



SUBJECT: *PLANNING PROPOSAL - STONEBRIDGE GOLF CLUB*

RESPONSIBLE OFFICER: *Strategic Landuse Planning Manager - Peter Mann*

APPLICATION NUMBER:	18/2011/3/1
PROPOSAL:	REZONING
PROPERTY DESCRIPTION:	LOT 400 AND 401 DP 1172037
PROPERTY ADDRESS:	49A LINDSAY STREET CESSNOCK
ZONE:	R2 - LOW DENSITY RESIDENTIAL RE2 - PRIVATE RECREATION
OWNER:	CLUB CESSNOCK GOLF LTD
APPLICANT:	INSITE PLANNING SERVICES PTY LTD

SUMMARY

Insite Planning Services Pty Ltd has submitted a Planning Proposal that seeks an amendment to the Cessnock LEP 2011 to allow for the establishment of a registered club, golf putting green, bowling green and associated car park to service the new Stonebridge Golf Club. These uses are prohibited in the R2 - Low Density Residential zone.

The Planning Proposal also seeks to rezone 7.33 ha of R2 - Low Density Residential land to RE2 - Private Recreation and 2064m² of RE2 - Private Recreation to R2 - Low Density Residential to reflect the final Masterplan established for the site.

RECOMMENDATION

That Council:

- Forward the Planning Proposal for the 'Stonebridge' Golf Club to the Department of Planning and Infrastructure for a "Gateway" determination.**
- Seek a "Written Authorisation to Exercise Delegations" to implement the Planning Proposal.**

BACKGROUND

This matter was first reported to the Cessnock Planning Panel on 8 December 2011, where it was resolved:

- That the Planning Proposal for the Stonebridge Golf Course be deferred; and*
- That the Proponent be advised:*

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- a. To nominate one site for the clubhouse and ancillary facilities; and
- b. That the appropriate zone for this site will be the RE2 Private Recreation zone.

The proponent submitted a (revised) Planning Proposal addressing these considerations on 19 December 2012. Included in this Planning Proposal is the rezoning of 7.33 ha of R2 - Low Density Residential land to RE2 - Private Recreation and 2064m² of RE2 - Private Recreation to R2 - Low Density Residential to reflect the final Masterplan layout.

A Locality Plan is provided as Enclosure 1.

REPORT/PROPOSAL

The Planning Proposal seeks to address the following:

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; and
 - b. 2064m² of land zoned RE2 - Private Recreation to R2 - Low Density Residential allowing and additional 5 allotments.

The net result of the planning proposal results in a variation in zone boundaries to accommodate the final master plan that reduces the total amount of R2 zoned land of the site but will allow for an extra 5 residential allotments at the eastern edge of the site. The area of land the subject of the Planning Proposal is shown in Enclosure 2.

OPTIONS

Council may:

1. Support the proposed recommendations. This will enable the Planning Proposal to be progressed for 'Gateway' determination by the Department of Planning and Infrastructure; or
2. Not proceed with the Planning Proposal for the following reasons:

(To be provided by Council).

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Recommended Option

Option 1 is recommended to Council as this proposal is of a relatively minor nature designed to facilitate the operation of the golf course and assist in its economic viability.

CONSULTATION

Community consultation will be undertaken in accordance with Council's guidelines and any specific requirements made by the Department of Planning and Infrastructure during the gateway determination.

STRATEGIC LINKS

a. Delivery Program

Nil.

b. Other Plans

The Planning Proposal is not inconsistent with the City Wide Settlement Strategy and Lower Hunter Regional Strategy. The Planning Proposal is also considered to be consistent with relevant State Environmental Planning Policies and Section 117 Ministerial Directions. The Planning Proposal provides specific details with regards to these considerations. A copy of the Stonebridge Planning Proposal is attached as Enclosure 3.

IMPLICATIONS

a. Policy and Procedural Implications

If endorsed by Council, the Planning Proposal will be submitted to the Department of Planning and Infrastructure for a "Gateway" determination.

It is recommended that Council also seek to exercise all of the functions conferred on Council by the Department of Planning and Infrastructure on 22 January 2013, and formally accepted on 20 March 2013.

To exercise these delegations, Council will need to resolve to request a "Written Authorisation to Exercise Delegation".

b. Financial Implications

N/A.

c. Legislative Implications

This report has regard to the provisions of the Environmental Planning & Assessment Act and its Regulations.

d. Risk Implications

The risk implications of the proposal are considered by the Report.

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e. Other Implications

Nil.

CONCLUSION

The Planning Proposal is being undertaken to reflect the intended on site uses and final masterplan layout for the Stonebridge golf and residential development.

It is therefore recommended that a Planning Proposal for 'Stonebridge', Mount View Road, Cessnock be submitted to the Department of Planning and Infrastructure for a "Gateway" determination.

ENCLOSURES

1	Locality Plan	1 Page
2	Area of land subject to the Planning Proposal	1 Page
3	Planning Proposal	25 Pages