

What is the wider strategic context of the draft Local Environmental Plan (LEP) 2009?

In preparing a draft LEP Council is required to ensure that the LEP is consistent with:

- Broad State policy, such as the NSW State Plan
- The applicable State Environmental Planning Policies (SEPPs)
- The Ministerial Section 117(2) Directions
- The Lower Hunter Regional Strategy (LHRS)
- The City Wide Settlement Strategy (CWSS) (draft (revised) CWSS (2009) which is being exhibited concurrently with draft LEP 2009)
- Any Local Environmental Study (LES) where required

How does the draft LEP 2009 meet this context?

Council was required to substantially complete its draft comprehensive LEP by March 2008. This process was delayed due to Council having to await a Certificate for exhibition from the Department of Planning since December 2007.

Whilst this will ensure Cessnock is one of the first councils in NSW to meet the new State Government requirements, it also means that the draft LEP is ahead of some of the wider strategic planning context and for this reason the draft LEP 2009 is a transitional LEP.

The draft LEP 2009 essentially translates the current Cessnock LEP 1989 into the standard LEP template. A review of the LEP 2009 will commence soon after gazettal to ensure a more strategic review of landuse and consistency with the above requirements.

What are the other key strategic plans?

Lower Hunter Regional Strategy

The Lower Hunter Regional Strategy (LHRS) has been prepared by the NSW Department of Planning to guide future development and infrastructure requirements for the region including the council areas of Newcastle, Lake Macquarie, Port Stephens, Maitland and Cessnock.

The primary purpose of the Strategy is to ensure that adequate land is available and appropriately located to accommodate the projected housing and employment needs of the region over the next 25 years. Key considerations for this document were the protection of the environment, ecological communities, cultural assets, natural resources and required infrastructure to ensure a balanced approach for sustainable growth.

Fact Sheet 1	Draft Local Environmental Plan 2009
Fact Sheet 2	Local Environmental Plan making process
Fact Sheet 3	Draft Cessnock Development Control Plan (2009)
Fact Sheet 5	Zones in the draft Local Environmental Plan 2009
Fact Sheet 6	Development Standards
Fact Sheet 7	Biodiversity and Conservation
Fact Sheet 8	Consultation and Local Presentations
Fact Sheet 9	Spot Rezoning Proposals
Fact Sheet 10	Understanding the Mapping
Fact Sheet 11	How to make a submission

Specifically, the LHRS includes settlement areas, patterns and requirements, settlement and economic objectives, cultural and natural objectives, as well as specific dwelling and employment targets.

Further details about the Lower Hunter Regional Strategy can be viewed at www.planning.nsw.gov.au

City Wide Settlement Strategy (CWSS)

The CWSS was prepared by Council, based on extensive community consultation and was endorsed in 2003.

Principally, the draft (revised) City Wide Settlement Strategy (2009) has:

- Updated land supply / demand and the statistical data;
- Deleted all references to catchments – no longer relevant (new legislation);
- Ensured consistency with the LHRS and s117 Direction 5.1 – Implementation of Regional Strategies;
- Reviewed all adopted directions of the existing City Wide Settlement Strategy (2003) to ensure consistency with the Standard Instrument, with opportunities for urban consolidation and infrastructure planning; and
- Incorporated both Stage 1 (Residential and Environmental) and Stage 2 (Commercial and Industrial) into one revised document.

Fact Sheet 4 *continued*

What is the relationship between these strategies and the draft LEP 2009?

Whilst the City Wide Settlement Strategy and the Lower Hunter Regional Strategy will inform the LEP process, the preparation of the draft LEP 2009 is an entirely separate process.

The draft LEP has been prepared in response to the State Government requirements under the Standard Instrument (Local Environmental Plans) Order 2006 and is a translation of the current principal planning instrument. The draft LEP 2009 also incorporates a number of site-specific rezoning proposals currently being processed.

The City Wide Settlement Strategy and the Lower Hunter Regional Strategy are both wider strategies, the former local and the latter regional, providing principles and directions that will guide, through a strategic context, future growth within the local government area, including ongoing rezoning proposals.

Future rezoning requests will need to demonstrate consistency with the strategic objectives for the region as identified in the Lower Hunter Regional Strategy and the City Wide Settlement Strategy (2009).

How can I view and comment on the exhibition material?

You are strongly advised to review the plans whilst on public exhibition and you are invited to make written submissions. Written submissions will be accepted until 12 October 2009.

Council staff will be available during 9am - 12pm, Monday to Friday by appointment, to discuss the exhibition material and answer your questions.

Fact Sheet 11 details where the exhibition material may be reviewed and how to make a submission.

For more information please contact
Cessnock City Council
62 - 78 Vincent Street
PO Box 152
Cessnock NSW 2320
Phone: 4993 4168
Fax: 4993 2503
www.cessnock.nsw.gov.au
exhibition@cessnock.nsw.gov.au