
APPENDIX A:
COMPARISON TABLE WITH CWSS 2003

APPENDIX A

CITY WIDE SETTLEMENT STRATEGY 2003 - CATCHMENT RECOMMENDATIONS AND ACTIONS

LOCATION	CWSS (2003)	STATUS (CWSS 2009)	ACTION (CWSS 2009)
Anvil Creek			
AC 4 Greta	Retain current 1(c) Rural-Residential/Rural (Small Holdings) zone and prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to 1(c) Rural-Residential/Rural (Small Holdings).	Retained in CWSS 2009 - to be considered as infill development.	Rezone land zoned 1(a) Rural 'A' to R5 Large Lot Residential
Wyndham Street	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to 1(c) Rural-Residential/Rural (Small Holdings).	Separate rezoning application - Part of site identified in the Greta MOU and subject to the Greta Spot Rezoning. Retain in CWSS 2009 - to be addressed as part of Council's comprehensive LEP.	Rezone land from 1(a) Rural 'A' to R5 Large Lot Residential
AC 5 Branxton	Prepare draft LEP to rezone land from 1(c) Rural – Residential/Rural (Small Holdings) to Rural Lifestyle	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(c) Rural – Residential/Rural (Small Holdings) to RU2 Rural Landscape (to be identified on Local Provisions Map - Dwelling Entitlement)
AC 9 North Rothbury	Prepare draft LEP to rezone land from 1(a) Rural 'A' to Rural Living.	Deleted from CWSS 2009. Site forms part of Branxton-Huntlee New Town Proposal – to be rezoned as part of this proposal. Land to be renamed to correspond with existing zone in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to RU2 Rural Landscape.
Black Creek			
BELLBIRD			
BC 1 Bellbird North (Northern section and Precinct)	Land identified for future urban investigation area. 1: Rezone land to Investigation Zone (Future Urban). 2: Prepare draft LEP to consider rezoning to more specific land use zones to allow urban development/balance of other land uses. Extensive specialist studies and master planning will be required to justify rezoning. Prepare concurrent draft DCP and s94 Contributions Plan to accompany draft LEP.	Identified as 'potential urban area' in Lower Hunter Regional Strategy. Retained in CWSS 2009. Separate rezoning application (Draft Amendment No. 121) being processed. To be considered as future amendment to the Cessnock LEP 2009.	Identify as 'potential urban area'. Land to be subject to separate environmental assessment.
BC 6 Bellbird (Western Section)			

BC 1 Bellbird (Mid Section)	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to 2(a) Residential 'A'. Local studies will be required to justify rezoning.	Deleted from CWSS 2009 (constrained land).	Rename land from 1(a) Rural 'A' to RU2 Rural Landscape.
BC 1 Bellbird (Southern Section)	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to 2(a) Residential 'A'. Local studies will be required to justify rezoning.	Retained in CWSS 2009. Identify as 'potential infill development area'. Local studies have not been completed. Rezoning not included in comprehensive LEP. Rename land to correspond with existing zone in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to RU2 Rural Landscape.
Edden St Precinct	Prepare draft LEP to consider rezoning land from 6(a) Open Space to 2(a) Residential 'A'.	COMPLETED. Deleted from CWSS 2009.	
BC 2 Bellbird (Kendall St/ Bimbadeen Road Precinct)	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to Residential Lifestyle. Local studies will be required to justify rezoning.	Retained in CWSS 2009. Identify as 'potential infill development area'. Local studies have not been completed. Rezoning not included in comprehensive LEP. Rename land to correspond with existing zone in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to RU2 Rural Landscape.
CESSNOCK			
BC 3 Cessnock (PCYC)	Prepare draft LEP to consider rezoning land from 5(a) Special Uses to 2(a) Residential 'A'. Local studies will be required to justify rezoning.	Retained in CWSS 2009. Land identified for 'infill residential development'. To be included in comprehensive LEP.	Rezone land from 5(a) Special Uses to B4 Mixed Use.
BC 4 Cessnock	Rezone land from 2(c) Residential (Development Control Area) to 2(a) Residential 'A'.	Retained in CWSS 2009 - to be included in comprehensive LEP.	Rename land from 2(c) Residential (Development Control Area) to R2 Low Density Residential.
BC 5 Cessnock	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to 2(a) Residential 'A'. Local studies will be required to justify rezoning.	Retained in CWSS 2009. To be identified as 'potential infill residential development area'. Separate rezoning being processed. To be incorporated into comprehensive LEP.	Identify as 'potential infill residential area'. Land to be subject to separate environmental assessment.
BC 6 Cessnock (Eastern Section)	Prepare draft LEP to rezone land from 1(c) Rural-Residential/Rural (Small Holdings) to 1(a) Rural 'A'.	Retained in CWSS 2009. Separate rezoning (Draft Amendment No. 110) being processed. To be incorporated into comprehensive LEP if application has progressed to this stage at the time.	Rezone land from 1(c) Rural-Residential/Rural (Small Holdings) to RU2 Rural Landscape.

Government Road Precinct Cessnock	Land identified for future urban investigation area. 1: Rezone land to Investigation Zone (Future Urban). 2: Prepare draft LEP to consider rezoning to more specific land use zones to allow urban development/balance of other land uses. Extensive specialist studies and master planning will be required to justify rezoning. Prepare concurrent draft DCP and s94 Contributions Plan to accompany draft LEP.	Identified as 'potential urban area' in Lower Hunter Regional Strategy. Retained in CWSS 2009. Separate rezoning application being processed. To be incorporated into comprehensive LEP if application has progressed to this stage at the time.	Identify as 'potential urban area'. Land to be subject to separate environmental assessment.
NULKABA			
BC 8 Nulkaba	Prepare draft LEP to rezone land from 1(c) Rural - Residential/Rural (Small Holdings) to 1(a) Rural 'A'.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(c) Rural - Residential/Rural (Small Holdings) to RU2 Rural Landscape.
BC 9 Nulkaba	Prepare draft LEP to consider rezoning land from 1(c) Rural - Residential/Rural (Small Holdings) to Residential Lifestyle.	Deleted from CWSS 2009 as a site-specific action. Land does not need to be specifically identified, as Standard Instrument requires 'rural-residential' land to be renamed to R5 Large Lot Residential across the LGA.	Rezone land from 1(c) Rural - Residential/Rural (Small Holdings) to R5 Large Lot Residential to conform to Standard Instrument.
BC 10 Nulkaba	Land identified for future 'residential lifestyle' urban investigation area. 1: Rezone land to Investigation Zone (Residential Lifestyle). 2: Prepare draft LEP to consider rezoning to more specific land use zones to allow urban development/balance of other land uses. Extensive specialist studies and master planning will be required to justify rezoning. Prepare concurrent draft DCP and s94 Contributions Plan to accompany draft LEP.	Identified as 'potential urban area' in Lower Hunter Regional Strategy. Retained in CWSS 2009. Separate rezoning application (Draft Amendment No. 127) being processed.	Identify as 'potential urban area'. Land to be subject to separate environmental assessment.
KITCHENER			
BC 11 Kitchener	Prepare draft LEP to rezone land from 1(a) Rural 'A' to 1(c) Rural-Residential/Rural (Small Holdings).	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to R5 Large Lot Residential.
Kitchener Precinct		Identified as 'potential urban area' in Lower Hunter Regional Strategy. Retained in CWSS 2009. Separate rezoning application (Draft Amendment No. 124) being processed.	Identify as 'potential urban area'. Land to be subject to separate environmental assessment.

NORTH ROTHBURY			
BC 14 North Rothbury	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to 2(b) Village.	Retained in CWSS 2009. Std Instrument does not allow 'rural' zones to be used to reflect constraints to development. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to RU5 Village.
Hanwood Precinct North Rothbury	Define extent of additional 1(c) Rural - Residential/Rural (Small Holdings) in this area.	Deleted from CWSS 2009. Site forms part of Branxton-Huntlee New Town Proposal – to be rezoned as part of this proposal. Land to be rezoned to lower order use in the interim.	Rezone land from 1(c) Rural-Residential/Rural (Small Holdings) to RU2 Rural Landscape.
ROTHBURY			
BC 15 Rothbury	Prepare draft LEP to rezone land from 1(a) Rural 'A' to 1(v) Rural (Vineyards). Amend DCP to reflect extent of 1(v) zone.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to RU1 Primary Production. Amend DCP to reflect extent of 1(v) zone.
BC 16 Rothbury	Prepare draft LEP to rezone land from 1(c) Rural – Residential/Rural (Small Holdings) to Rural Living.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(c) Rural – Residential/Rural (Small Holdings) to RU2 Rural Landscape (one dwelling entitlement per lot to be identified on Local Provisions Map).
GENERAL			
BC 19 Wetlands	Prepare draft LEP to rezone wetland off Duffie Drive from 1(a) Rural 'A' to 7(a) Environmental Protection (Wetlands).	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to E2 Environmental Conservation.
BC 20 National Park	Prepare draft LEP to rezone all gazetted National Parks from 1(a) Rural 'A' to 8(a) National Parks & Nature Reserves.	Retained in CWSS 2009. To be included in Council's comprehensive LEP.	Rezone land from 1(a) Rural 'A' to E1 National Parks and Nature Reserve.
Congewai Creek			
ELLALONG			
CC 1 Ellalong	Prepare draft LEP to rezone land from 1(c) Rural - Residential/Rural (Small Holdings) to Rural Lifestyle.	Retained in CWSS 2009. Standard Instrument does not allow for 'rural' zones to be used to reflect constraints to land used for residential purposes. To be included in comprehensive LEP.	Rezone land from 1(c) Rural - Residential/Rural (Small Holdings) to R5 Large Lot Residential with 4ha minimum lot size (one dwelling entitlement per lot to be shown on Local Provisions Map).

CC 2 Ellalong	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to 2(b) Village. Local studies will be required to justify rezoning. Prepare concurrent DCP to accompany draft LEP.	Retained in CWSS 2009 as "investigation area for future infill residential development". Studies not completed and full provision of services required. Rezoning not included in comprehensive LEP. Rename to correspond with existing zone in comprehensive LEP.	Identify land as "investigation area for future infill residential development". Rezone land from 1(a) Rural 'A' to RU2 Rural Landscape.
MILLFIELD			
CC 3 Millfield	Prepare draft LEP to rezone land from 1(c) Rural - Residential/Rural (Small Holdings) to 2(b) Village.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(c) Rural - Residential/Rural (Small Holdings) to RU5 Village.
CC 4 Millfield	Prepare draft LEP to rezone wetland component from 1(c) Rural – Residential/Rural (Small Holdings) to 7(a) Environmental Conservation (Wetlands).	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(c) Rural – Residential/Rural (Small Holdings) to E2 Environmental Conservation.
CC 5 & Crawford Ave Precinct Millfield	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to 2(b) Village. Local studies will be required to justify rezoning. Prepare concurrent DCP and s94 Contributions Plan to accompany draft LEP.	Retained in CWSS 2009. Included as "potential infill residential development area". Requires full connection to services. Separate rezoning application (Draft Amendment No. 126) being processed. To be incorporated into comprehensive LEP if application has progressed to this stage at the time.	Identify as 'potential infill residential area'. Land to be subject to separate environmental assessment.
CC 6 Millfield	Prepare draft LEP to consider rezoning land from 1(c) Rural - Residential/Rural (Small Holdings) to 2(b) Village. Local studies will be required to justify rezoning. Prepare concurrent draft DCP to accompany draft LEP.	Retained in CWSS 2009. Included as "potential infill residential development area". Requires full connection to services. To be included in comprehensive LEP.	Rezone land from 1(c) Rural - Residential/Rural (Small Holdings) to RU5 Village.
MOUNT VIEW			
CC 8 Mount View	Prepare draft LEP to rezone land from 1(a) Rural 'A' to 1(v) Rural (Vineyards).	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to RU1 Primary Production.
QUORROBOLONG			
CC 9 Quorrobolong	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to Rural Living. Local studies will be required to justify rezoning.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rename land from 1(a) Rural 'A' to RU2 Rural Landscape (one dwelling entitlement per existing lot to be identified on Local Provisions Map with no further subdivision).

GENERAL			
CC 10 Wetlands	Prepare draft LEP to rezone land from 1(a) Rural 'A' to 7(a) Environmental Conservation (Wetlands).	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone from 1(a) Rural 'A' to E2 Environmental Conservation.
CC 11 National Parks	Prepare draft LEP to rezone land from 1(a) Rural 'A' to 8(a) National Parks and Nature Reserve.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone from 1(a) Rural 'A' to E1 National Parks and Nature Reserve.
Wallis/Swamp & Four Mile Creek			
ABERNETHY			
WSFC 1 Abernethy	Prepare draft LEP to rezone land from 2(b) Village to 1(a) Rural 'A'.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 2(b) Village to RU2 Rural Landscape.
BRUNKERVILLE			
WSFC 3 Brunkerville	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to Rural Living. Local studies will be required to justify rezoning.	Retained in CWSS 2009. Area reduced in size in recognition of 'green corridor' identified in Lower Hunter Regional Strategy. To be included in comprehensive LEP.	Rename land from 1(a) Rural 'A' to RU2 Rural Landscape (one dwelling entitlement per existing lot to be identified on Local Provisions Map with no further subdivision).
CLIFTFLEIGH			
Cliftleigh Precinct	Prepare draft LEP to consider rezoning to mixed residential densities, rationalisation of open space and environmental features. Extensive specialist studies and master planning will be required to justify rezoning. Prepare concurrent DCP and s94 Contributions Plan to accompany draft LEP.	Identified as 'potential urban area' in Lower Hunter Regional Strategy. Retained in CWSS 2009. Separate rezoning application (Draft Amendment No. 120) being processed.	Identify as 'potential urban area'. Land to be subject to separate environmental assessment.
HEDDON GRETA			
WSFC 4 Heddon Greta	Prepare draft LEP to rezone land from 2(b) Village to 2(a) Residential 'A'.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 2(b) Village to R2 Low Density Residential. Rezone neighbourhood shops on MR 195 to B1 Neighbourhood Centre.

WSFC 5 Heddon Greta	Prepare draft LEP to consider rezoning land from 1(c) Rural - Residential/Rural (Small Holdings), 1(a) Rural 'A', 2(a) Residential 'A' and 6(a) Open Space to mixed residential densities, rationalisation of open space and environmental features. Extensive specialist studies and master planning will be required to justify rezoning. Prepare concurrent DCP and s94 Contributions Plan to accompany draft LEP.	Identified as 'potential urban area' in Lower Hunter Regional Strategy. Retained in CWSS 2009. Separate rezoning application (Draft Amendment No. 122) being processed.	Identify as 'potential urban area'. Land to be subject to separate environmental assessment.
KEARSLEY			
WSFC 6 Kearsley	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to 2(b) Village. Local studies will be required to justify rezoning.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to RU5 Village.
WSFC 7 Kearsley	Prepare draft LEP to rezone land from 2(b) Village to 1(a) Rural 'A'.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 2(b) Village to RU2 Rural Landscape.
MULBRING			
WSFC 10 Mulbring	Prepare draft LEP to consider rezoning of land from 1(c) Rural - Residential/Rural (Small Holdings) to 2(b) Village. Local studies will be required to justify rezoning. Prepare concurrent DCP and s94 Contributions Plan to accompany draft LEP.	Deleted from CWSS 2009. Mulbring village not on HWC Priority Sewerage Program. Rezoning to be considered in future only if full reticulated services are provided.	Rename land from 1(c) Rural-Residential/Rural (Small Holdings) to R5 Large Lot Residential to conform to Standard Instrument.
NEATH			
WSFC 11 Neath	Prepare draft LEP to rezone land from 2(b) Village to 1(a) Rural 'A'.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 2(b) Village to RU2 Rural Landscape.
ABERMAIN			
WSFC 12 Abermain	Prepare draft LEP to rezone land from 1(c) Rural - Residential/Rural (Small Holdings) to 1(c2) Rural (Small Holdings).	Deleted from CWSS 2009. Standard Instrument does not allow for rural zones to be used for large lot residential purposes. Land to be renamed to correspond with Standard Instrument.	Rename land from 1(c) Rural - Residential/Rural (Small Holdings) to R5 Large Lot Residential.
WSFC 13 Abermain	1: Prepare draft LEP to rezone land from 1(c) Rural - Residential/Rural (Small Holdings) to Investigation Zone (Residential Lifestyle). 2: Prepare draft LEP to consider rezoning to Residential Lifestyle. Local studies and master planning will be required to justify rezoning. Prepare concurrent DCP and s94 Contributions Plan to accompany draft LEP.	Deleted from CWSS 2009. Specific sites are not required to be identified, as Standard Instrument requires all 'rural residential' land to be renamed to R5 Large Lot Residential.	Rename land from 1(c) Rural - Residential/Rural (Small Holdings) to R5 Large Lot Residential.

Gingers Lane Precinct Abermain	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' and 1(c2) Rural (Small Holdings) to Residential Lifestyle. Local studies and master planning required to justify rezoning. Prepare concurrent DCP and s94 Contributions Plan to accompany draft LEP.	Identified as 'potential urban area' in Lower Hunter Regional Strategy. Retained in CWSS 2009. Separate rezoning application being processed. To be considered as future amendment to Cessnock LEP 2009.	Identify as 'potential urban area'. Land to be subject to separate environmental assessment.
WSFC 15 Abermain	Prepare draft LEP to rezone land from 2(a) Residential 'A' to 1(c2) Rural (Small Holdings).	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 2(a) Residential 'A' to R5 Large Lot Residential with 4ha minimum lot size.
WSFC 16 Abermain	Rezone land from 2(a) Residential 'A' to Residential Lifestyle.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 2(a) Residential 'A' to R5 Large Lot Residential.
GENERAL			
WSFC 17 Wetlands	Prepare draft LEP to rezone land from 1(a) Rural 'A' to 7(a) Environmental Protection (Wetlands).	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to E2 Environmental Conservation.
WSFC 18 National Parks	Prepare draft LEP to rezone land from 1(a) Rural 'A' to 8(a) National Parks and Nature Reserves.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to E1 National Parks and Nature Reserves.
Wollombi Brook			
WOLLOMBI			
WB 1 Wollombi	Prepare draft LEP to rezone land from 2(b) Village to 1(a) Rural 'A'.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 2(b) Village to RU2 Rural Landscape.
WB 2 Wollombi	Prepare draft LEP to consider rezoning land from 1(a) Rural 'A' to Rural Lifestyle. Local studies will be required to justify rezoning.	Retained in CWSS 2009. Separate rezoning application (Draft Amendment No. 118) being processed. To be included in comprehensive LEP.	Rename land from 1(a) Rural 'A' to RU2 Rural Landscape. Allow one dwelling entitlement per existing lot on Local Provisions Map.
GENERAL			
WB 5 Wetlands	Prepare draft LEP to rezone land from 1(a) Rural 'A' to 7(a) Environmental Protection (Wetlands).	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to E2 Environmental Conservation.
WB 6 National Parks	Prepare draft LEP to rezone land from 1(a) Rural 'A' to 8(a) National Parks and Nature Reserves.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to E1 National Parks and Nature Reserves.

Stockyard Creek, Yengo Creek & MacDonald River			
GENERAL			
YSM 1 & YSM 2 National Parks	Prepare draft LEP to rezone all gazetted National Parks from 1(a) Rural 'A' to 8(a) National Parks and Nature Reserves.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to E1 National Parks and Nature Reserves.
YSM 3	Prepare draft LEP to consider rezoning freehold and Crown land within National Park to National Park In-Holdings.	Retained in CWSS 2009. To be included in comprehensive LEP.	Rezone land from 1(a) Rural 'A' to E3 Environmental Management.