



New South Wales

Cessnock Local Environmental Plan 2011 (Amendment No 24)

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*.

MARCUS RAY

As delegate for the Minister for Planning

Cessnock Local Environmental Plan 2011 (Amendment No 24)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Cessnock Local Environmental Plan 2011 (Amendment No 24)*.

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 land at Black Hill Road, Black Hill, being Lot 1131, DP 1057179 and part of Lot 119, DP 1154904.

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 2.1 Land use zones

Insert in appropriate order under the heading “**Environment Protection Zones**”:

E4 Environmental Living

[2] Land Use Table

Insert after the matter relating to Zone E3 Environmental Management:

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To conserve the rural or bushland character and the biodiversity or other conservation values of the land.
- To provide for the development of land for purposes that will not, or will be unlikely to, prejudice its possible future development for urban purposes or its environmental conservation.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Farm buildings; Flood mitigation works; Home businesses; Home industries; Information and education facilities; Landscaping material supplies; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Recreation areas; Research stations; Respite day care centres; Roads; Roadside stalls; Secondary dwellings; Water reticulation systems

4 Prohibited

Aquaculture; Industries; Intensive livestock agriculture; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

[3] Clause 7.16

Insert after clause 7.15:

7.16 Subdivision of land at Black Hill Road, Black Hill

- (1) This clause applies to land at Black Hill Road, Black Hill, being part of Lot 1131, DP 1057179 and part of Lot 119, DP 1154904, that is in Zone E4 Environmental Living.
- (2) Despite clause 4.1 (3), development consent may be granted for the subdivision of land to which this clause applies, but only if:

- (a) the land will be subdivided into no more than 4 lots, and
- (b) no more than 1 dwelling house will be erected on each lot.

[4] Schedule 1 Additional permitted uses

Insert at the end of the Schedule:

11 Use of certain land at Black Hill Road, Black Hill

- (1) This clause applies to land being part of Lot 1131, DP 1057179 and part of Lot 119, DP 1154904 at Black Hill Road, Black Hill that is in Zone IN2 Light Industrial and identified on the Additional Permitted Uses Map.
- (2) Development for the purpose of general industries is permitted with development consent.