

Amendment to Cessnock LEP 2011 - Minimum Lot Size 'Cessnock Civic' Vincent St Cessnock

Proposal Title : Amendment to Cessnock LEP 2011 - Minimum Lot Size 'Cessnock Civic' Vincent St Cessnock

Proposal Summary : The Planning Proposal aims to amend the Lot Size map of the Cessnock Local Environmental Plan 2011 by removing the 40Ha minimum lot size and applying no minimum lot size to land zoned B7 Business Park at the 'Cessnock Civic' site, Vincent Street, Cessnock.

PP Number : PP_2012_CESSN_001_00 Dop File No : 11/18030

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :

Additional Information : 1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning & 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 2009) and must be 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 and materials 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. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

3. The timeframe for completing the LEP is 6 months from the week following the date of the Gateway Determination.

Supporting Reasons : The LEP aims to resolve concerns relating to the future subdivision of the the B7 Business Park land for its intended land use activities. The PP removes a minimum lot size restriction over the land, and is a similar standard to the Cessnock City Centre.

Panel Recommendation

Recommendation Date : 29-Mar-2012 Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

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 is classified as low impact as described in A Guide to Preparing LEPS (Department of Planning 2009) and 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. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

3. 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).

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Cessnock**

4. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Signature: 

Printed Name: Galino Date: 18/4/12