

Introduction

Cessnock City Council has numerous rezoning proposals under consideration at any one time. In preparing the draft Local Environmental Plan (LEP) 2009, Council has endeavoured to include those proposals which are sufficiently advanced, well justified and supported by the Department of Planning. The current rezoning proposals not included in draft LEP 2009 will continue to proceed and will, where supported, be included in subsequent reviews and amendments to the new LEP.

Rezoning and planning reform

Ongoing State Government changes to the planning system will impact the way in which Council considers and processes rezoning applications. In terms of considering the suitability of a rezoning application, each proposal will need to meet the objectives of the State policies and, in particular, the Lower Hunter Regional Strategy (LHRS) as well as Council's City Wide Settlement Strategy (CWSS).

The revised CWSS (2009) identifies the future growth areas for both housing and employment. Rezoning proposals outside the identified growth areas will be required to meet a range of sustainability criteria, as outlined in the LHRS. The CWSS will provide further local strategic context and detail on the identified growth areas, consistent with the LHRS.

In terms of processing, single site-specific rezonings will generally not be supported by the Department of Planning to proceed on their own. Instead, rezoning proposals will be grouped together and submitted periodically to the Department of Planning within a wider strategic context.

What rezoning proposals are included in draft LEP 2009?

The draft LEP 2009 includes eleven (11) site specific rezoning proposals, which form part of the public exhibition. These proposals have been subject to planning reports, a local environmental study (LES), where appropriate, and provide sufficient information and justification to support their inclusion in the draft LEP 2009.

These proposals included are summarised as attachments to this fact sheet. Full information on the proposals is available in the supporting Local Environmental Studies included in the exhibition material.

Please see over for a listing of the proposals.

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 4	Relationship of the draft LEP 2009 and the wider planning framework
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 10	Understanding the Mapping
Fact Sheet 11	How to make a submission

How can I 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
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Fact Sheet 9 *continued*

Item A Cessnock (BC5 Precinct)

6 Wine Country Drive, Cessnock (Lot 100, DP 729976)

Spot Rezoning - from Rural 1(a) to R2 Low Density Residential (75 Lots)

Item B Cessnock – Government Road Precinct

Various Allotments

Precinct LEP - from Rural 1(a) to Residential R2 Low Density Residential, RU2 Rural Landscape and RE1 Public Recreation (370 lots)

Item C Cessnock - (BC6 – Eastern Section)

Spot Rezoning (Backzoning) – Rural 1(c) to RU2 Rural Landscape

Item D Ellalong – Ellalong Lagoon

Spot Rezoning – from Rural 1 (a) to E2 Environmental Conservation

Item E Greta (Part - Wyndham Street Precinct)

Lot 2 DP 808354, Lot 1 DP 776392 and Lot 288 DP 755211, Wyndham Street, Greta

Precinct LEP – from Rural 1(a) to RU5 - Village (316 lots)

Item F Heddon Greta (WSFC 5 Precinct)

Part of Lot 262 DP 1066601, Lot 1 DP 937613 and Lot 72 DP 1069287, Heddon Greta.

Precinct LEP - From Rural 1(a), Rural 1(c) - Residential / Rural (Small Holdings), 2(a) Residential and 6(a) Open Space to R2 Low Density Residential, rationalisation of RE1 Pubic Recreation and introduction of E2 Environmental Conservation (135 Lots)

Item G Nulkaba - Valley View Place Precinct

Various Allotments

Precinct LEP - from Rural 1(c) and Rural 1(c2) to RU5 - Village (246 lots)

Item H Millfield (CC5 Precinct)

Lot 3, DP 132841 and Lots 88 to 116 and Lot 121 DP 132841, Crawford Avenue

Precinct LEP – from Rural 1(a) to RU5 – Village (126 Lots)

Item I Paxton - Paxton North Area

Lot 209, DP 1062990, Middle Road Paxton

Spot Rezoning - from 1(c) Rural Residential/Rural (Small Holdings) to RU5 – Village and E2 Environmental Conservation (47 lots)

Item J Wollombi (WB2 Precinct)

Lots 1 and 2 Section 15 DP 759103 Narone Creek Road and Lot 3 and 4 Section 15 DP 759103 Canning Street, Wollombi

Spot Rezoning - From Rural 1(a) to E3 Environment Management with identification on the Dwelling Entitlement Map.

Item K Millfield - Valley View Road Precinct

Lots 44-45 DP 843879 Lot 43 DP 838558, Mount View Road, Lot 1 DP 430540 Boundary Street, Lot 12 DP 633395 Congewai Avenue, and Lot 5 DP 790027 Second Street, Millfield

Spot Rezoning - from Rural 1(a) to RU5 Village and RU2 Rural Landscape (164 lots)