



PLANNING PROPOSAL

Amendment to the *Cessnock Local Environmental Plan 2011*

Stonebridge Drive CESSNOCK Rezoning of Part LOTS: 1000 and 1009 DP: 1234890

Version 1

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Part 1: Objectives and Outcomes

The objective of the Planning Proposal is to amend the Cessnock Local Environmental Plan 2011 (CLEP 2011) to achieve the following outcomes:

- Rezone part of Lots 1000 and 1009 DP 1234890 from Zone RE2 Private Recreation to Zone R2 Low Density Residential
- Amend Lot Size Map to apply a minimum lot size of 450m² on the subject site
- Amend CLEP 2011 Schedule 1 Additional permitted uses to allow, with development consent, multi dwelling housing on that area of Lots 1000 and 1009 DP 1234890 which is to be rezoned by this planning proposal.
- Amend CLEP 2011 Schedule 1 Additional Permitted Uses to remove the existing Additional Permitted Use of 'hotel or motel accommodation'

Part 2: Explanation of Provisions

To achieve the intended outcomes, this planning proposal seeks to amend planning controls in CLEP 2011 as follows:

- a) Rezone the identified area of land to R2 Low Density Residential by amending Land Zoning Map – Sheet LZN_006CA in accordance with the proposed Land Zoning Map as demonstrated in **Figure 1** below
- b) Amend Lot Size map Sheet LSZ_006CA in accordance with the proposed Lot Size Map as shown below in **Figure 2**
- c) Include an additional permitted use under Schedule 1 of the CLEP 2011 for the provision of multi dwelling housing in the identified area of Lots 1000 and 1009 DP1234890 as shown in **Figure 3** below
- d) Remove 'hotel or motel accommodation' from Schedule 1 of the CLEP 2011 for the identified hatched area of Lots 1000 and 1009 DP1234890 as shown in **Figure 3** below

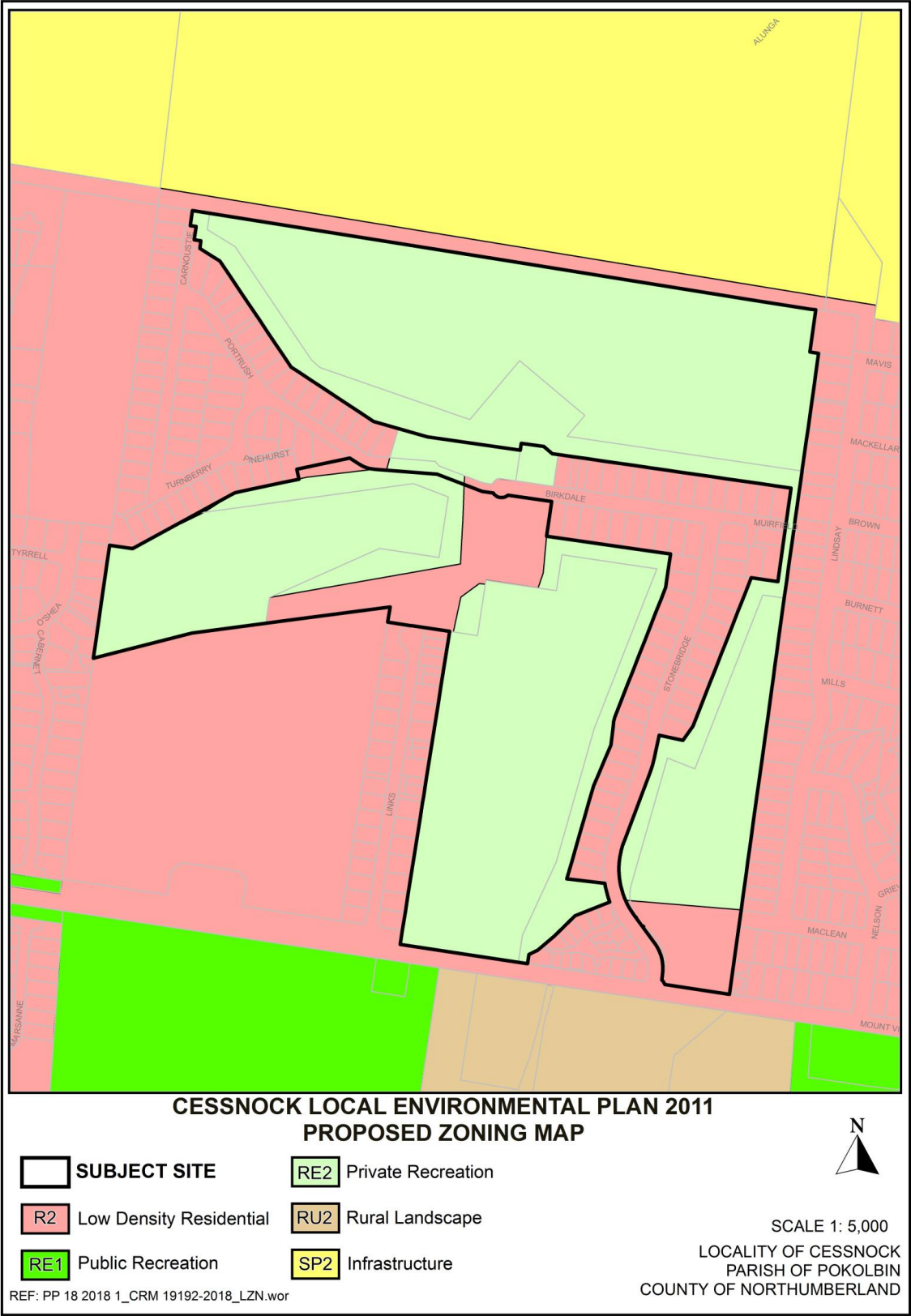


Figure 1. Proposed Zoning Map

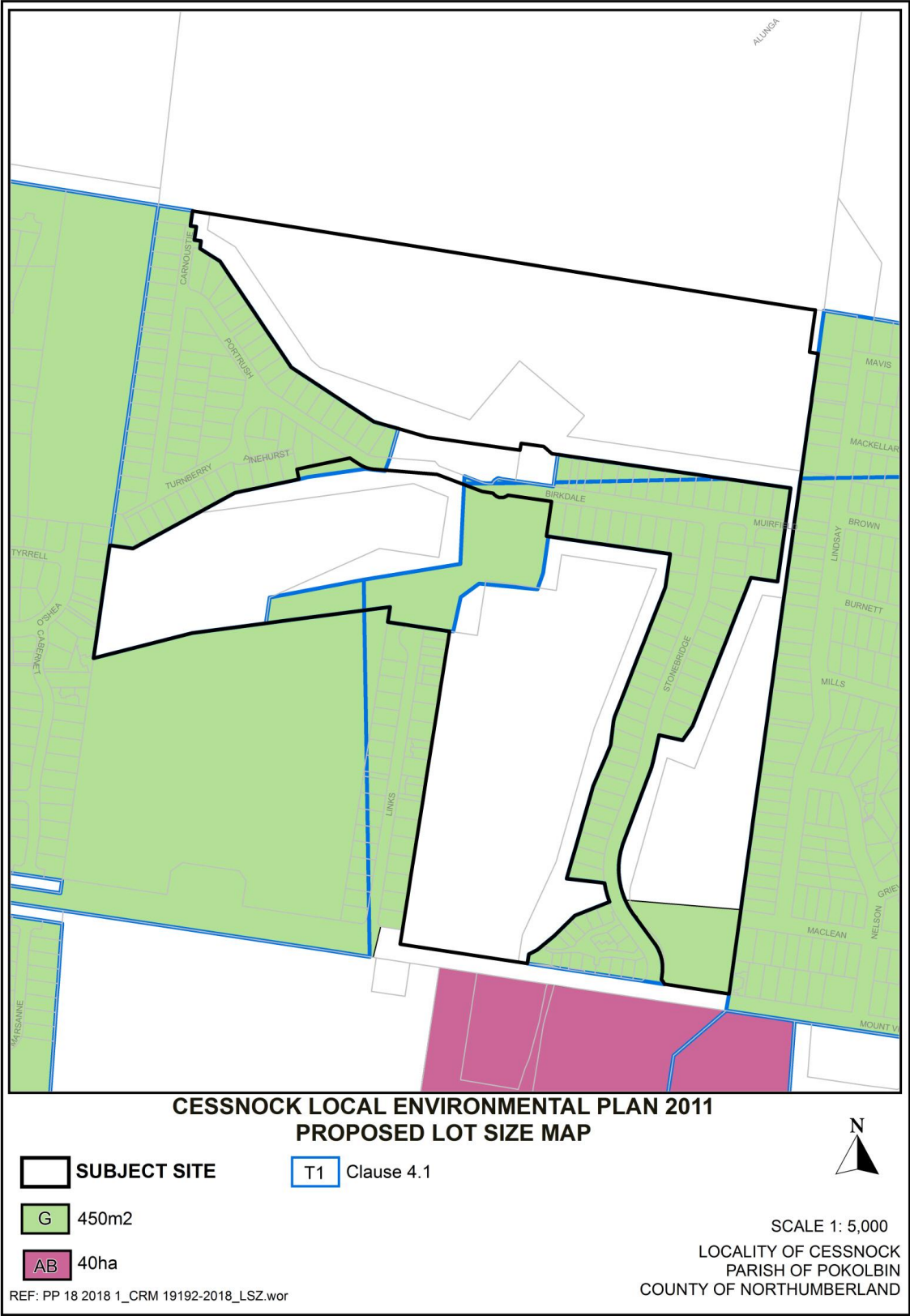


Figure 2. Proposed Lot Size Map

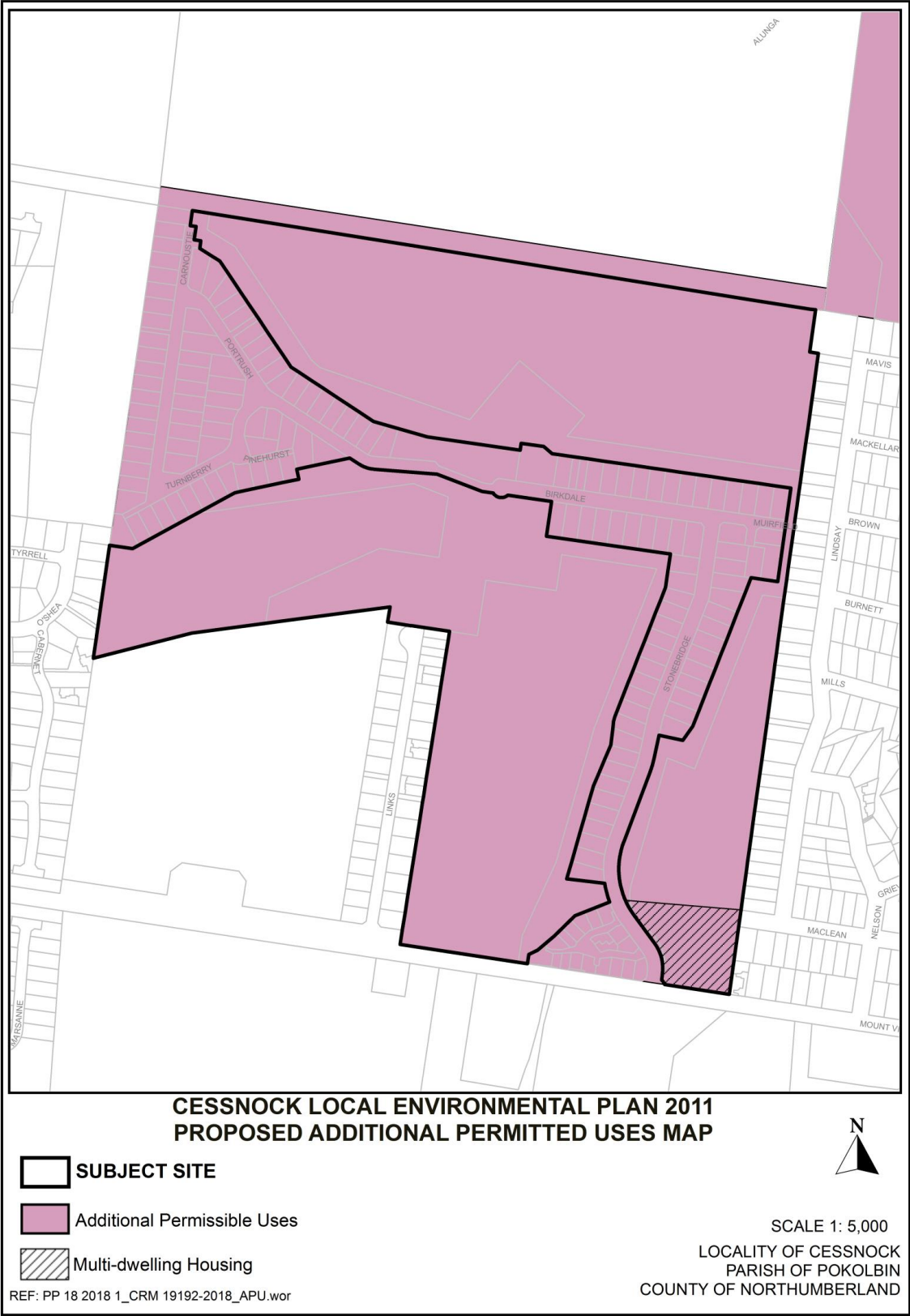


Figure 3. Proposed Additional Permitted Use application Map

Current Planning Provisions

CLEP 2011 contains the zoning and principal development standards for the site. The site is currently zoned RE2 Private Recreation with an Additional Permitted Use of hotel or motel accommodation permitted with development consent.

The objectives of the RE2 Zone are to enable land to be used for private open space or recreational purposes, to provide a range of recreational settings and activities and compatible land uses and to protect and enhance the natural environment for recreational purposes.

The objectives of the R2 Zone are to provide for the housing needs of the community within a low density residential environment and to enable other land uses that provide facilities or services to meet the day to day needs of residents.

The site does not currently contain a minimum lot size control.

An additional permitted use of 'hotel or motel accommodation' currently applies to the site as a result of the use of the site being a golf course.

The site and surrounding land is identified as Strategic Agricultural Land under State Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 as Critical Industry Cluster Land (Viticulture).

Part 3: Justification

In accordance with the Department of Planning and Environment'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

The planning proposal is not the result of a strategic study or report.

The proposal is considered to have merit as the surrounding land uses are predominately residential with an Additional Permitted Use of 'multi dwelling housing', which has been developed, to the west of the subject site. The proposal is in accordance with the Hunter Regional Plan and the Greater Newcastle Metropolitan Plan which aim to provide more residential land and opportunities for varying densities of residential development. The site also has an existing additional permitted use of hotel or motel accommodation, which is proposed to be removed as part of this proposal in order to avoid conflict with the adjoining Golf Club.

2 Planning Proposal as best way to achieve the objectives

The proposal is for the rezoning of the subject site to allow a residential land use and an additional permitted land use for multi dwelling housing. Current planning controls prohibit standard residential use on the site area including multi dwelling housing.

It has been determined that this proposal is the best means of achieving the objectives proposed. It will ensure consistency with the surrounding land zones and clarify in Schedule 1 of the CLEP 2011 the inclusion of multi dwelling housing and the removal of existing use of 'hotel or motel accommodation' for the subject site.

Section B: Relationship to Strategic Planning Framework

3 *Consistency with Objectives and Actions within Regional Strategies*

Hunter Regional Plan 2036

The Hunter Regional Plan (HRP) was released in 2016 by the NSW Department of Planning and Environment. It is the strategic plan and vision document for guiding growth in the Hunter to 2036.

The HRP contains directions to create compact settlements and promote housing diversity. The planning proposal will facilitate these objectives by providing residential land in an urban area with existing services.

In addition, the Greater Newcastle area is anticipated to accommodate an extra 600,000 people to 2036. The HRP forecasts that the Cessnock LGA will experience a population increase of 13,150, which will require an additional 6,350 new dwellings. The planning proposal will support this target in the HRP by presenting an opportunity to add to the residential housing stock in the LGA.

Newcastle Greater Metropolitan Plan

The Greater Newcastle Metropolitan Plan aims to create one of Australia's most dynamic and vibrant metropolitan cities. The Plan provides the strategies and actions to deliver on the visions, create great places across Greater Newcastle and align infrastructure and services in catalyst areas.

The Plan identifies the following outcomes to underpin the vision for Greater Newcastle:

- 1 Create a workforce skilled and ready for the new economy
- 2 Enhance environment, amenity and resilience for quality of life
- 3 Deliver housing close to jobs and services
- 4 Improve connections to jobs, services and recreation

Like the goals and objectives of the HRP, the Newcastle Greater Metropolitan Plan provides broad outcomes that will guide the future development of the Greater Newcastle. Also similarly to the HRP, the Newcastle Greater Metropolitan Plan provides projections and nominates housing types in specified LGA's.

It is identified that the Cessnock LGA will require a minimum of 1300 infill dwellings by 2036 to meet the targets set by the Plan.

It is considered that this planning proposal is consistent with the Plan by supporting the residential housing stock predicted for the Cessnock LGA. This will support additional residential development opportunities within the region to assist in meeting the needs of the local community and Newcastle Metropolitan area. It will also provide an opportunity for infill development with access to existing services and infrastructure.

4 *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 identifies the community's main priorities and aspirations for the future and to identify strategies for achieving these goals.

Cessnock 2027 has five themes which are the desired outcomes identified during the community engagement process and include the following:

- A connected, safe and creative community: developing safe and connected neighbourhoods that support healthy and fulfilling lifestyles for people of all ages.
- A sustainable and prosperous economy: achieving long term economic security through a mix of diverse business and employment options.
- A sustainable and healthy environment: promoting a sustainable balance between development and preserving our natural environment.
- Accessible infrastructure, services and facilities: increasing the range and accessibility of the services we need along with investment in improved infrastructure.
- Civic leadership and effective governance ensuring that we have strong leadership and good governance and that we foster community participation in decision-making.

This planning proposal seeks to make amendments to the CLEP 2011, which are not inconsistent with Council's strategic planning policies.

City Wide Settlement Strategy (2010)

The Cessnock City Wide Settlement Strategy 2010 (CWSS) sets out strategic directions and actions arising from the Lower Hunter Regional Strategy 2006 (LHRS). An important action from the CWSS relates to containing the urban footprint within the Cessnock LGA consistent within the LHRS and HRP.

There is considered to be no inconsistency between Council's City Wide Settlement Strategy and the planning proposal as this proposal could be considered infill development.

5 Consistency with State Environmental Planning Policies

An assessment of 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 1 - Development Standards	The SEPP makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.	Not applicable
SEPP 21 - Caravan Parks	The SEPP provides for development for caravan parks.	Consistent. Nothing in this planning proposal impacts upon the operation of this SEPP.
SEPP 30 - Intensive Agriculture	The SEPP provides considerations for consent for intensive agriculture.	Consistent. Nothing in this planning proposal impacts upon the operation of this SEPP.
SEPP 33 - Hazardous & Offensive Development	The SEPP provides considerations for consent for hazardous & offensive development.	Not applicable
SEPP 36 - Manufactured	The SEPP makes provision to encourage manufactured homes	Not applicable

SEPP	Relevance	Consistency and Implications
Homes Estates	estates through permitting this use where caravan parks are permitted and allowing subdivision.	
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.	Consistent. This planning proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP 50 - Canal Estate Development	The SEPP bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.	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	Consistent. This planning proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP 62 - Sustainable Aquaculture	The SEPP relates to development for aquaculture and to development arising from the rezoning of land and is of relevance for 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.	Consistent. This planning proposal does not contain provisions that contradict or would hinder the application 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.	Consistent. This planning proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP 70 – Affordable Rental Housing (Revised Schemes)	The SEPP provides for an increase in the supply and diversity of affordable rental and social housing in NSW.	Consistent. This planning proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP Affordable Rental Housing	The aims of this Policy are as follows:	Consistent. This planning proposal does not

SEPP	Relevance	Consistency and Implications
2009	<p>(a) to provide a consistent planning regime for the provision of affordable rental housing,</p> <p>(b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,</p> <p>(c) to facilitate the retention and mitigate the loss of existing affordable rental housing,</p> <p>(d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,</p> <p>(e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,</p> <p>(f) to support local business centres by providing affordable rental housing for workers close to places of work,</p> <p>(g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.</p>	contain provisions that contradict or would hinder application of this SEPP.
SEPP Building Sustainability Index: BASIX 2004	The SEPP provides for the implementation of BASIX throughout the State.	Not applicable
SEPP Coastal management 2018	The SEPP provides for the implementation of management objectives in the coastal zone.	Not applicable.
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 carried out without the need for development consent; and, in the General	Consistent. This planning proposal does not contain provisions that contradict or would hinder application of this SEPP.

SEPP	Relevance	Consistency and Implications
	Housing Code, types of complying development that may be carried out in accordance with a complying development certificate.	
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.	Consistent. This planning proposal does not contain provisions that contradict or would hinder the application 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.	Consistent. This planning proposal does not contain provisions that contradict or would hinder application 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.	Consistent. The site is identified as strategic agricultural (viticulture). However, given its current land use and surrounding built environment, it is not anticipated that this will impact on the current use and proposed rezoning. This planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP Miscellaneous Consent Provisions 2007	The aims of this Policy are as follows: (a) to provide that the erection of temporary structures is permissible with consent across the State, (b) to ensure that suitable provision is made for ensuring the safety of persons using temporary structures, (c) to encourage the protection of the environment at the location, and in the vicinity, of temporary structures by specifying relevant matters for consideration, (d) to provide that development comprising the subdivision of land, the erection of a building or the demolition of a building, to the extent to which it does not already require development consent under another environmental planning instrument, cannot be carried out except with	Consistent. This planning proposal does not contain provisions that would contradict or would hinder application of this SEPP.

SEPP	Relevance	Consistency and Implications
	development consent.	
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 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 (JRPPs) to determine development applications.	Consistent. This planning proposal does not contain provisions that contradict or would hinder application of this SEPP.

6 Consistency with Section 9.1 Ministerial Directions for Local Plan Making

An assessment of relevant Section 9.1 Directions against the planning proposal is provided in the table below.

Table 2: Relevant Section 9.1 Ministerial Directions

Ministerial Direction	Objective of Direction	Consistency and Implication
1. Employment and Resources		
1.1. Business and Industrial Zones	The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres.	Consistent. The planning proposal does not seek to reduce the amount of employment land available in the Cessnock LGA.
1.2. Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	Consistent. Nothing in this planning proposal impacts upon the operation of 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 coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	.The site is identified as strategic agricultural land (viticulture). However, given its current urban land use and surrounding built environment, it is not anticipated that the proposal will have a significant impact. The site and surrounding area is not utilised as a vineyard or in close proximity to wine processing land uses. It is therefore considered that this proposal is justifiably inconsistent with the direction for coal, other minerals, petroleum and extractive minerals (viticulture).

Ministerial Direction	Objective of Direction	Consistency and Implication
1.5. Rural Lands	The objectives of this direction are to: (a) protect the agricultural production value of rural land, (b) facilitate the orderly and economic development of rural lands for rural and related purposes.	Not applicable
2. The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. Environment and Heritage		
2.1 Environmental Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Consistent The objective of this direction is to protect and conserve environmentally sensitive areas. The site is mapped as containing EEC however aerial photographs and a site inspection indicate that there is very little vegetation onsite with no understorey.
2.2 Coastal Protection	The objective of this direction is to protect and manage coastal areas of NSW.	The site is not in the coastal zone.
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.	The subject site is not identified as containing any items, areas, objects or places of environmental heritage significance or indigenous significance. A search of the AHIMS database was undertaken. No Aboriginal heritage was identified as being recorded in the locality. It is considered that the proposal is consistent with this direction.
2.4 Recreation Vehicle Areas	The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	Not applicable.
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on	Consistent. The proposal seeks to provide additional support to the housing market by offering additional land with higher intensity development provisions allowing for housing variety.

Ministerial Direction	Objective of Direction	Consistency and Implication
	the environment and resource lands.	
3.2 Caravan Parks and Manufactured Home Estates	The objectives of this direction are: (a) to provide for a variety of housing types, and (b) to provide opportunities for caravan parks and manufactured home estates.	Not applicable.
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Consistent. This proposal does not impact on the operation of 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 following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.	Consistent. This proposal is considered consistent with the objectives of the direction by providing infill development in close proximity to existing services.
3.5 Development Near Licensed Aerodromes	The objectives of this direction are: (a) to ensure the effective and safe operation of aerodromes, and (b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and (c) to ensure development for residential purposes or human occupation, if	Consistent. This proposal is not considered to have an impact upon the operation of this direction.

Ministerial Direction	Objective of Direction	Consistency and Implication
	situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.	
3.6 Shooting Ranges	The objectives are: (a) to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, (b) to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, (c) to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.	Not applicable.
4. Hazard and Risk		
4.1 Acid Sulfate 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 sulfate soils.	Not applicable
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.	Not applicable.
4.3 Flood Prone Land	The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	Inconsistent. The site is identified as flood prone based on Council's flood mapping. Development proposed following this rezoning would be subject to flooding controls in Cessnock City Council's Development Control Plan Part C9 "Development on Flood Prone Land". The site has a Hazard Category of H1, H2 and H3 and is identified as Flood Fringe. The proposed rezoning is considered feasible from an engineering perspective. Flood reporting may be required at the Development Application stage.

Ministerial Direction	Objective of Direction	Consistency and Implication
		Therefore the inconsistency is considered minor. More information is provided in Section C, Part 8.
4.4 Planning for Bushfire Protection	The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound management of bush fire prone areas.	The subject site is identified to be in proximity to land mapped as bushfire prone land (buffer area). Consideration to design guidelines provided in Planning for Bushfire Protection 2006 will be considered in future development applications. Any future development of the land will require referral o the RFS under section 100B of the Rural Fires Act 1997.
5. Regional Planning		
5.10 Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Consistent. This planning proposal is consistent with the Hunter Regional Plan 2036 and the Greater Newcastle Metropolitan Plan in their aim to provide additional residential land.
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.	Consistent. Any referrals required by the Gateway determination will be undertaken as per the directions specified in the determination. The proposal is unlikely to contain any concurrence provisions. The proposal is anticipated to be referred to the NSW Rural Fire Service
6.2 Reserving Land for Public Purpose	The objectives of this direction are: (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	Consistent. The proposal does not seek to reserve any land for public purposes. The site is privately owned. It is considered that this direction does not apply to this proposal.
6.3 Site Specific Provision	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Consistent. This planning proposal seeks to include an additional permitted use of multi dwelling development to the site in addition to the R2 Low

Ministerial Direction	Objective of Direction	Consistency and Implication
		density residential zoning. This will increase the opportunities for development on the subject site and is consistent with the adjoining site.

Section C: Environmental, Social and Economic Impact

7 *Impact on Threatened Species*

Council mapping indicates Endangered Ecological Communities of Lower Hunter Spotted Gum – Ironbark Forest and Hunter Lowland Redgum Forest are present on the site. Aerial photos and a site inspection indicate that very minimal vegetation exists on the site and it is unlikely that critical habitat, threatened species or ecological communities will be adversely affected by the proposal as demonstrated in **Figure 4** below. No other threatened species are mapped as existing on the site.



Figure 4. Vegetation on site

8 *Environmental Impact*

Bushfire

A small portion of the south eastern corner of the subject site is identified being Bushfire Prone Land – Buffer. The impact of Bushfire on any future development will be assessed during the Development Application process.

Future development applications on the subject site will be assessed against Planning for Bushfire Protection 2006 (PBP 2006) and may include mitigation measures for individual dwellings and property access.

The PBP 2006 requires the Planning Principles for rezoning to residential land in Bush Fire Prone Areas be addressed in a planning proposal:

Planning Principles	Consistency
a. Provision of a perimeter road with two way access which delineates the extent of the intended development	Access to the golf course is available via a two way access road (Stonebridge Drive off Mount View Road). Given the size of the overall existing lot and intended area for rezoning, it is not anticipated a second access road into Mount View Road is necessary. A local road similar to land immediately west of the subject site area may be required as part of a development application.
b. Provisions, at the urban bushland interface, for the establishment of adequate asset protection zones for future housing	There are established developments immediately east of the subject site and to the west of Stonebridge Road. A requirement for an asset protection zone for any development proposed on the site will be considered at the development assessment stage.
c. Specifying minimum residential lot depths to accommodate asset protection zones for lots on perimeter roads	The subject site does not currently contain a minimum lot size. A minimum lot size of 450m ² is proposed and will be assessed as per of a RFS referral following a positive Gateway determination.
d. Minimising the perimeter of the area of land, interfacing the hazard, which may be developed	There is already significant physical separation from bushfire threat provided by large cleared areas on the site and existing built form on the adjacent land. In addition to this the vegetation is generally not dense and is maintained.
e. Introduction of controls which avoid placing inappropriate developments in hazardous areas	Development standards and controls for development on bushfire prone land in the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) (2008)</i> will apply to any development proposed on the site. Development that requires consent on bushfire prone land will be subject to assessment against the requirements on the PBP 2006 and in some cases authorisation under the <i>Rural Fires Act 1997</i> .

f. Introduction of controls on the placement of combustible materials in asset protection zones	As above.
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It is proposed to consult with RFS as part of this proposal.

Flooding

Cessnock City Council mapping identifies the site as subject to flooding. It has been determined by Council staff that the proposal is considered feasible from an engineering perspective and the implications of development on the flood impacted area will be assessed at the development assessment stage.

It is proposed that flood reporting will be undertaken during the development application stage for any future proposed development on the site.

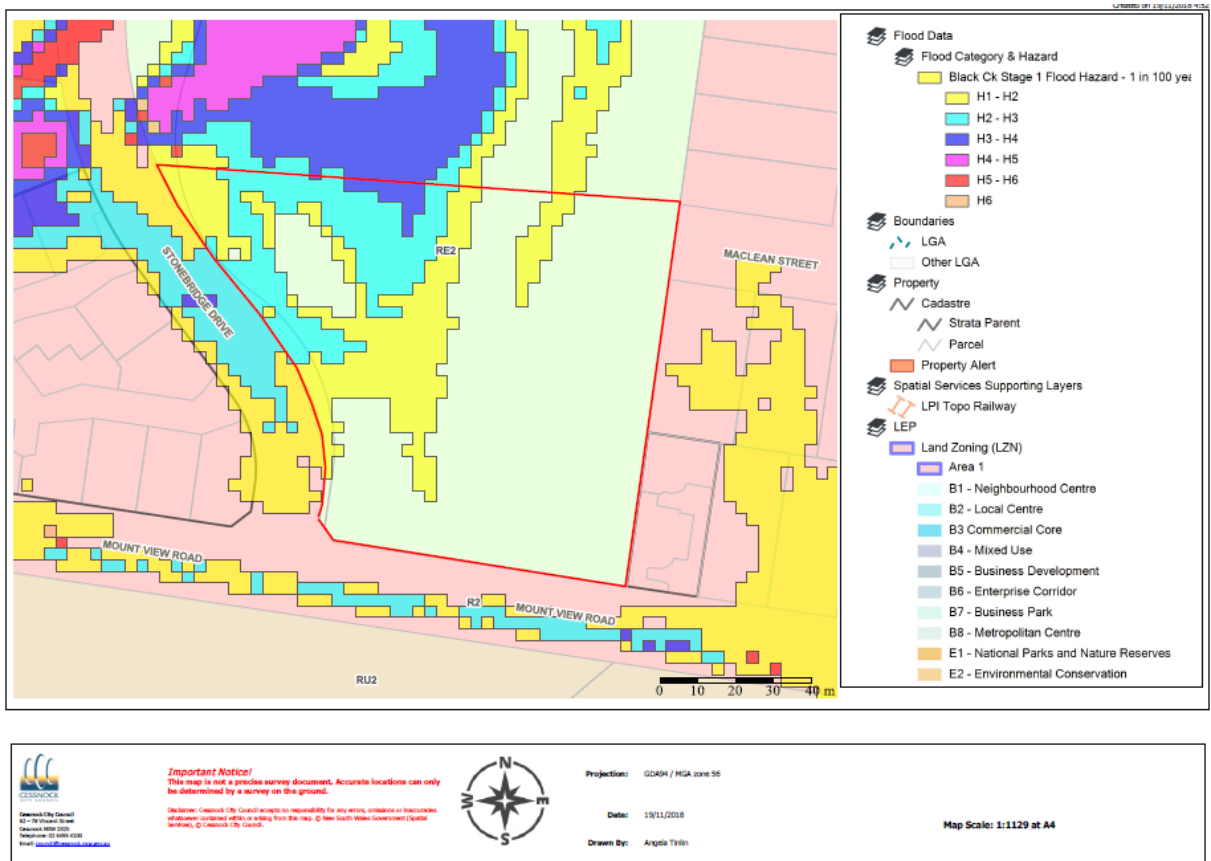


Figure 5. Hazard Category Map

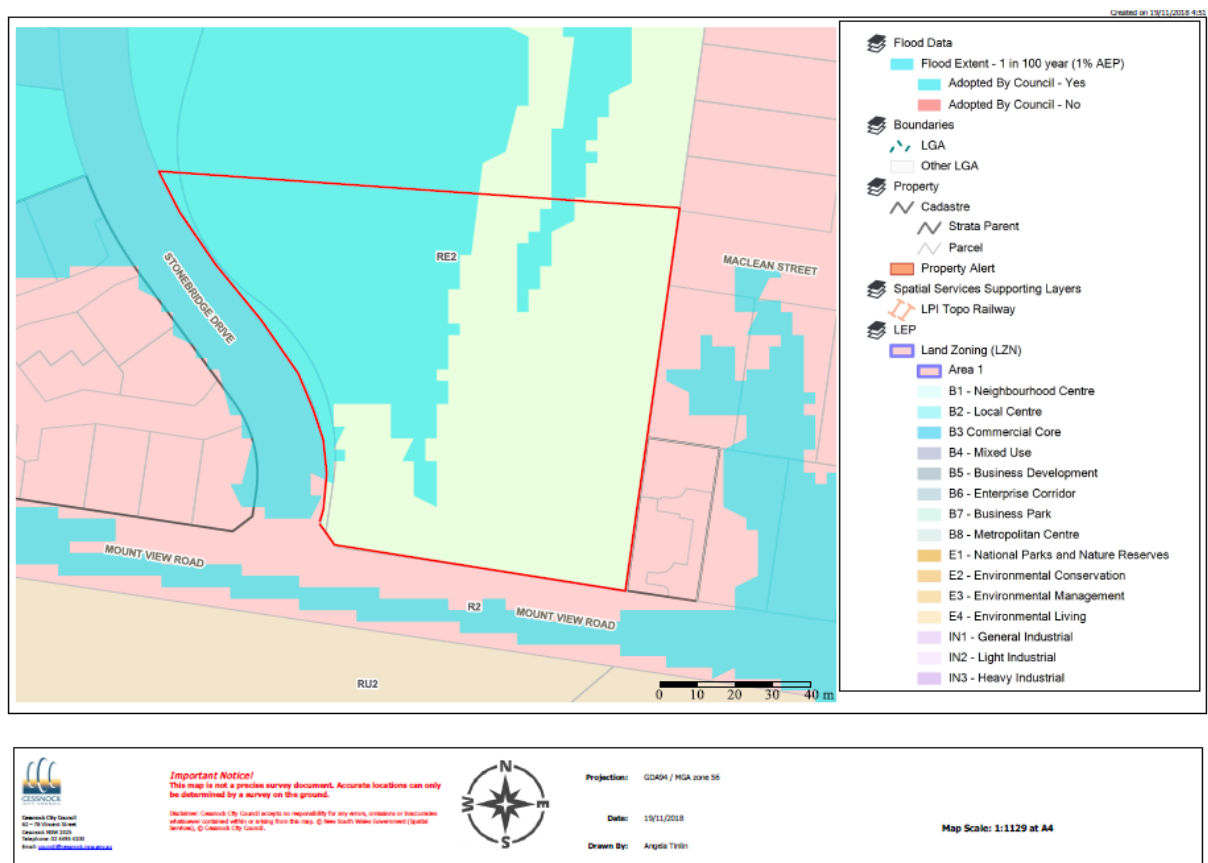


Figure 6. 1:100 year flood map

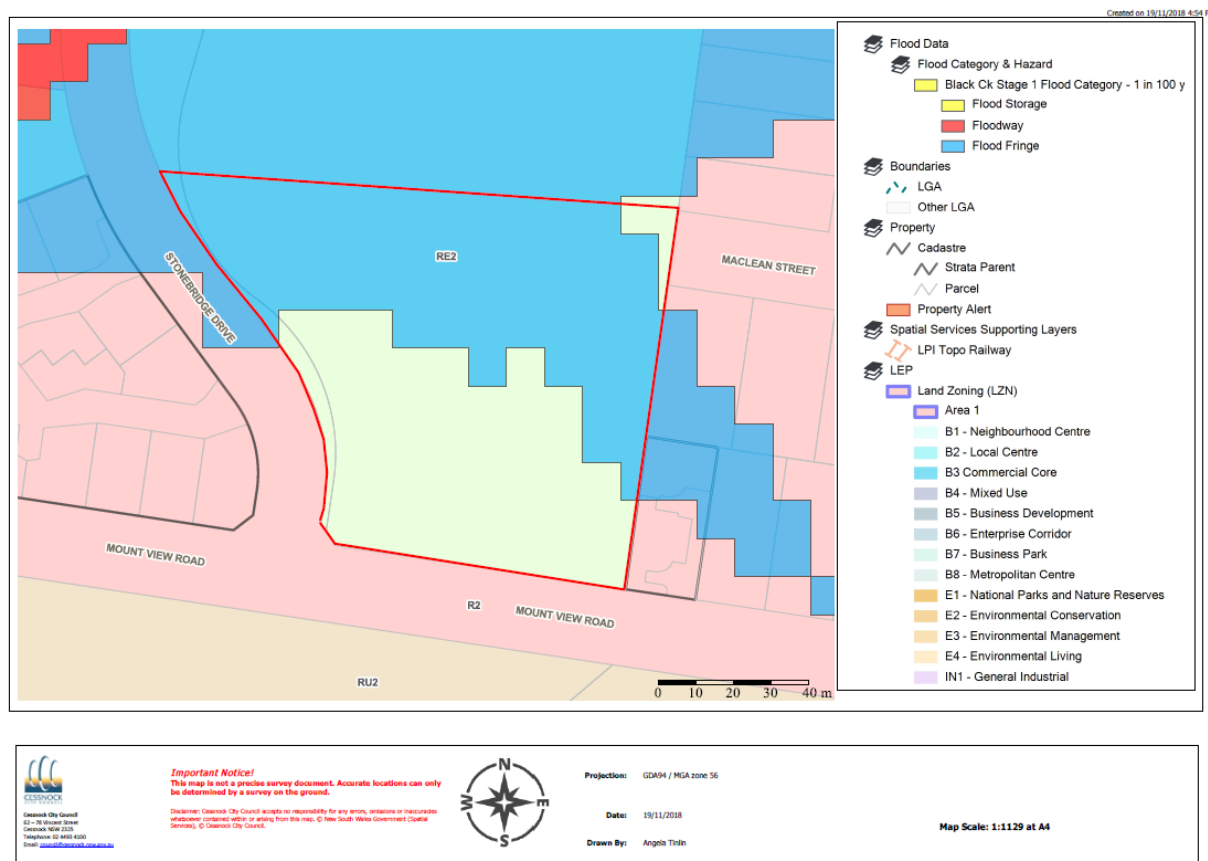


Figure 7. Hydraulic Flood Category Contamination

The site is not mapped as being contaminated or potentially contaminated. Previous and current uses of the site indicate that the site is unlikely to be contaminated.

Detailed information regarding contamination may be required at the development application stage.

Traffic

It is unlikely that the proposed rezoning will result in a significant increase in dwellings and subsequently traffic. The planning proposal will translate to a similar development to that immediately west (across Stonebridge Drive). Due to the size and scale of the proposed area it is anticipated that any traffic issues can be addressed at the Development Application stage. A traffic study may be required as part of the Gateway determination or at development application stage.

9 Social and Economic Impacts

This planning proposal will have positive social and economic impacts such as:

1. Supporting strategic planning outcomes through the provision of additional housing stock and housing choice;
2. Providing an increase in residential development opportunities within the Cessnock LGA;
3. The site is strategically well located within 2 kilometres of Cessnock city centre which provides a wide range of retail, employment, entertainment and community services;
4. Efficient use of urban land and existing infrastructure through infill development; and

Section D: State and Commonwealth Interests

10 Adequate Public Infrastructure

The proposed rezoning and potential development is considered to be of a scale that is unlikely to generate demand for additional public infrastructure. The full range of utility services including electricity, telecommunications, water, sewer and stormwater are currently available on the site. It is expected that these services would be upgraded by the developer, where required, to support any future prospered development. Consultation with relevant authorities during the public exhibition of the planning proposal will establish the capacity of the current utilities to service the site.

11 Consultation with State and Commonwealth Authorities

The planning proposal is not yet at a stage of public exhibition. The Gateway determination will advise the public authorities to be consulted as part of the planning proposal process and consultation will be undertaken with those agencies as per Gateway determination specifications.

Part 4: Mapping

This planning proposal seeks to amend the following mapping sheets of the Cessnock Local Environmental Plan 2011

The primary objective of the planning proposal is to:

- LZN_006CA
 - Rezone the subject area, part of Lots 1000 and 1009 DP1234890 from RE2 Private Recreation to R2 Low Density Residential
- LSZ_006CA
 - Amend Lot Size map to apply a minimum lot size of 450m² to the subject area
- APU_006CA
 - Amend Additional Permitted Use map of the CLEP 2011 to identify that multi dwelling housing is a permitted land use on the site with development consent
 - Amend the Additional Permitted Use map of the CLEP 2011 to remove the existing use of 'hotel or motel accommodation' from the subject site.

Part 5: Community Consultation

The Planning Proposal is proposed to be publicly exhibited for 28 days in accordance with Council's Advertising and Notification Requirements and the Department's LEP Guide "A guide to preparing local environmental plans".

The exhibition material will be available from the following locations:

- Council's administration building;
- Cessnock Public Library
- Kurri Kurri Public Library; and
- Council's Website at www.cessnock.nsw.gov.au

It is proposed to consult with the NSW Rural Fire Service (RFS) on the content of this Planning Proposal.

The Department's Gateway determination may make prescriptions relating to government authority and/or agency consultation and public exhibition of the proposal.

Part 6: Project Timeline

	January 2019	February 2019	March 2019	April – May 2019	June 2019	July 2019	October - November 2019
Submit Planning Proposal to DoP&E							
Receive Gateway Determination							
Agency consultation							
Preparation of documentation for Public Exhibition							
Public Exhibition							
Review / consideration of submissions							
Report to Council							
Finalise Planning Proposal / request to the DoP&E that the amendment is made							

The Project Timeline will assist with tracking the progress of the Planning Proposal through the various stages of consultation and approval.

It is estimated that this amendment to the Cessnock Local Environmental Plan 2011 will be completed within 12 months.

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

Appendix 1:

Council Report and Minutes (dates)

Report to Ordinary Meeting of Council – 12 December 2018 Item Number PE83/2018

Minutes of Ordinary Meeting of Council – 12 December 2018. Item number PE83/2018

All Council reports and minutes are accessible from Council's website:
<http://www.cessnock.nsw.gov.au/council/meetings>.