate levels of public safety and amenity, reduce land use conflict and identify issues that must be addressed when rezoning land adjacent to an existing shooting range.	Planning Proposal not affected by this direction.
4. HAZARD AND RISK		
4.1 Acid Sulphate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	Planning Proposal not affected by this direction.

Ministerial Direction	Aim of Direction	Consistency and Implication
4.2 Mine Subsidence and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Planning Proposal not affected by this direction.
4.3 Flood Prone Land	The objectives of this direction are to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> , and that the provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.	The site is flood affected. The proposal is consistent with the direction in that the proposed development will be consistent with the Floodplain Development Manual 2005 and will not result in development located within a floodway, have flooding implications for other properties or increase government spending.
4.4 Planning for Bushfire Protection	The objectives of this direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, to encourage sound management of bush fire prone areas.	Planning Proposal not affected by this direction.
5. REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	The proposal is consistent with the applicable Lower Hunter Regional Strategy, providing recreational and community facilities to support a growing population.
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal does not propose any provisions which would require a Development Application to the Minister.
6.2 Reserving Land for Public Purposes	The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	Planning Proposal not affected by this direction.
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The Planning Proposal seeks to enable a clubhouse and bowling green within the current zone which is consistent with this direction.

Section C: Environmental, Social and Economic Impact

8. Impact on Threatened Species

The land is developed as a golf course, with associated buildings and works. As such, the potential site for the clubhouse and associated facilities has been previously cleared of the majority of its native vegetation. The site does not contain any critical habitat, threatened species or populations, or endangered ecological communities or their habitats, as concluded in the ecological studies that supported the original rezoning application.

It is noted that the land owner has a Vegetation Management Plan (VMP) that delineated parts of the site that could be cleared, parts of the site where vegetation had to be retained, and parts of the site where vegetation would be planted/rehabilitated.

The proposed development sites for the registered club (i.e. golf club); practice golf putting green; bowling green; and associated carpark in addition to the proposed R2 - Low Density Residential zoned land are all within the approved subdivision of the site that has been approved to be cleared as part of the VMP.

9. Environmental Impact

There are unlikely to be any other environmental effects, as the development will be subject to the appropriate development assessment requirements, particularly in relation to light spill, noise and traffic consideration.

10. Social and Economic Impacts

The Proposal is expected to have social and economic benefits to the community by providing additional sporting and social facilities for both members and guests. The development of these facilities will create a modest number of jobs during and following construction.

Section D: State and Commonwealth Interests

11. Adequate Public Infrastructure

There is adequate public infrastructure for the Planning Proposal. Access to the site is from Mount View Road which, as part of the local road network, supports the site's access needs. Water and sewer, telecommunications and electricity are available to the site.

12. Consultation with State and Commonwealth Authorities

It is not proposed to consult with any authorities due to the minor nature of this Planning Proposal.

PART 4: MAPPING

To achieve the intent of the Planning Proposal, it is proposed to amend the following Maps.

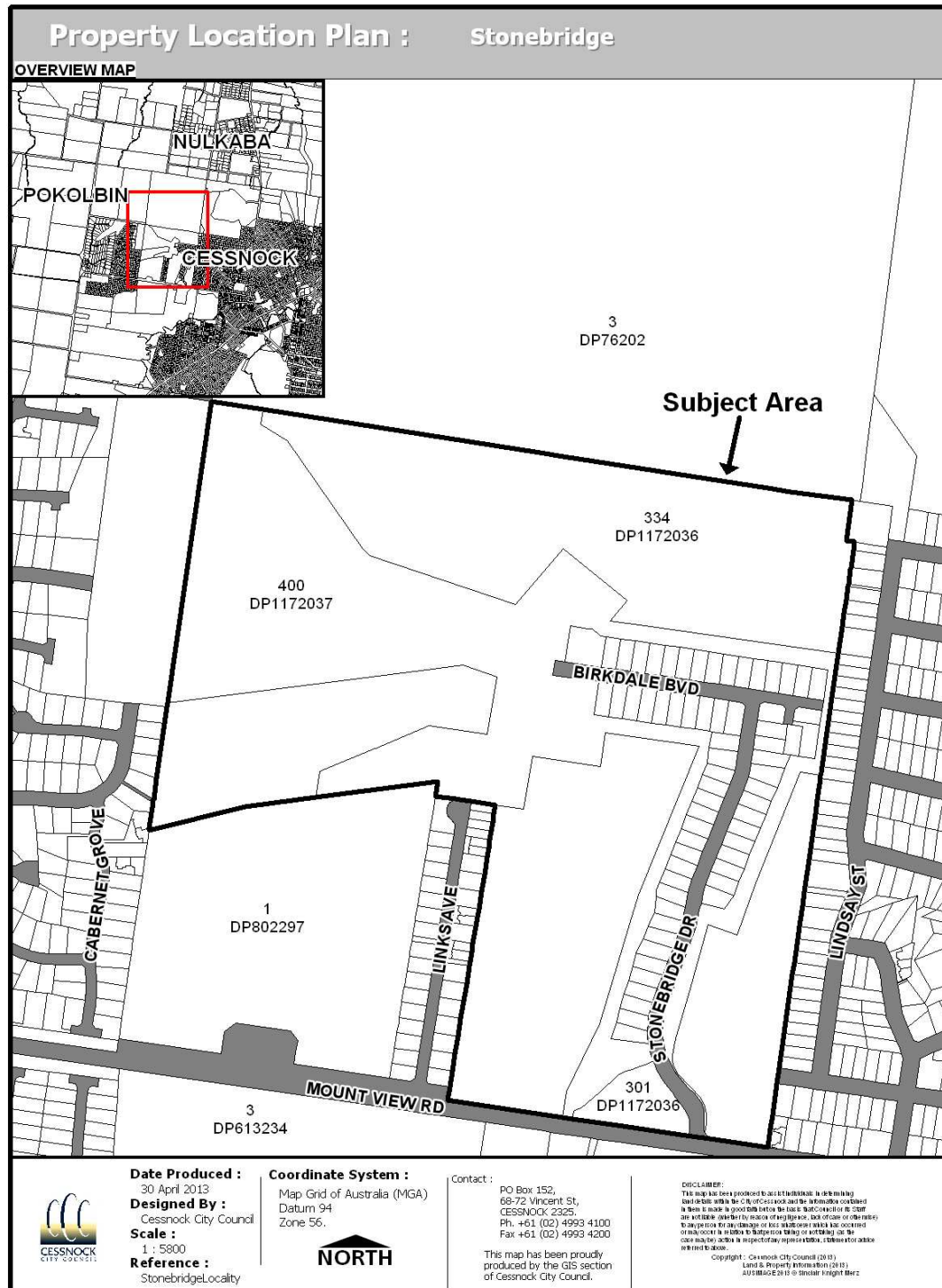
Land Zone Map – Rezone that part of each of the relevant area from R2 - Low Density Residential and RE- 2 Private Open Space and RE- 2 Private Open Space to R2 - Low Density Residential

Land Zone Map	LZN_006C	1720_COM_LZN_006C_040_20111220
Land Zone Map	LZN_006CA	1720_COM_LZN_006CA_10_20111214

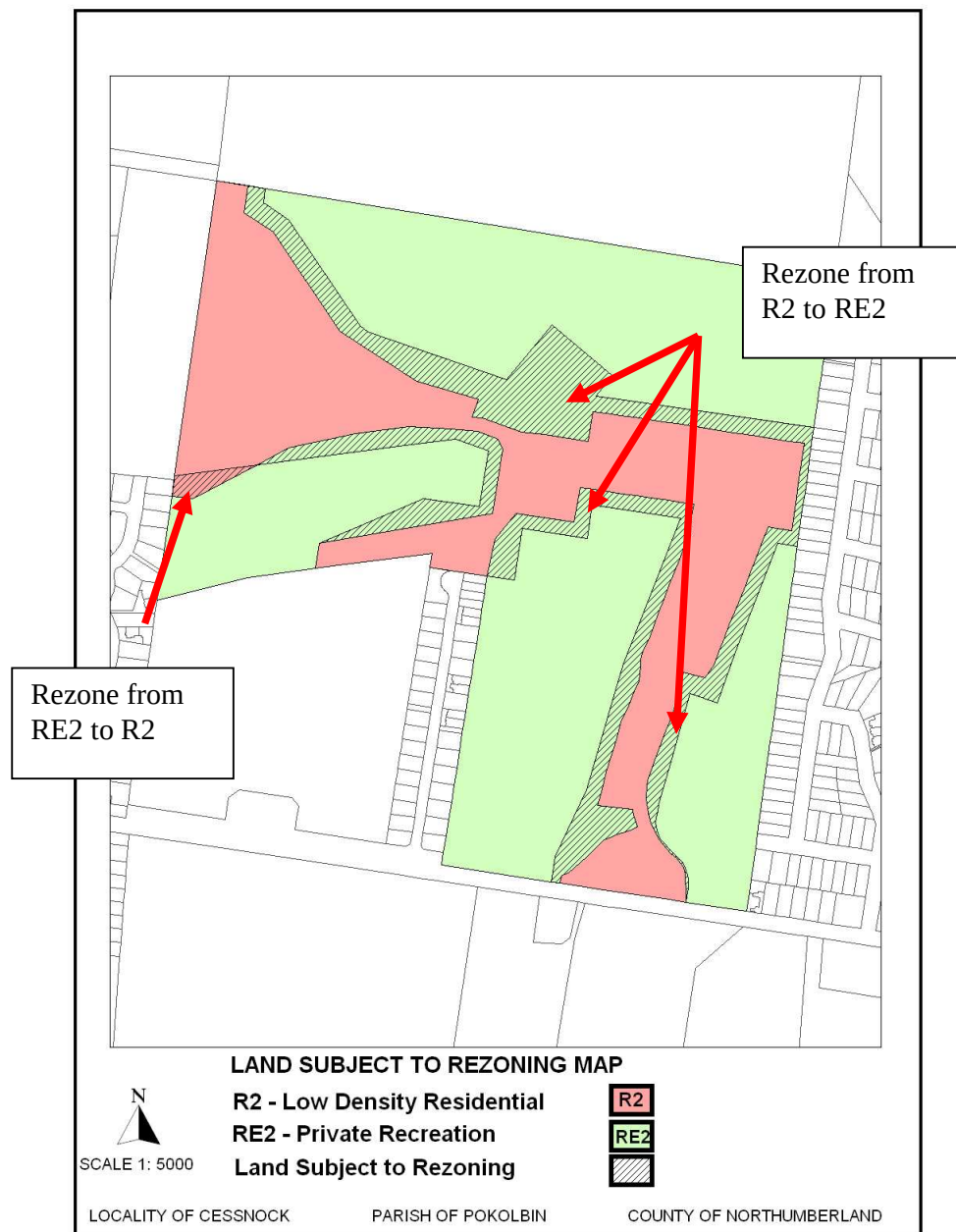
Minimum Lot Size Map - Remove the 450m² minimum lot size form that area to be rezoned from R2 to RE2 and provide a 450m² minimum lot size for that area to be rezoned from RE2 to R2.

Land Size Map	LZN_006C	1720_COM_LSZ_006C_040_20111220
Land Size Map	LZN_006CA	1720_COM_LSZ_006CA_10_20120712

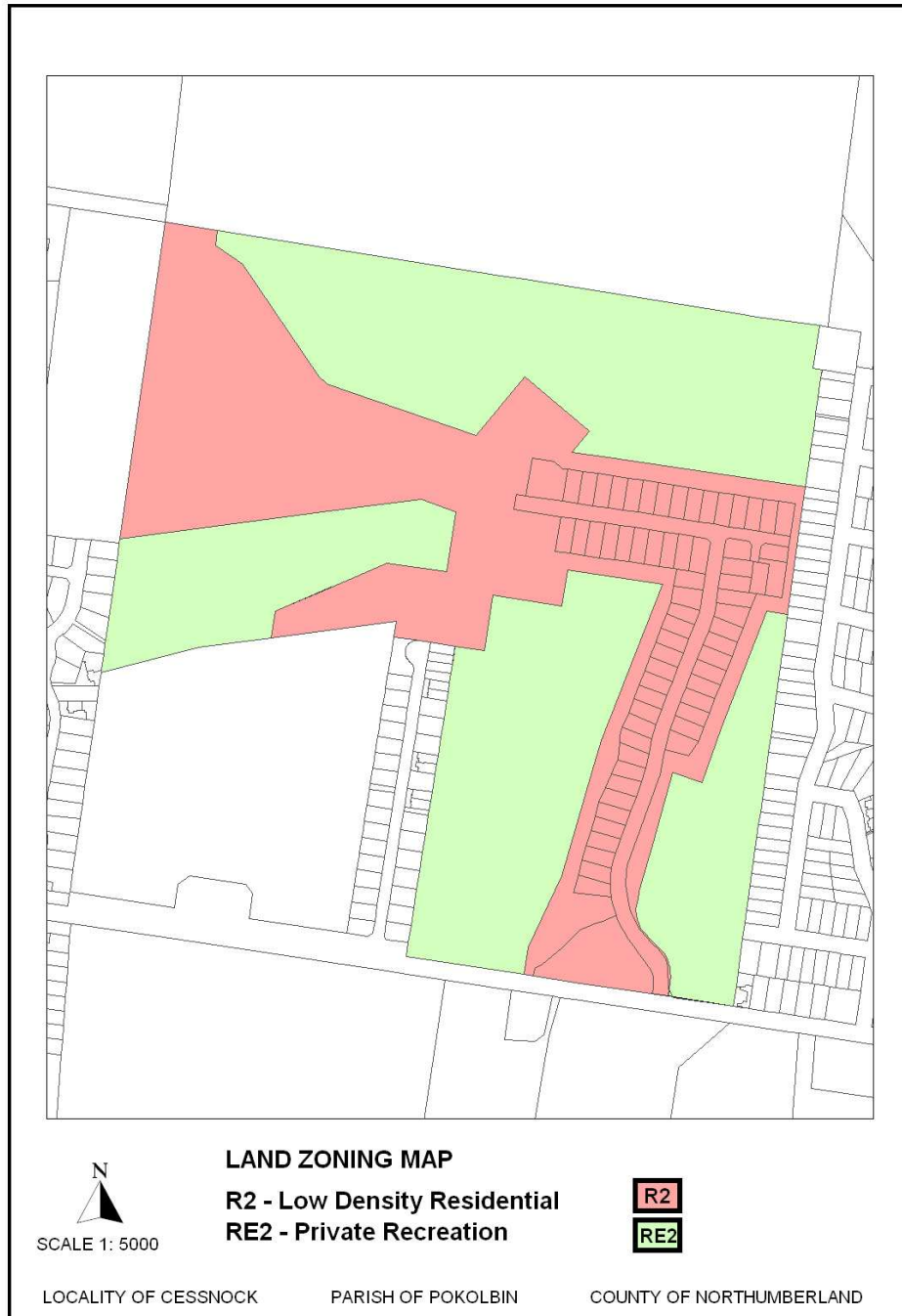
Map 1: Location Plan



Map 2: Area of Land Subject to Rezoning



Map 3: Existing Land Zoning Map



Map 4: Proposed Land Zoning Map



Map 5: Existing Minimum Lot Size Map



Map 6: Proposed Minimum Lot Size Map



PART 5: COMMUNITY CONSULTATION

Community consultation will be undertaken in accordance with Council's guidelines, requiring a minimum of twenty eight (28) days exhibition, and any specific requirements made by the Department of Planning and Infrastructure during the gateway determination.

The proposed consultation strategy for this Planning Proposal includes:

- Notification in the Cessnock Advertiser, a locally circulated newspaper;
- Hard copy display at Council's Administration Building (Help & Information Centre); and Cessnock Public Library; and
- Web based notification on Council's website at www.cessnock.nsw.gov.au

It is also intended to consult with the adjoining land owners and community members who have previously made a submission in regard to this development.

PART 6: PROJECT TIMELINE

The Project Timeline will assist with tracking the progress of the Planning Proposal through the various stages of consultation and approval, although it is noted that there can be unexpected delays.

It is estimated that this amendment to the Cessnock Local Environmental Plan 2011 will be completed by December 2013.

Technical Studies have not been identified as a component of the Planning Proposal. The Department of Planning and Infrastructure Gateway Determination may make prescriptions relating to technical studies and this may impact on the estimated completion date.

PROJECT TIMELINE

	June 2013	July 2013	Aug 2013	Sept 2013	Oct 2013	Nov 2013	Dec 2013	Jan 2014	Feb 2014
STAGE 1 Submit to DoP&I – Gateway Panel consider Planning Proposal									
STAGE 2 Receive Gateway Determination									
STAGE 3 Preparation of documentation for Public Exhibition									
STAGE 4 Public Exhibition									
STAGE 5 Review/consideration of submission received									
STAGE 6 Report to Council									
STAGE 7 Forward Planning Proposal to DoP&I with request the amendment is made									

Appendix 1: Council Report and Minutes



Council Report



Council Minute

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