



Mr Stephen Glen
General Manager
Cessnock City Council
PO Box 152
CESSNOCK NSW 2325

Our ref: PP 2013 CESSN 007 00 (13/16565)

Att: Bo Moshage

Dear Mr Glen

**CESSNOCK LOCAL ENVIRONMENTAL PLAN 2011 (AMENDMENT NO.16)
PP 2013 CESSN 007 00**

I refer to Council's submission under the *Environmental Planning and Assessment Act 1979* (EP&A Act), requesting that the Minister make *Cessnock Local Environmental Plan 2011 (Amendment No.16)*.

I am pleased to advise that as the Minister's delegate, Ms Monica Gibson, Director Regions, Hunter and Central Coast made the LEP under section 59(2) of the *EP&A Act*, and under section 34(5) it was published on the NSW Legislation website on 1 April 2016. Please find enclosed a signed copy of the amending LEP.

The Department supports the rezoning of the deferred areas to equivalent zones until Council completes its comprehensive review of the City Wide Settlement Strategy.

Should you have any questions regarding this matter, please contact the undersigned at the Department's Newcastle Office on 4904 2716.

Yours sincerely

Trent Wink 4/4/16
Senior Planner
Hunter and Central Coast Region
Planning Services



New South Wales

Cessnock Local Environmental Plan 2011 (Amendment No 16)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

Minister for Planning

APPROVED AS DELEGATE OF MINISTER FOR PLANNING	
Signature	<i>Jawira Gurr</i>
Designation	<i>Director Regional Trusts & Cultural</i>
Date	<i>29/03/2016</i>

Cessnock Local Environmental Plan 2011 (Amendment No 16)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Cessnock Local Environmental Plan 2011 (Amendment No 16)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the land to which *Cessnock Local Environmental Plan 2011* (the *Principal Plan*) applies, including land at Cedar Creek, Black Hill, Brunkerville, Buchanan, Bucketty, Buttai, Laguna, Mount Vincent, Mulbring, Paynes Crossing, Richmond Vale, Stockrington, Sweetmans Creek and Wollombi, that, immediately before the making of this Plan, was identified as deferred matter under the Principal Plan.

4 Maps

The maps adopted by *Cessnock Local Environmental Plan 2011* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Cessnock Local Environmental Plan 2011

[1] Clause 1.3 Land to which Plan applies

Omit clause 1.3 (1A).

[2] Clause 1.8 Repeal of planning instruments applying to land

Insert at the end of clause 1.8 (1):

Note. The following local environmental plans are repealed under this provision:
Cessnock Local Environmental Plan 1989

[3] Clause 1.8 (2)

Omit the note.

[4] Land Use Table

Insert at the end of item 1 of the matter relating to Zone RU2 Rural Landscape:

- To maintain and enhance the scenic character of the land.
- To ensure that development does not create unreasonable or uneconomic demands for the provision or extension of services.
- To minimise the visual impact of vegetation clearing in order to be consistent with the rural character of the locality.
- To minimise disturbance to the landscape from development through clearing, earthworks, access roads and construction of buildings.
- To ensure development does not intrude into the skyline when viewed from a road or other public place.

[5] Clauses 7.14 and 7.15

Insert after clause 7.13:

7.14 Essential services

- (1) This clause applies to land in Zone RU2 Rural Landscape.
- (2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:
 - (a) the supply of water,
 - (b) the supply of electricity,
 - (c) the disposal and management of sewage,
 - (d) stormwater drainage or on-site conservation,
 - (e) suitable vehicular access.

7.15 Groundwater vulnerability

- (1) The objectives of this clause are as follows:
 - (a) to maintain the hydrological functions of key groundwater systems,
 - (b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.

- (2) This clause applies to land in Zone RU2 Rural Landscape.
- (3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider the following:
 - (a) the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),
 - (b) any adverse impacts the development may have on groundwater dependent ecosystems,
 - (c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),
 - (d) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

Environmental Planning and Assessment Act 1979

Cessnock Local Environmental Plan 2011 Amendment No. 16

Cessnock City Council
62-78 Vincent Street
CESSNOCK NSW 2325

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identifier
Land Application Map	
LAP 001	1720_COM_LAP_001_250_20150730
Land Zoning Map	
LZN 003	1720_COM_LZN_003_080_20111214
LZN 004	1720_COM_LZN_004_080_20111220
LZN 006A	1720_COM_LZN_006A_040_20111214
LZN 006B	1720_COM_LZN_006B_040_20140626
LZN 007	1720_COM_LZN_007_080_20111220
LZN 009	1720_COM_LZN_009_080_20130321
LZN 009A	1720_COM_LZN_009A_040_20141212
LZN 0010A	1720_COM_LZN_010A_040_20111214
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Urban Release Area Map	
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URA 006D	1720_COM_URA_006D_040_20140626
URA 009A	1720_COM_URA_009A_040_20130614

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Certified



General Manager
Cessnock City Council

[Date] Minister for Planning

[Date]

APPROVED AS DELEGATE OF MINISTER FOR PLANNING	
Signature	
Designation	Director Regional Heritage, Community and Planning
Date	29 / 3 / 2016

Environmental Planning and Assessment Act 1979

Cessnock Local Environmental Plan 2011 Amendment No. 16

Cessnock City Council
62-78 Vincent Street
CESSNOCK NSW 2325

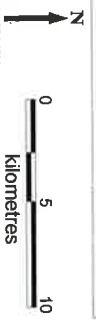
Map Cover Sheet

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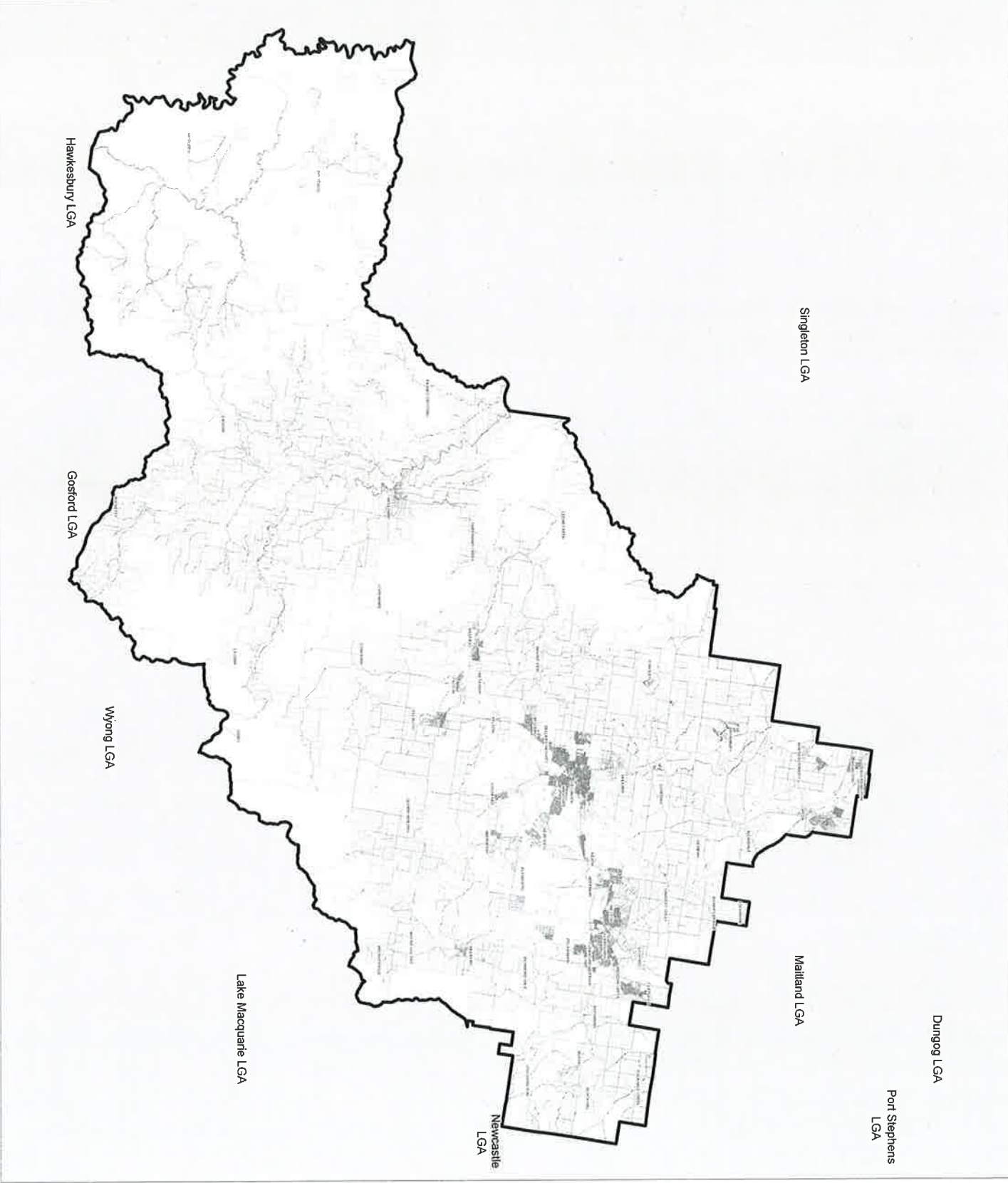
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URA 009A	1720_COM_URA_009A_040_20130614

- LGA Boundary
- LEP Land Application
- Included

Cadastre
 Cadastre 10/03/2015 © LPRMA of NSW



Map Orientation Number
 1720_OH_LAP_001_250_20102015



Dungog LGA

Port Stephens LGA

Maitland LGA

Singleton LGA

Newcastle LGA

Lake Macquarie LGA

Wyong LGA

Gosford LGA

Hawkesbury LGA

Zone

- NS1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B7** Business Park
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
- IN1** General Industrial
- IN2** Light Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R3S** Large Lot Residential
- PR1** Public Recreation
- PR2** Private Recreation
- RL1** Rural Landscape
- RL2** Rural Landscape
- RL3** Forestry
- RL4** Primary Production Small Lots
- RV1** Village
- SP2** Infrastructure
- SP3** Tourist

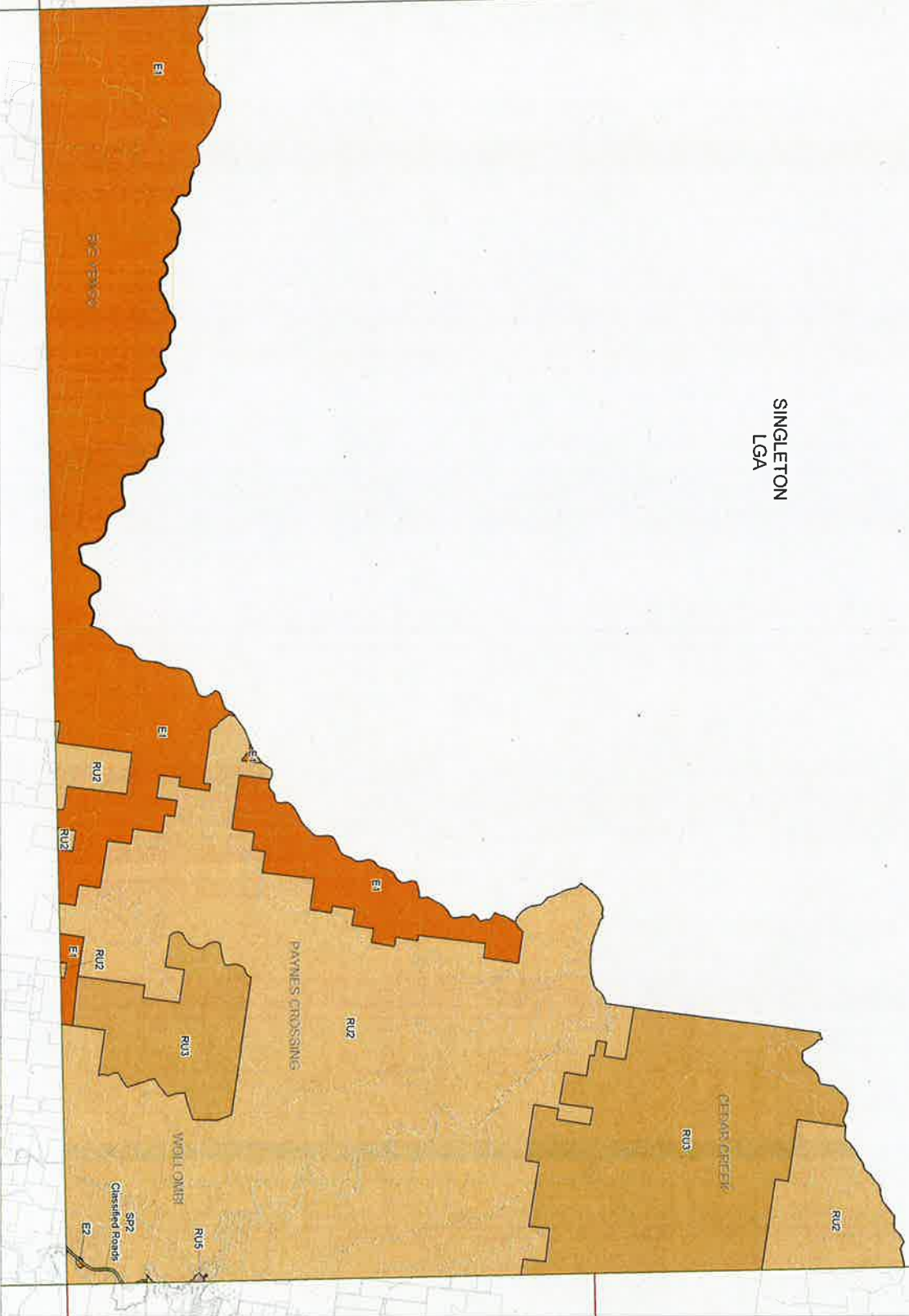
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SINGLETON
LGA

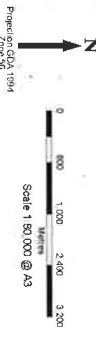


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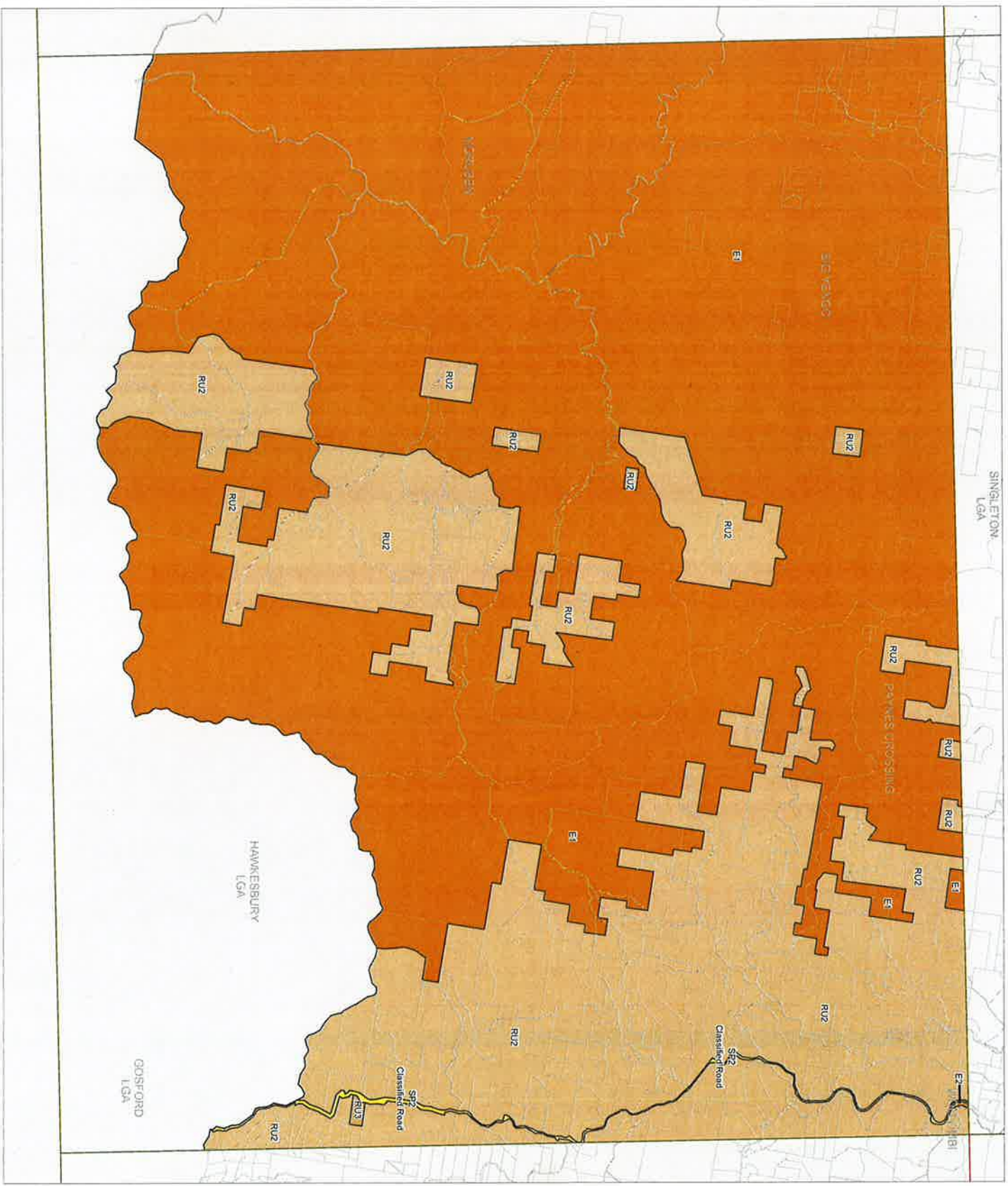
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- R3 Medium Density Residential
- R4 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU2 Rural Landscape
- RU3 Forestry
- RU4 Primary Production Small Lots
- RU5 Village
- SP2 Infrastructure
- SP3 Infrastructure

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Cadastre 07/08/2015 @ Land and Property Information (LPI)



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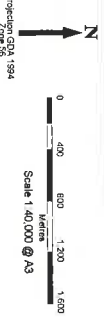


Zone

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- R5 Public Recreation
- R6 Private Recreation
- RU2 Rural Landscape
- RU3 Forestly
- RU4 Primary Production Small Lots
- RU5 Village
- SP2 Infrastructure
- SP3 Tourist

Cadastra

Cadastra 1/0/3/2015 @ Land and Property Information (LPI)



Map definition number: 1726_CSNL_LZN_006A_001_20150319



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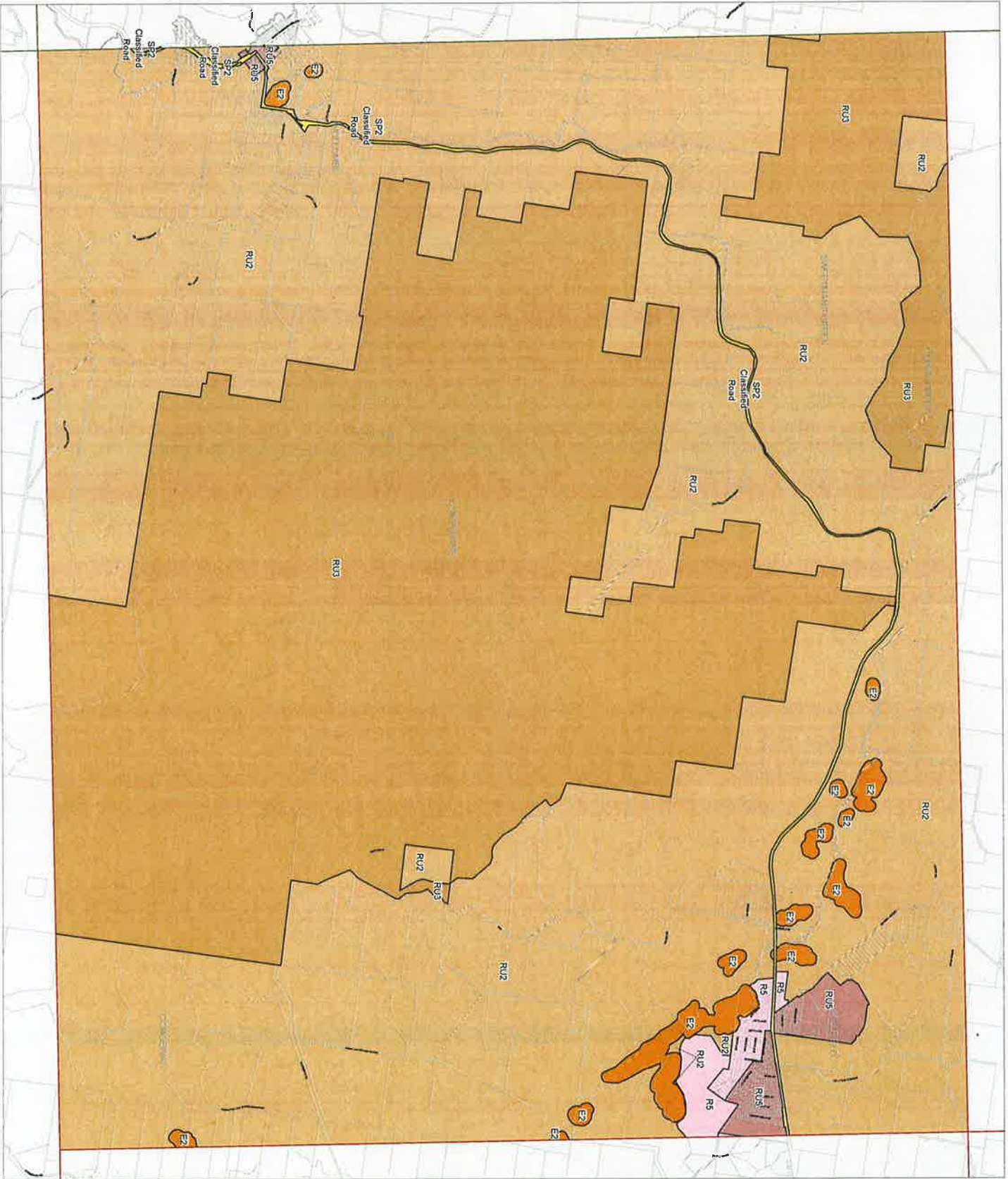
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- RE2 Private Recreation
- RU2 Rural Landscape
- RU3 Forestry
- RU4 Primary Production Small Lots
- RU5 Village
- SP2 Infrastructure
- SP3 Tourist

Cadastre

Cadastre 07/08/2015 @ Land and Property Information (LPI)



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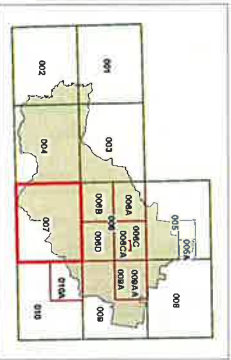


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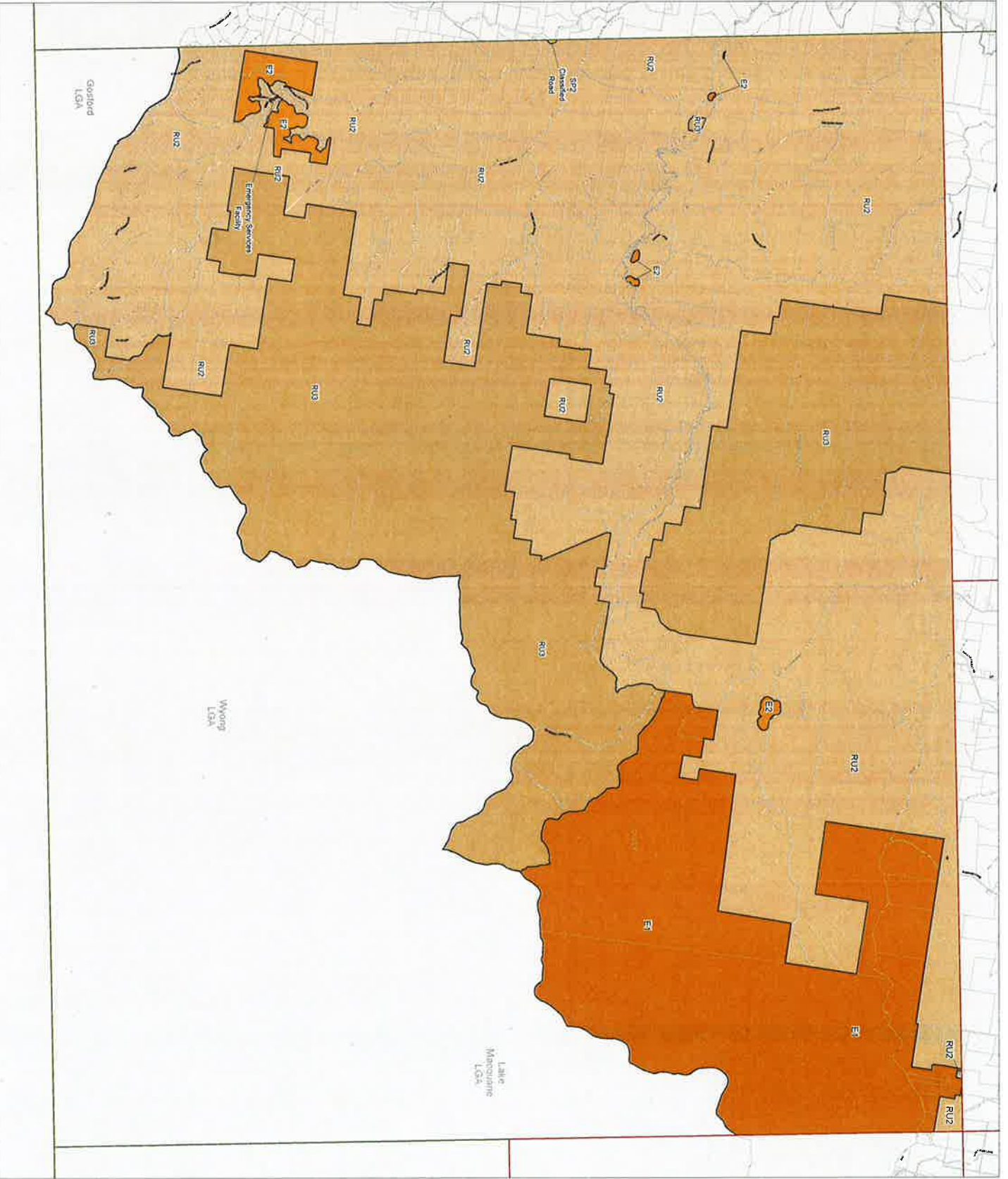
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- SP3** Tourist

Cadastre

Cadastre 07/08/2015 @ Land and Property Information (LPI)



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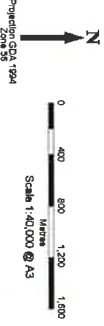
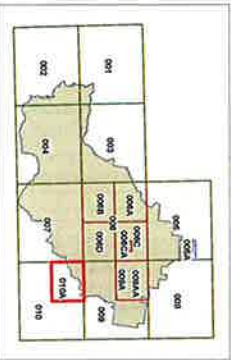


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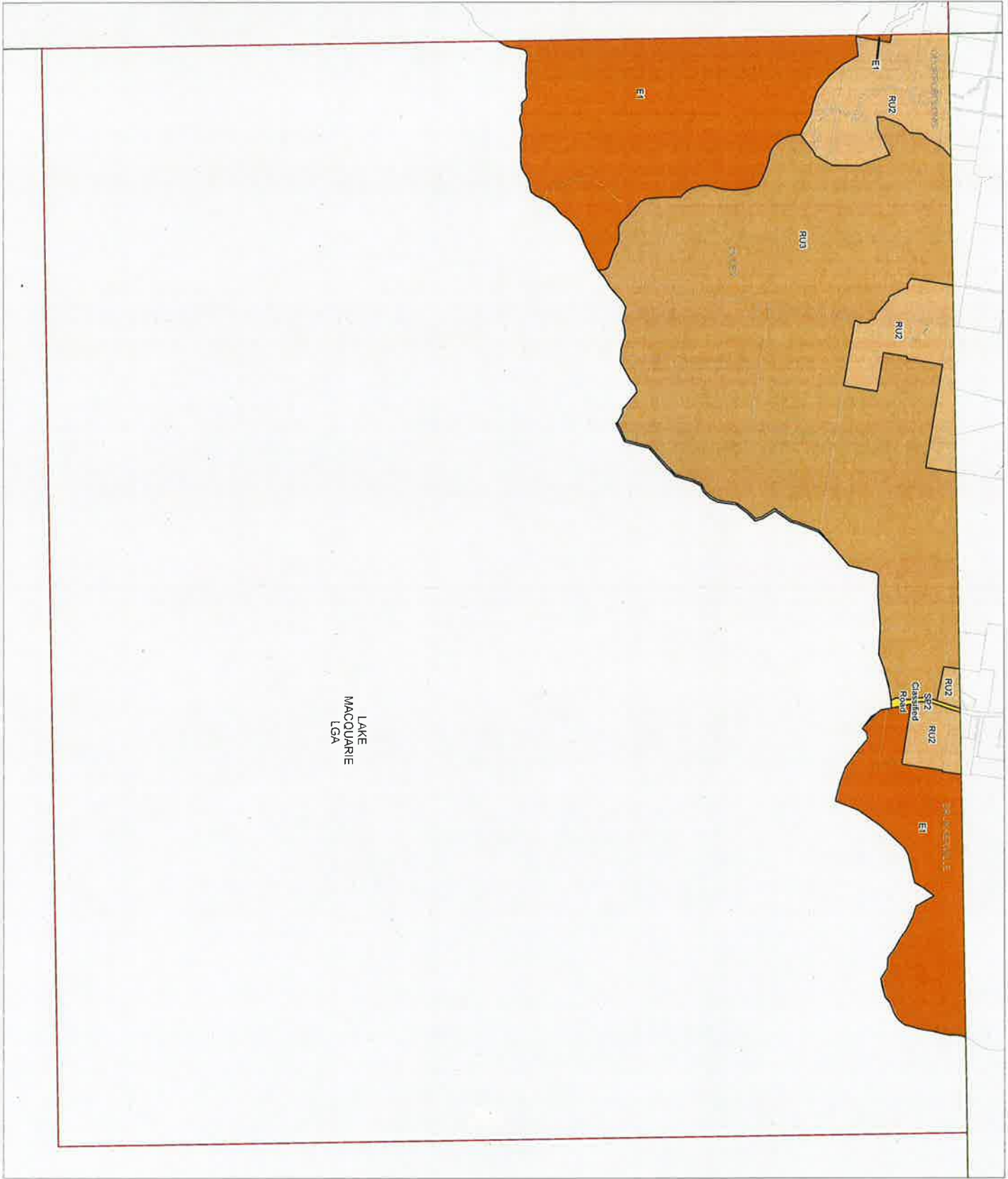
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- FL1** Forestry
- PL1** Primary Production Small Lots
- V1** Village
- SP1** Infrastructure
- SP2** Infrastructure
- SP3** Tourist

Cadastre

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Map identification number: 1720_CON_LZN_010A_040_2010018

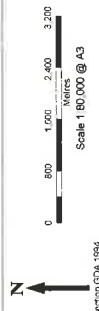
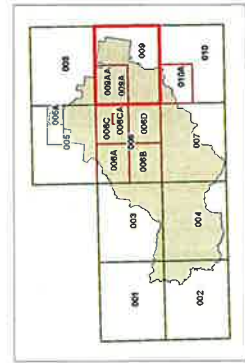


LAKE
MACQUARIE
LGA

- Zone**
- B1 Neighbourhood Centre
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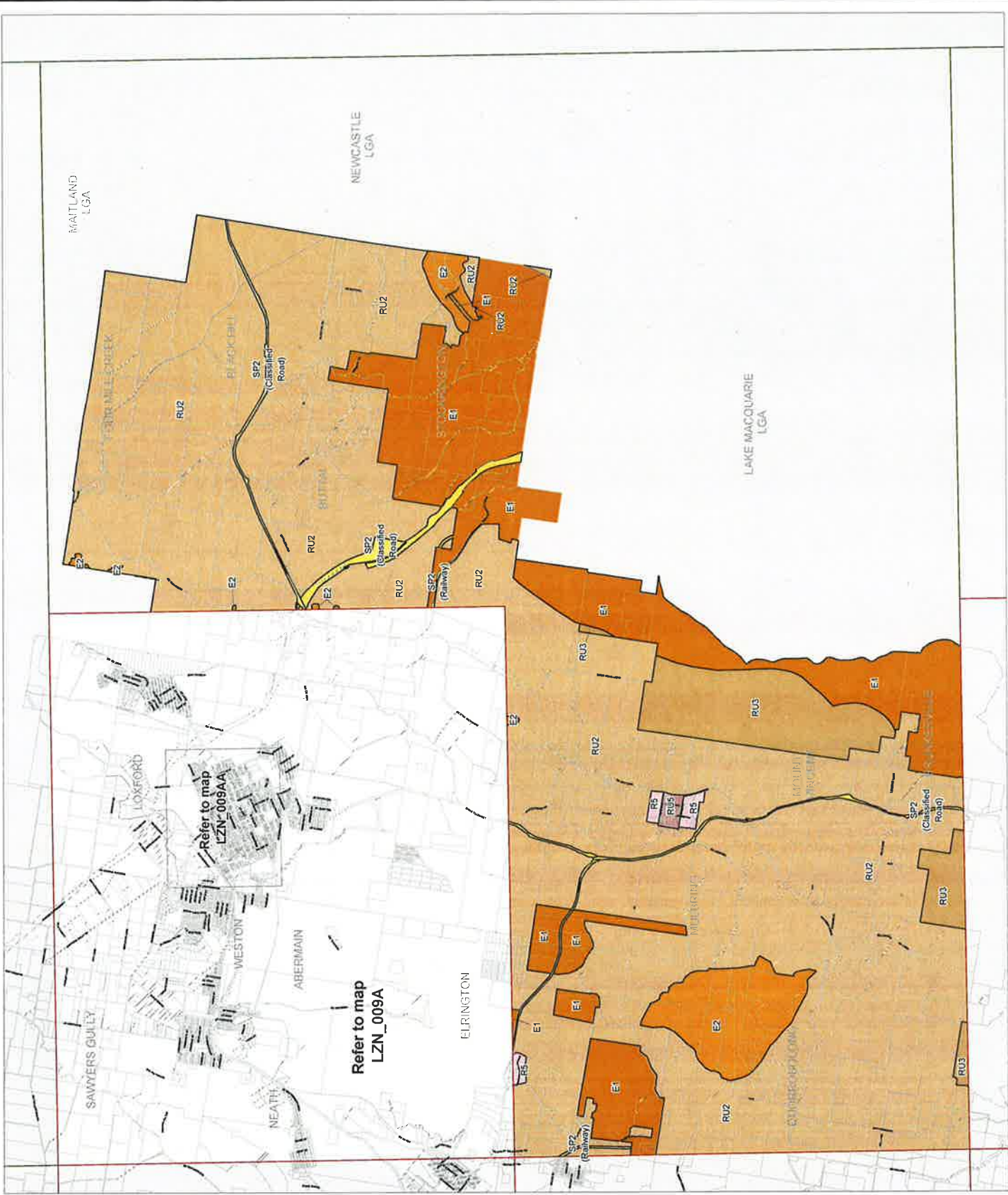
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Project: CDP 1994, Zone 50

Map identification number: 1750_CDP_LZN_009_009_20150318



- Zone**
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