

Planning and Environment

Report No. PE83/2018

Planning and Environment



SUBJECT: *CESSNOCK LOCAL ENVIRONMENTAL PLAN 2011 -
PLANNING PROPOSAL TO REZONE LAND AT
STONEBRIDGE DRIVE, CESSNOCK FROM RE2 PRIVATE
RECREATION TO R2 LOW DENSITY RESIDENTIAL AND
INCLUDE MULTI-DWELLING HOUSING AS AN ADDITIONAL
PERMITTED USE*

RESPONSIBLE OFFICER: *Strategic Planning Manager - Martin Johnson*

APPLICATION NUMBER:	18/2018/1/1
PROPOSAL:	Planning Proposal – Stonebridge Drive, Cessnock
PROPERTY DESCRIPTION:	Part of Lots 1000 and 1009 DP1234890
PROPERTY ADDRESS:	Stonebridge Drive, Cessnock
ZONE: (CURRENT)	RE2 Private Recreation
ZONE: (PROPOSED)	R2 Low Density Residential
OWNER:	Cessnock Golf Club Ltd.
PROPONENT:	Monteath & Powys

SUMMARY

Council has received a Planning Proposal to rezone land at Stonebridge Drive, Cessnock from RE2 Private Recreation to R2 Low Density Residential and include multi dwelling housing as an additional permitted use under Schedule 1 of *Cessnock Local Environmental Plan 2011* (CLEP).

The proposal has merit in that it is located close to the Cessnock Town Centre, has access to all essential utilities and services, is accessible from Stonebridge Drive and is surrounded by similar residential development.

This Report seeks Council's endorsement to forward the Planning Proposal to the Department of Planning and Environment seeking a 'Gateway determination' to commence the Local Environmental Plan making process.

RECOMMENDATION

- 1. That Council forward the Planning Proposal to the Department of Planning and Environment seeking a 'Gateway determination.'**
- 2. That Council undertake consultation with public authorities and the community as determined by the Department of Planning and Environment Gateway determination.**

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3. That Council receive a report back on the Planning Proposal if written objections are received during the consultation with the community; otherwise forward the Planning Proposal to the Department of Planning and Environment requesting the plan be made.

BACKGROUND**Chronology**

Date	Brief description
16 August 2018	Application to Amend LEP received
12 December 2018	Planning Proposal reported to Council

The site at Stonebridge Drive, Cessnock is currently zoned RE2 Private Recreation with 'hotel or motel accommodation' as an additional permitted use. The site is an existing staged development based around a golf course. **Figure 1** shows the part of the lots subject to the Planning Proposal. The area subject to the Planning Proposal is close to the 4th hole fairway.

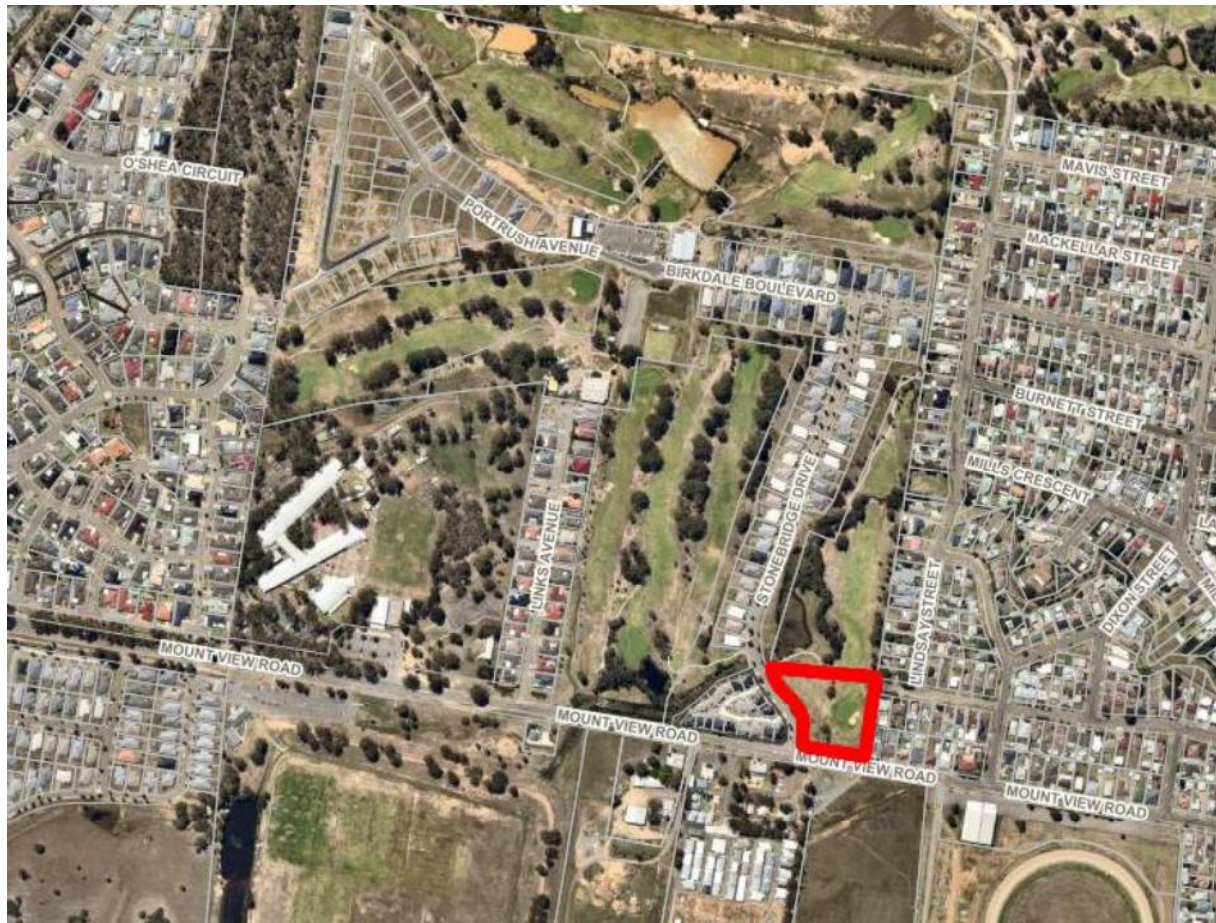


Figure 1: The subject site.

The portion of the site used for the 18 hole golf course provides an opportunity for expansion of residential uses in an area close to services, with high accessibility and connected to essential services. The site is located in an urban area close to two existing Urban Release Areas, Bellbird North and Nulkaba.

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REPORT/PROPOSAL

The Planning Proposal (**Enclosure 1**) seeks to amend the CLEP 2011 to rezone part of Lots 1000 and 1009 DP1234890 at Stonebridge Drive, Cessnock, from RE2 Private Recreation to R2 Low Density Residential. This will mean that all uses permitted in the R2 zone will be permitted. The site already had an additional permitted use of 'hotel or motel accommodation'. The proposal also seeks to include multi dwelling housing as an additional permitted use under Schedule 1 of CLEP. The site does not currently contain a minimum lot size. It is proposed to apply a minimum lot size of 450m² to the subject site, consistent with the proposed R2 Low Density Residential.

The existing strategic policy framework provided by the Hunter Regional Plan 2036, the Greater Newcastle Metropolitan Plan and the City Wide Settlement Strategy 2010 do not directly identify this proposal however the documents support infill development. The proposal has merit as the site:

- Is in close proximity to services such as a high school and the hospital;
- Is close to Cessnock Town Centre;
- Has frontage to Mount View Road and Stonebridge Drive;
- Is close to open space (Mount View Park, showground and sports centre);
- Is connected to existing services
- Is surrounded by similar residential development
- Provides the opportunity for infill development

Multi dwelling housing is currently an Additional Permitted Use on the adjacent site to the west on the adjacent corner of Stonebridge Drive and Mount View Road. Proposing the same Additional Permitted Use on the subject site would be consistent with the surrounding residential development.

It is recommended that the proposal be forwarded to the Department of Planning and Environment seeking a 'Gateway determination.'

OPTIONS

Council has the following options:

1. Resolve to support the recommendation of this Report and submit the Planning Proposal (**Enclosure 1**) to the Department of Planning and Environment for a Gateway determination. This is the preferred option.
2. Request changes to the Planning Proposal. This option will delay the proposed amendment.
3. Not proceed with the Planning Proposal.

CONSULTATION

Internal consultation was undertaken with Council's Principle Development Engineer, and Ecologist.

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Further consultation will be undertaken with the community and State Government Agencies in accordance with the Gateway determination.

If significant objections or unresolved matters are raised in the public exhibition process a Council briefing will be provided.

STRATEGIC LINKS

a. Delivery Program

The Planning Proposal aligns with the following objectives of the Cessnock 2027 Community Strategic Plan:

A connected, safe and creative community
Objective 1.1 Promoting social connections

Accessible infrastructure, services and facilities
Objective 4.1 Better transport links

b. Other Plans

Hunter Regional Plan

The Hunter Regional Plan forecasts a population growth in the Cessnock Local Government Area of 13,150 which will require 6,350 new dwellings. The proposal will help accommodate this growth.

It is considered that the Planning Proposal is consistent with the aims of the Hunter Regional Plan by presenting opportunities to add to the residential housing stock in the LGA.

Greater Newcastle Metropolitan Plan

The Greater Newcastle Metropolitan Plan Outcome 3 aims to prioritise infill development and increase housing diversity and choice in the Greater Newcastle area. This Planning Proposal is consistent with this outcome by providing an opportunity for a range of housing outcomes on a fully serviced site.

City Wide Settlement Strategy 2010 (CWSS)

The CWSS is Councils primary strategic planning policy. The CWSS directs growth across the local government area and informs any changes to the Cessnock Local Environmental Plan.

Part 5 of the CWSS refers to the provision of residential land. Section 5.3 and 5.4 identify specific areas of infill residential development. The site is not identified as an infill or a development site. However, the proposal presents an opportunity for infill development and efficient use of existing services and infrastructure.

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IMPLICATIONS

a. Policy and Procedural Implications

Following Council's endorsement, the Planning Proposal will be submitted to the Department of Planning and Environment for a Gateway determination.

It is intended that the Planning Proposal be exhibited in accordance with any specific requirements made by the Department of Planning and Environment in the Gateway determination.

The status of the Planning Proposal is identified in the following process flow chart.

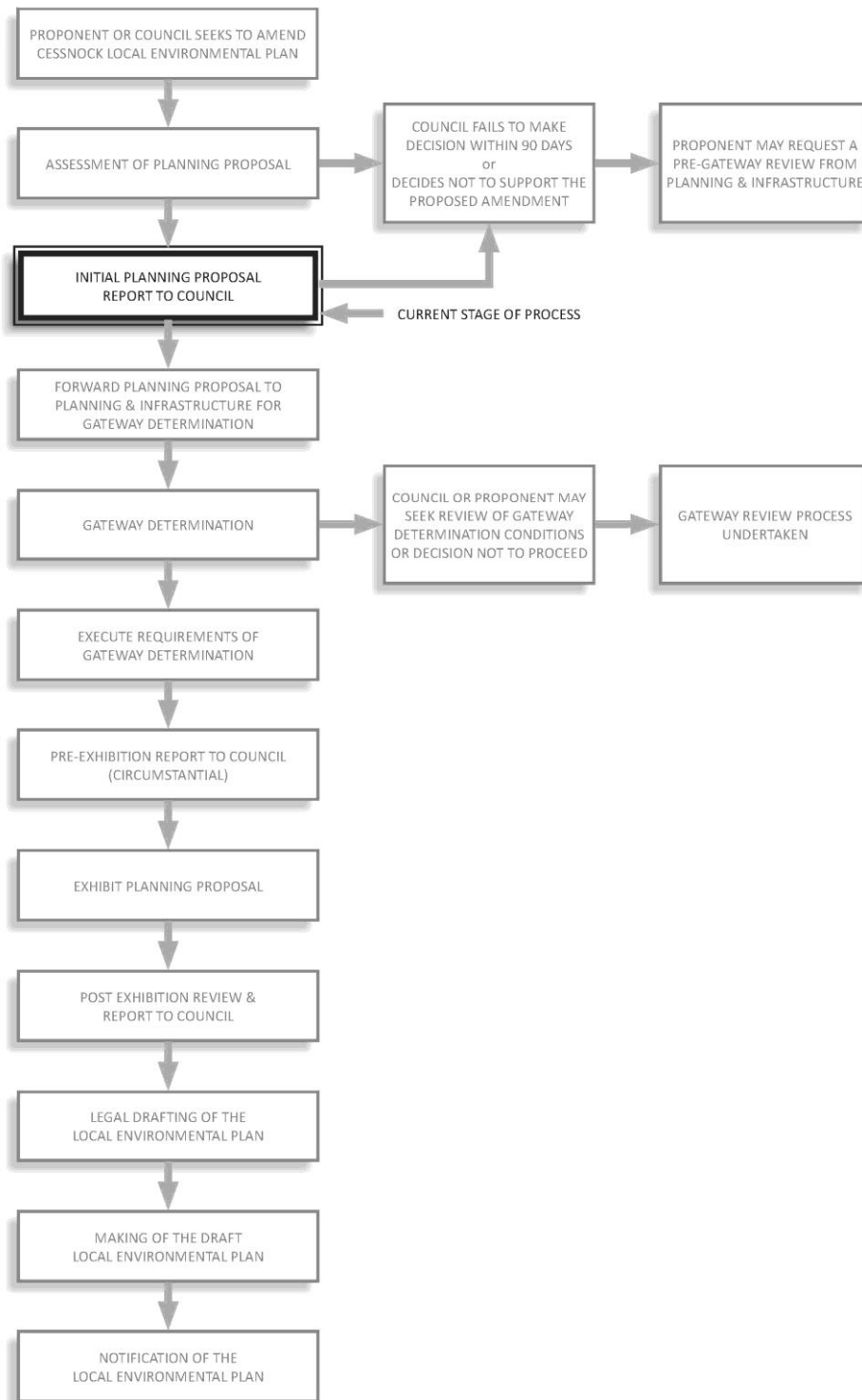
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PLAN MAKING PROCESS - LOCAL ENVIRONMENTAL PLAN



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b. Financial Implications

The Planning Proposal requires payment of fees as outlined in Council's adopted Fees and Charges. This allows Council to recoup costs for the staff time spent on the proposal and any costs incurred as part of the exhibition process. The fees are based on the time and costs associated with the average planning proposal. This Planning Proposal is considered to be a Category B rezoning application.

An invoice for the phase 1 fee was issued on 16 November 2018. The phase 2 fee is required after issue of a Gateway determination.

There are no financial implications if Council does not proceed with the Planning Proposal.

c. Legislative Implications

This Planning Proposal has been prepared in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's *A Guide to Preparing Planning Proposals*.

d. Risk Implications

Nil.

e. Environmental Implications

Part of the site is mapped as being Endangered Ecological Community (EEC) however it is considered unlikely that the existing vegetation would meet the definition of an EEC. A site inspection showed that there is very little vegetation on site and it is unlikely that critical habitat, threatened species of ecological communities would be adversely affected. The site is largely cleared for use as a golf course. The existing trees on site do not contain any understorey vegetation and are not located within the mapped EEC area.

f. Other Implications

NIL

CONCLUSION

Allowing the subject site to be rezoned to R2 with an Additional Permitted Use of multi dwelling housing will provide a serviceable and well located residential infill development opportunity.

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Should Council determine to support the proposal, the Planning Proposal will be forwarded to the Department of Planning and Environment for a Gateway determination. The Gateway determination is likely to contain conditions that will need to be satisfied prior to public exhibition. As per the recommendations of this Report, a further report will be presented to Council following public exhibition of the Planning Proposal if written objections are received. Otherwise the Planning Proposal will be forwarded to the Department of Planning and Environment requesting the plan be made.

ENCLOSURES

- 1** Planning Proposal Stonebridge Drive Cessnock