



Vincent Street
CESSNOCK

10 June 2025

ORDINARY MEETING OF COUNCIL

WEDNESDAY, 18 JUNE 2025

ENCLOSURES

PAGE NO.

PLANNING AND ENVIRONMENT

PE14/2025 DA 8/2023/753/1 for a staged Development comprising the Demolition of an Existing Dwelling, Swimming Pool and Shed and the Construction of Tourist and Visitor Accommodation, a Function Room, Swimming Pool, Studio/Workshop for Guest Activities, Managers Residence Ancillary Parking and Landscaping

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TOURIST ACCOMODATION

437 TALGA ROAD, LOVEDALE
LOT 280, DP 830846

PHASE
DEVELOPMENT APPLICATION

DRAWING SCHEDULE

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A03.2	PRIMARY ACCOMMODATION LOWER FLOOR PLAN
A03.3	PRIMARY ACCOMMODATION UPPER FLOOR PLAN
A03.4	PRIMARY ACCOMMODATION ELEVATIONS
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AREA SCHEDULE

BERGAMO	
LOWER LEVEL	262m2
UPPER LEVEL	138m2
TOTAL	399m2
SORBETTO	
TOTAL	111m2
COMO	
TOTAL	127m2
GIGI	
TOTAL	115m2
PASSAGIO (AMENITIES)	
TOTAL	60m2
PASSAGIO (BREEZEWAY)	
TOTAL	115m2
FUNCTION/GARAGE BUILDING	
LOWER LEVEL	281m2 (INCL. GARAGE)
UPPER LEVEL	135m2
TOTAL	416m2
GLASSHOUSE	
TOTAL	40m2
BEEKEEPERS INN	
LOWER LEVEL	35m2
UPPER LEVEL	32m2
TOTAL	67m2
POOL AMENITIES	
TOTAL	16m2



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11	8/6/23	DEVELOPMENT APPLICATION
12	25/7/23	DEVELOPMENT APPLICATION
13	22/8/23	DEVELOPMENT APPLICATION
14	19/4/24	AMENDED DEVELOPMENT APPLICATION
15	20/11/24	AMENDED DEVELOPMENT APPLICATION
16	9/5/25	AMENDED DEVELOPMENT APPLICATION



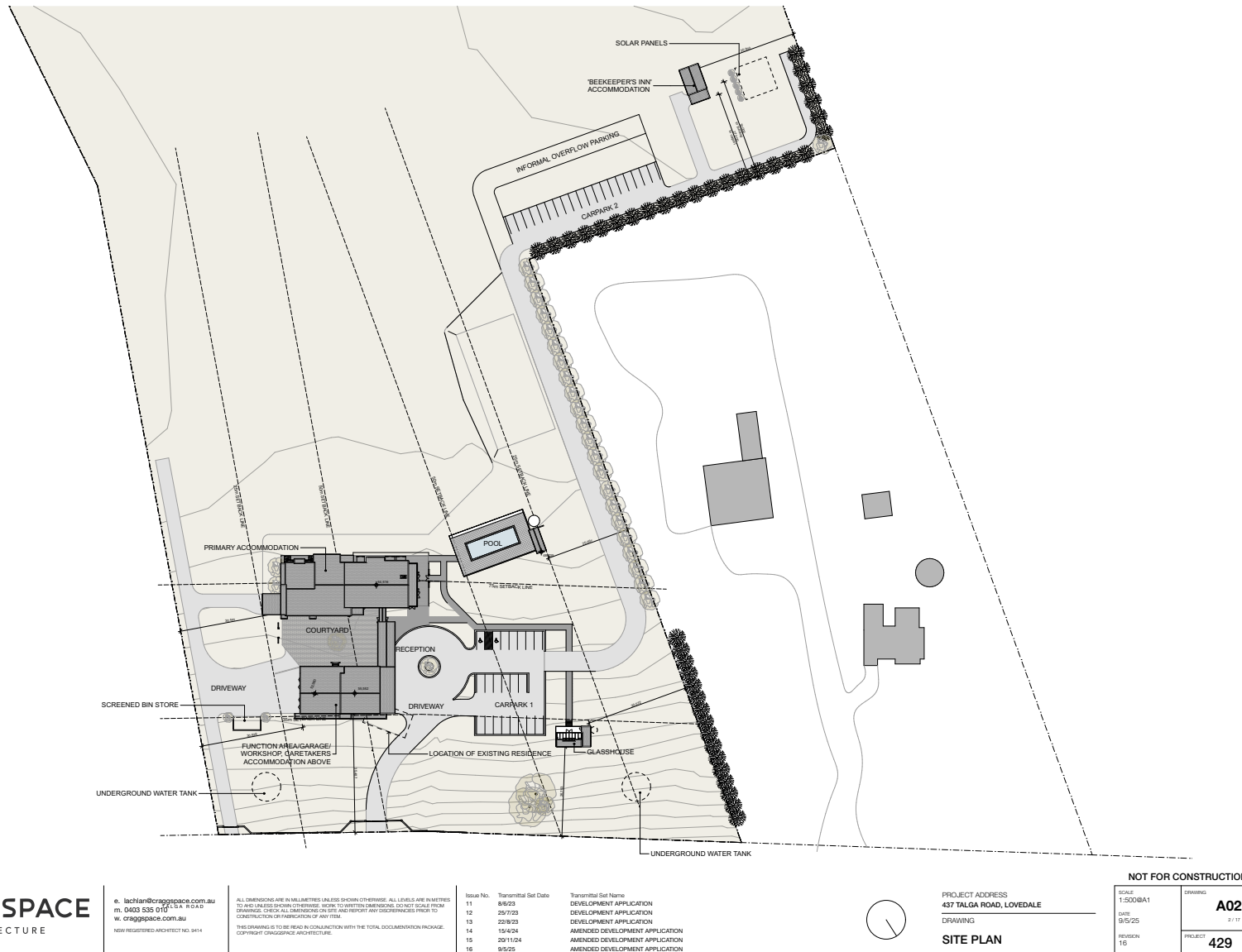
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437 TALGA ROAD, LOVEDALE

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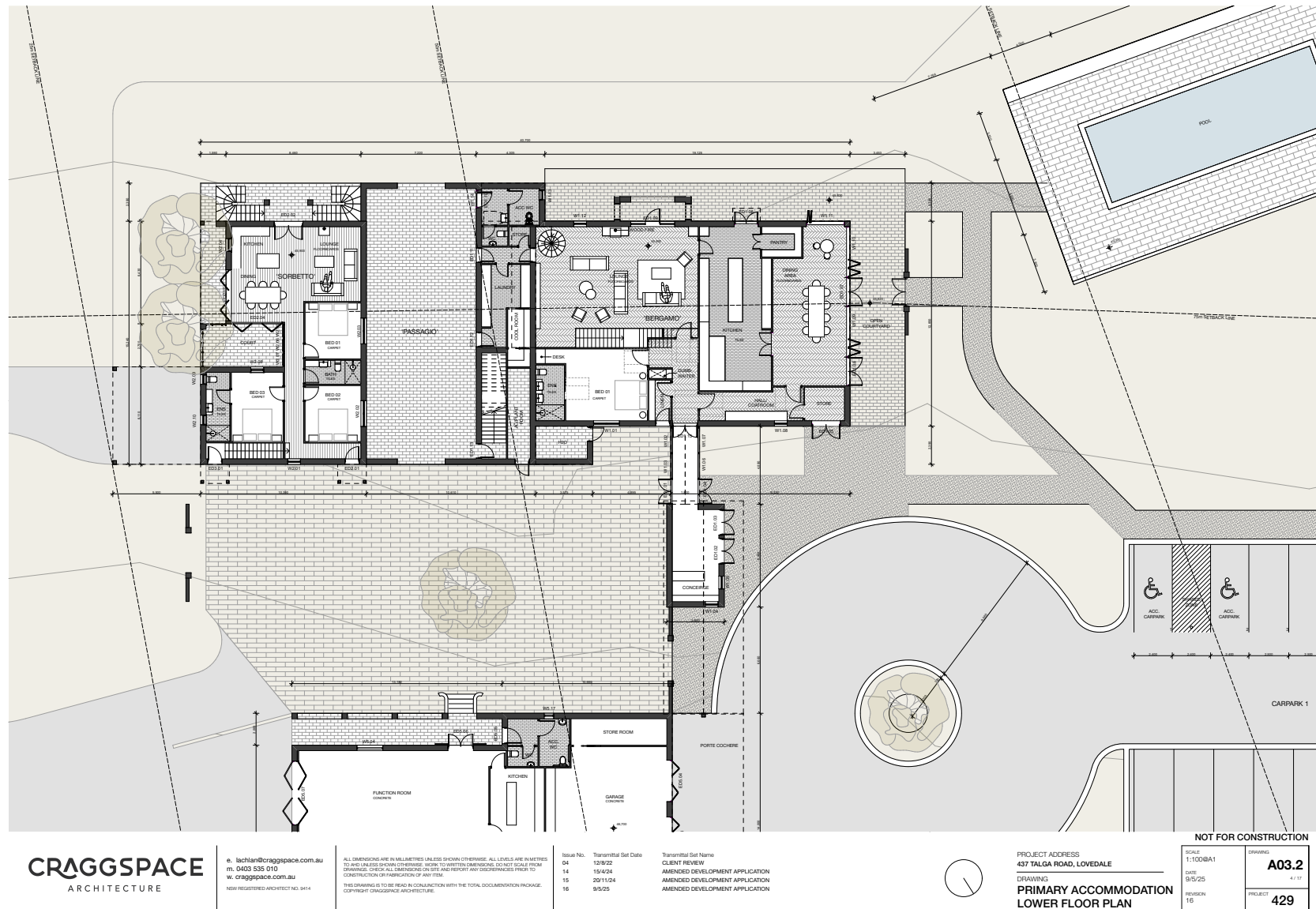
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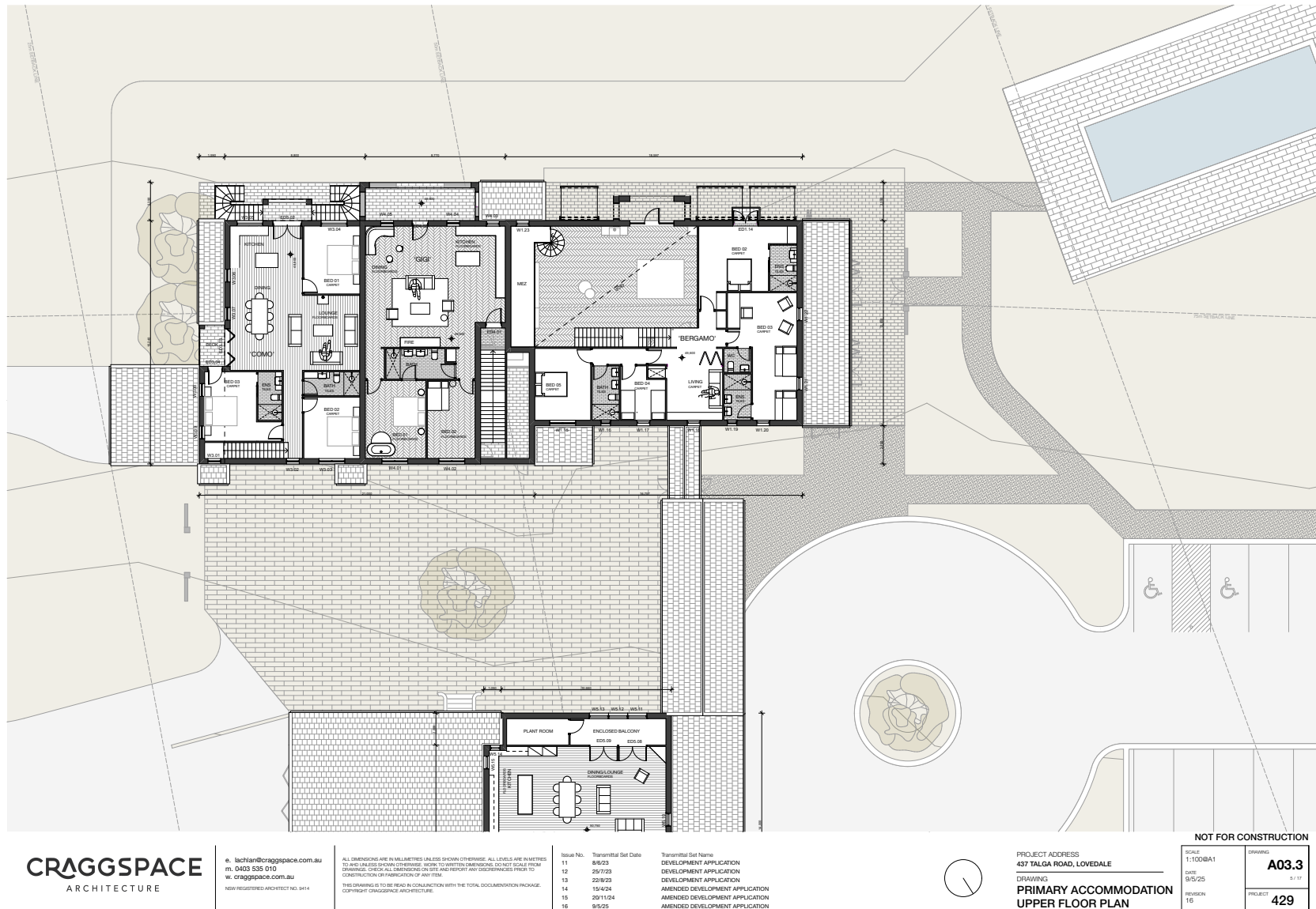
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AMENDED DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION

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437 TALGA ROAD, LOVEDALE
DRAWING
PRIMARY ACCOMMODATION
ELEVATIONS

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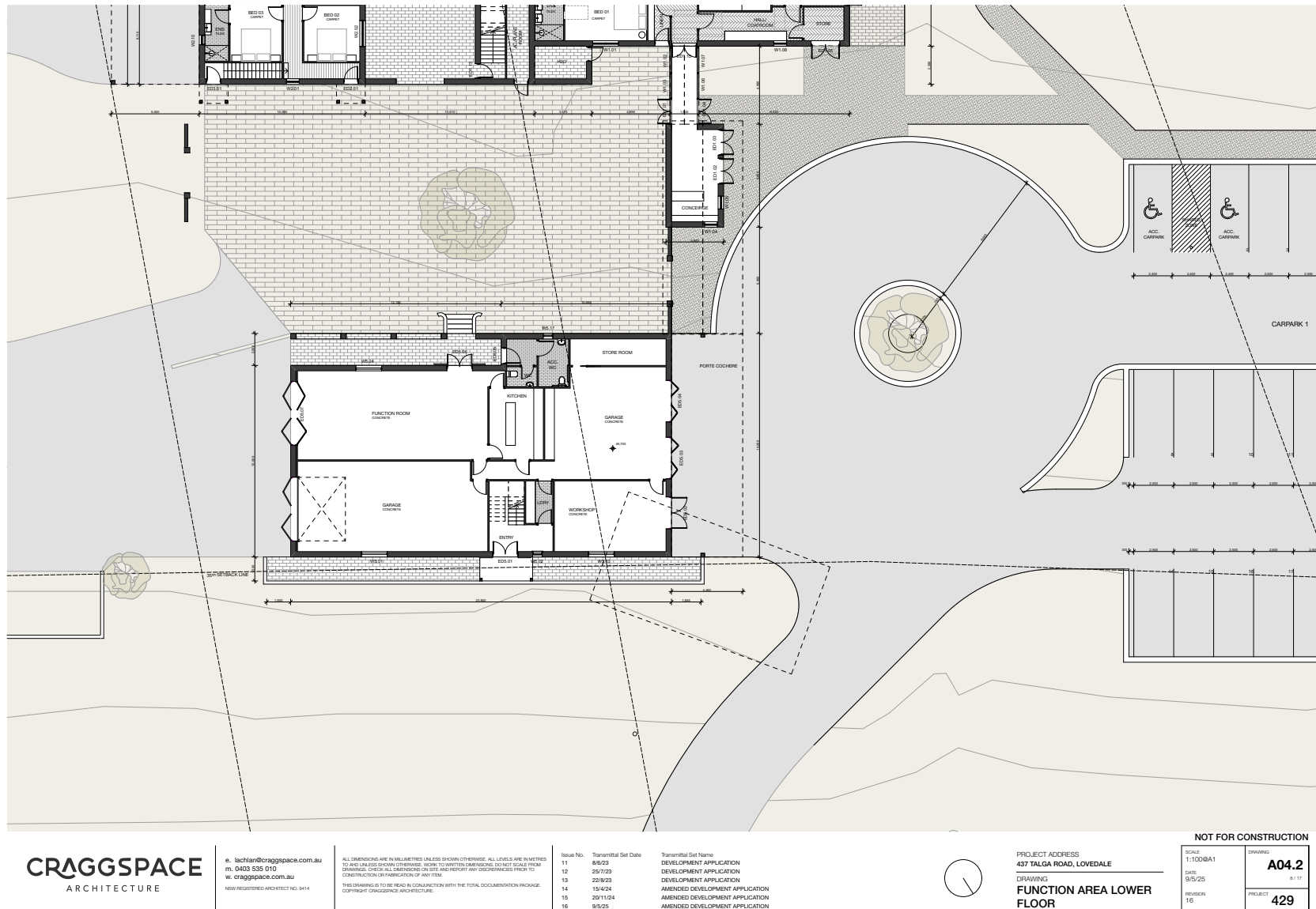
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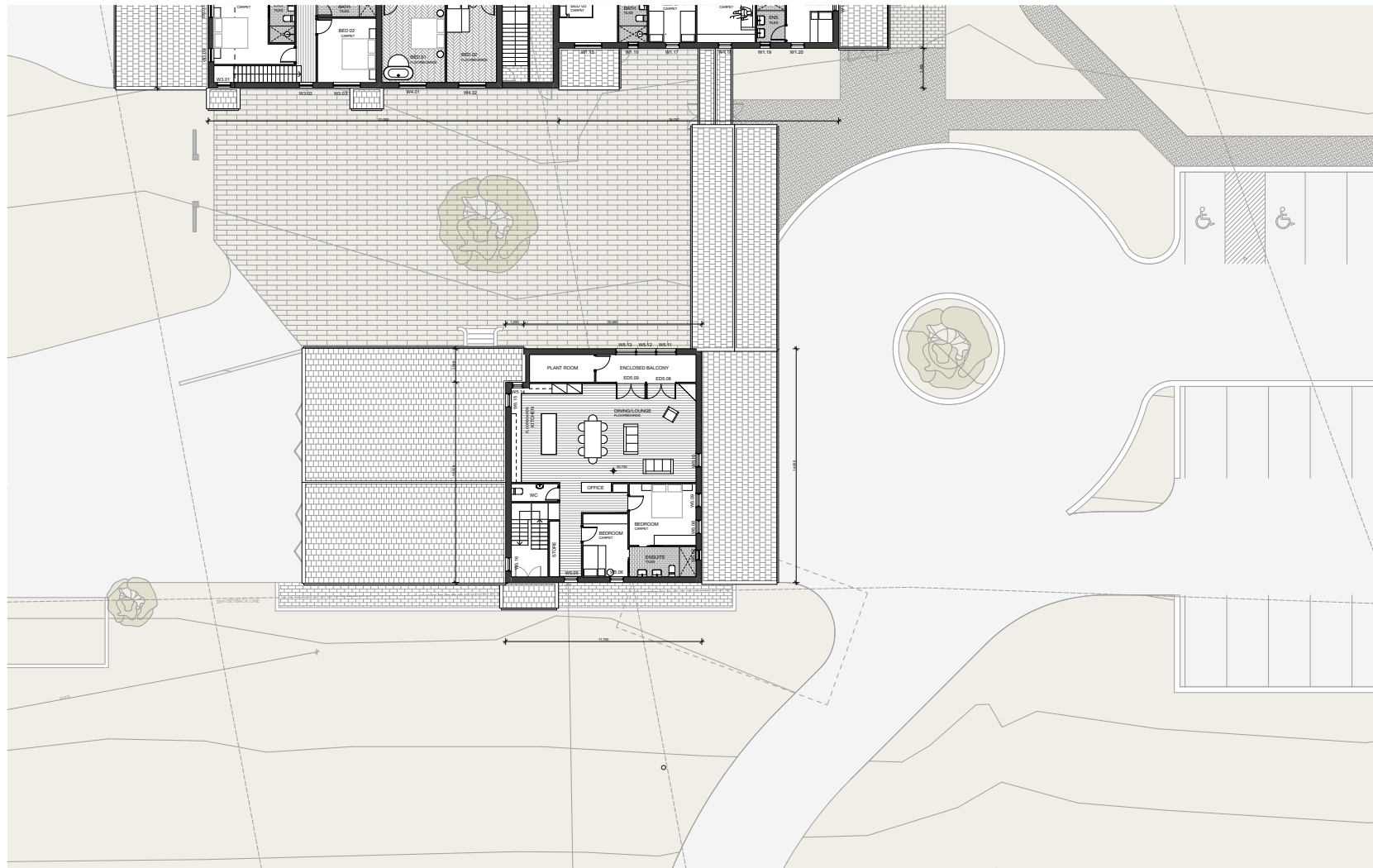
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PROJECT ADDRESS
437 TALGA ROAD, LOVEDALE
DRAWING
FUNCTION AREA COVER
SHEET

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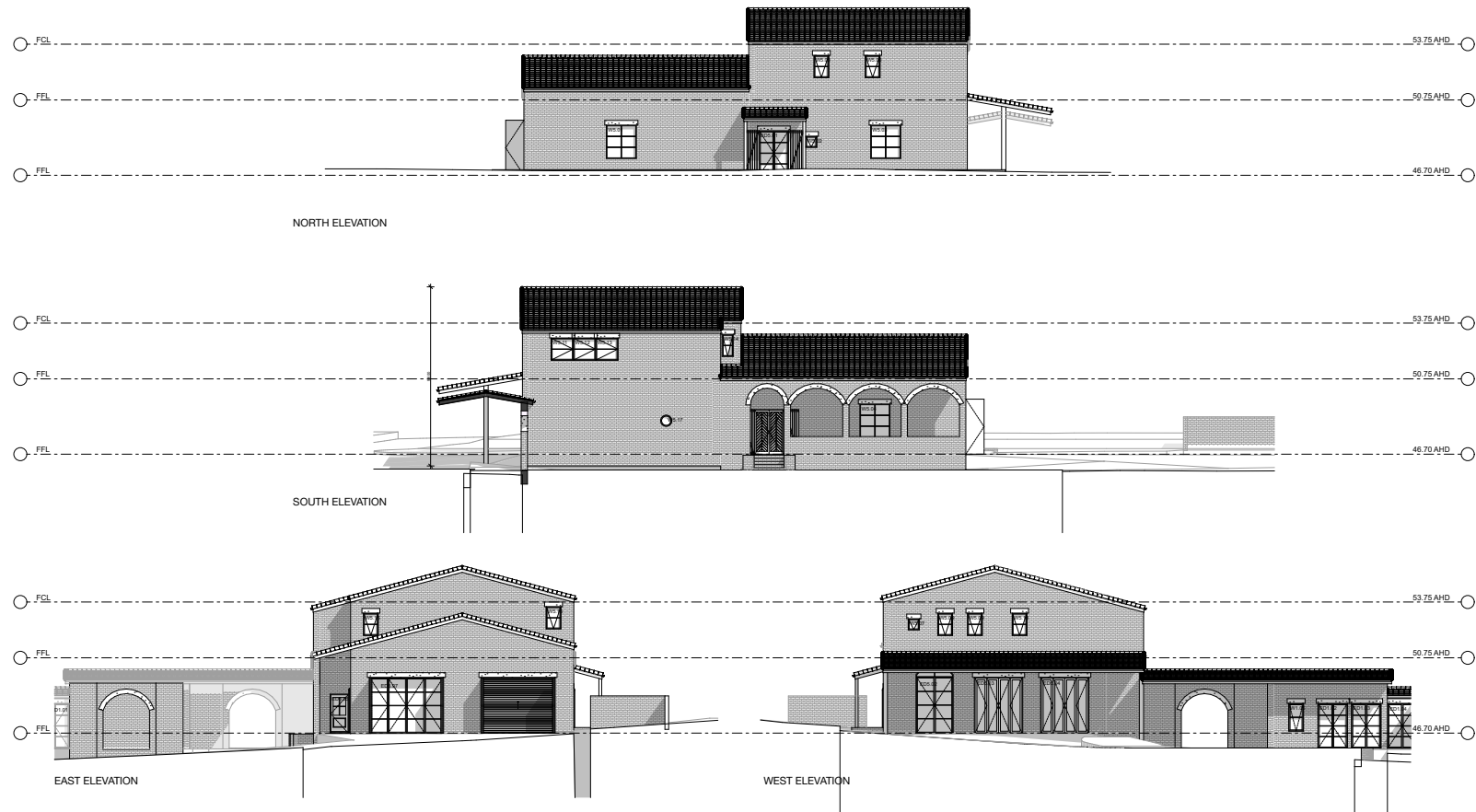
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Transmittal Set Name
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION
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AMENDED DEVELOPMENT APPLICATION



PROJECT ADDRESS
437 TALGA ROAD, LOVEDALE
DRAWING
**FUNCTION AREA UPPER
FLOOR**

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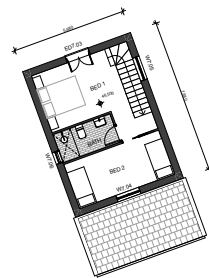
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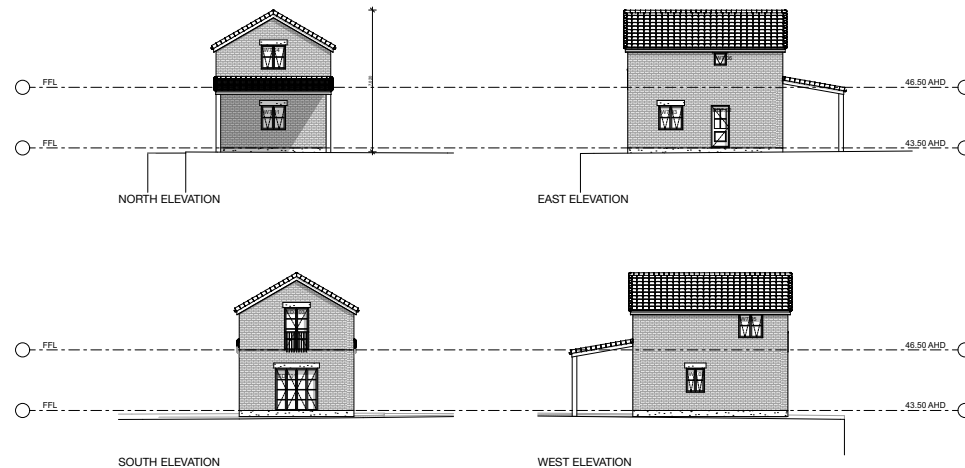
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AMENDED DEVELOPMENT APPLICATION

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437 TALGA ROAD, LOVEDALE
DRAWING
FUNCTION AREA
ELEVATIONS

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UPPER FLOOR PLAN



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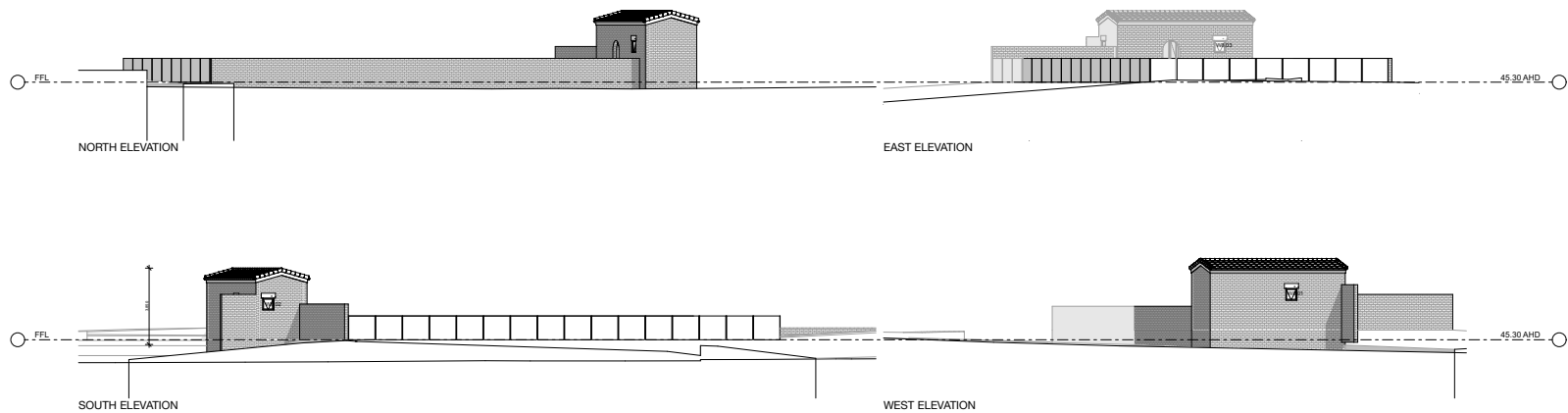
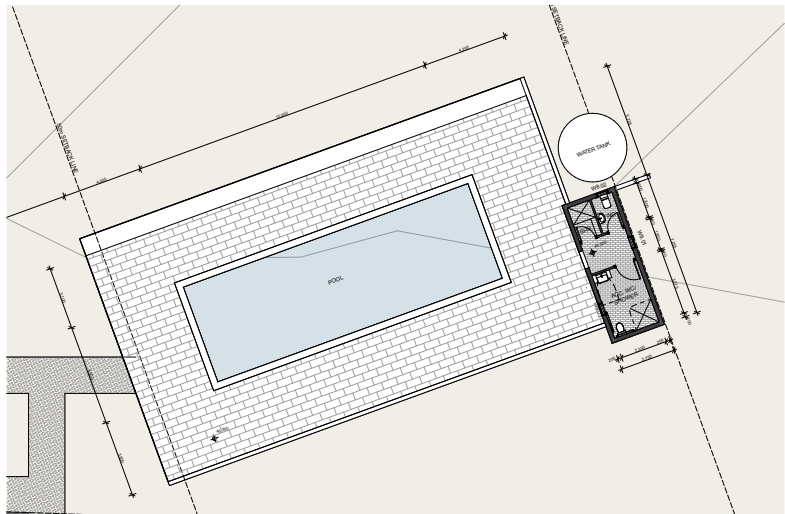
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Transmittal Set Name
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DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION



PROJECT ADDRESS
437 TALGA ROAD, LOVEDALE
DRAWING
POOL AMENITIES PLAN AND
ELEVATIONS

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Page 16

Report PE14/2025 - DA 8/2023/753/1 for a staged Development comprising the Demolition of an Existing Dwelling, Swimming Pool and Shed and the Construction of Tourist and Visitor Accommodation, a Function Room, Swimming Pool, Studio/Workshop for Guest Activities, Managers Residence Ancillary Parking and Landscaping

Enclosure 1

ELEVATION																		
TRANSFORMATIONAL	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00
LEVEL	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000
HEIGHT	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000
WALL HEIGHT	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
GLAZING HEIGHT	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000
GLAZING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

ELEVATION								
TRANSFORMATIONAL	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00	W0.00
LEVEL	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000	UPPER 1.000
HEIGHT	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000
WALL HEIGHT	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
GLAZING HEIGHT	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000
GLAZING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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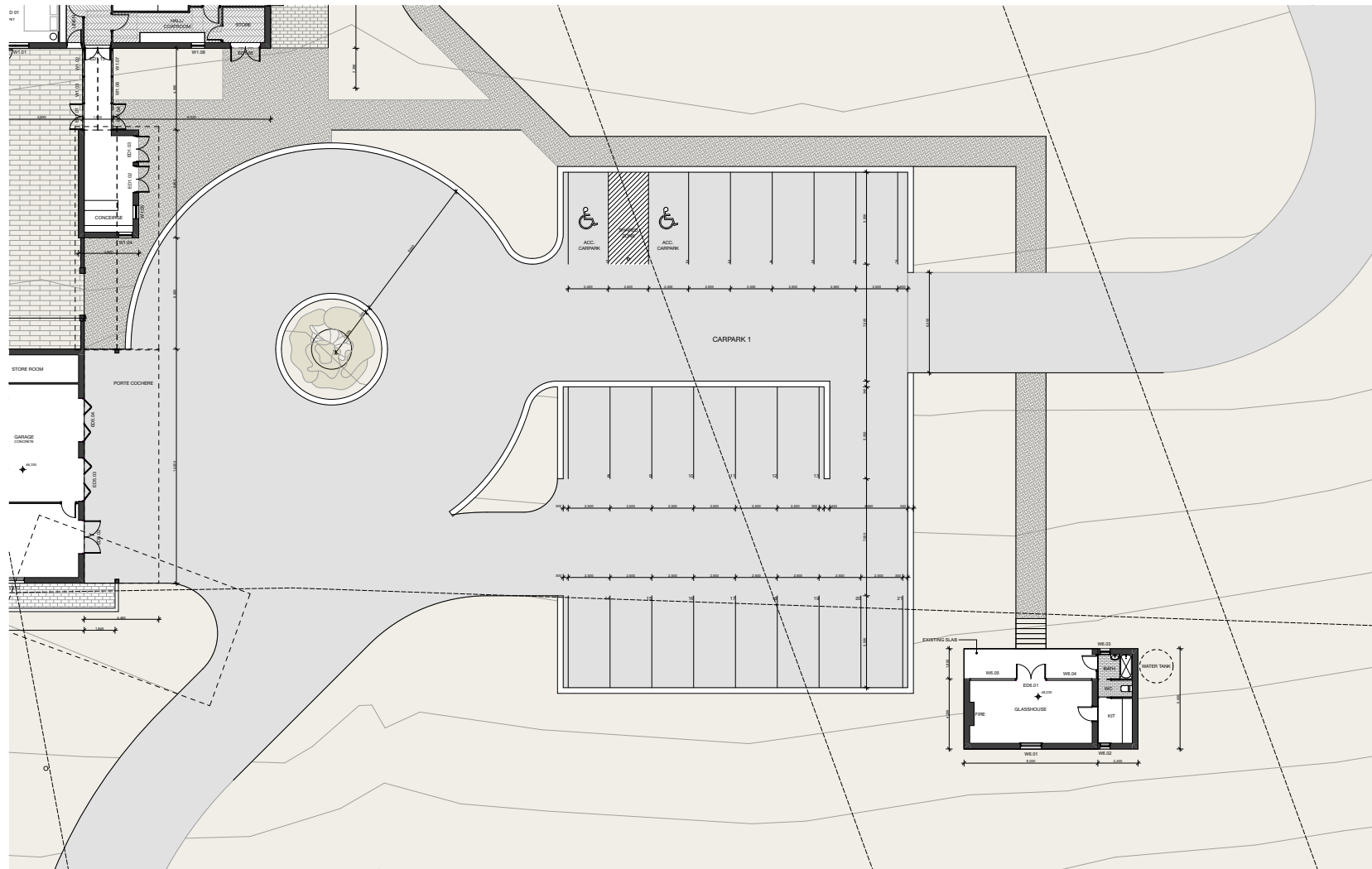
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13 22/8/23
14 15/9/24
15 20/11/24
16 9/5/25

Transmittal Set Name
DEVELOPMENT APPLICATION
DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION



PROJECT ADDRESS
437 TALGA ROAD, LOVEDALE
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GLAZING SCHEDULE 2

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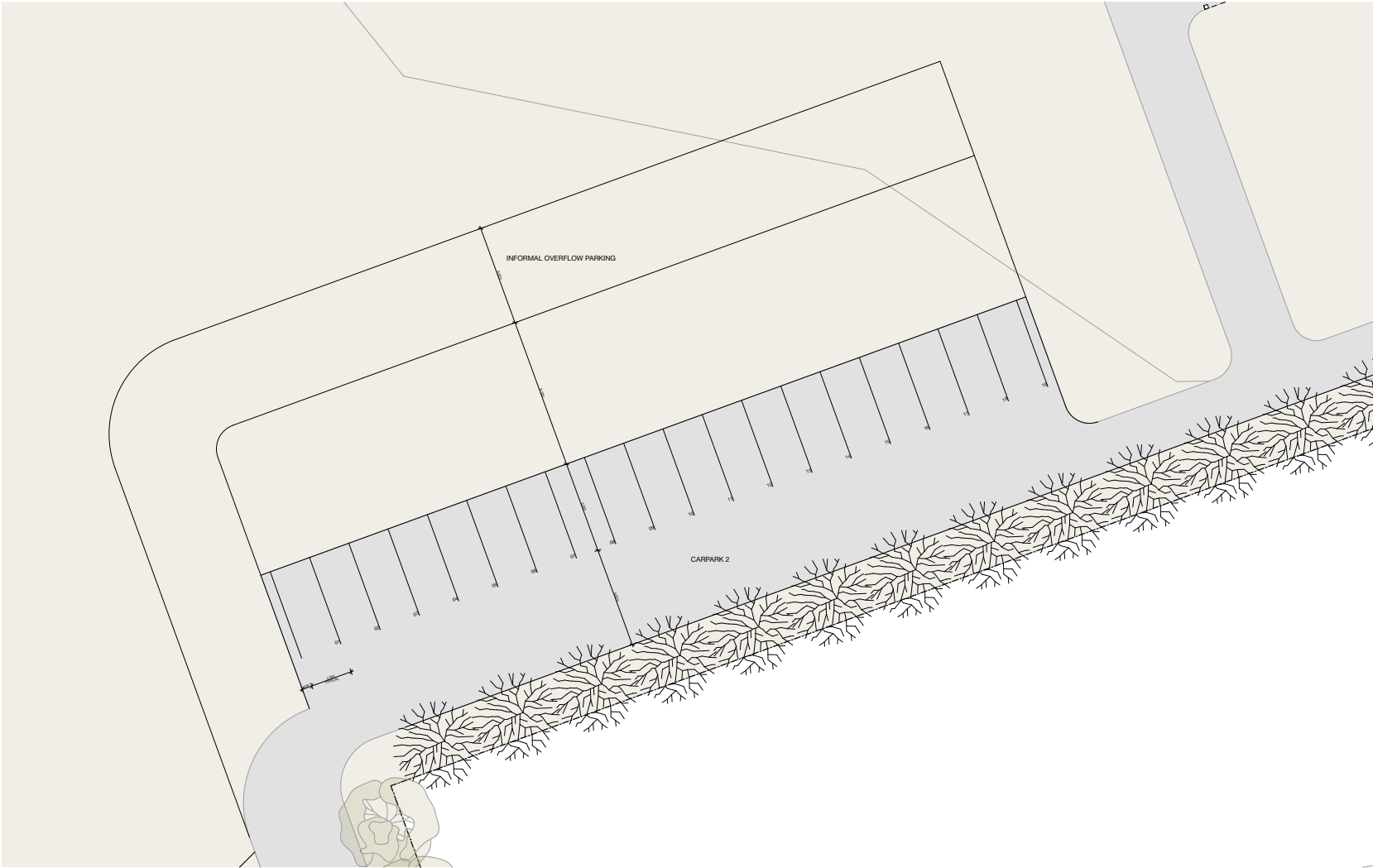
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13 22/8/23
14 15/4/24
15 20/11/24
16 30/5/25

Transmittal Set Name
CLIENT REVIEW
DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION
AMENDED DEVELOPMENT APPLICATION



PROJECT ADDRESS
437 TALGA ROAD, LOVEDALE
DRAWING
CARPARK 1 PLAN

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16 9/5/25
Transmittal Set Name
CLIENT REVIEW
AMENDED DEVELOPMENT APPLICATION



PROJECT ADDRESS
437 TALGA ROAD, LOVEDALE
DRAWING
CARPARK 2 PLAN

NOT FOR CONSTRUCTION	
SCALE 1:100/BA1 DATE 9/5/25 REVISION 16	DRAWING A09.2 17 / 17 PROJECT 429

Reasons for approval

The determination decision was reached for the following reasons:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the *Cessnock Local Environmental Plan 2011 (CLEP 2011)*.
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Cessnock Development Control Plan 2010 (DCP 2010) and variations to prescribed standards within this Plan have been adequately addressed.
- The proposed development is considered to be of an appropriate scale and form for the site.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- Any issues raised in submission/s have been taken into account in the assessment report and where appropriate, conditions of consent have been imposed on the determination. Council has given due consideration to community views when making the decision to determine the application.

CONDITIONS THAT APPLY TO ALL STAGES OF THE DEVELOPMENT

GENERAL CONDITIONS

Condition		
<p>1. Approved Plans and Documents</p> <p>Development must be carried out strictly in accordance with DA No. 8/2023/753/1 and the following plans and supplementary documentation, except where amended by the conditions of this consent.</p>		
Plan Reference	Drawn By	Dated
Title/Location Plan Project No.: 429 Drawing No: A01 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Site Plan Project No.: 429 Drawing No: A02 Issue: 16 F	CRAGGSPACE Architecture	9 May 2025
Primary Accommodation Cover Sheet Project No.: 429 Drawing No: A03.1 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Primary Accommodation Lower Floor Plan Project No.: 429 Drawing No: A03.2 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Primary Accommodation Upper Floor Plan Project No.: 429 Drawing No: A03.3 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Primary Accommodation Elevations Project No.: 429 Drawing No: A03.4 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Function Area Cover Sheet Project No.: 429 Drawing No: A04.1 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Function Area Lower Floor Project No.: 429 Drawing No: A04.2 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Function Area Upper Floor Project No.: 429 Drawing No: A04.3 Issue: 16	CRAGGSPACE Architecture	9 May 2025

Function Area Elevations Project No.: 429 Drawing No: A04.4 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Beekeepers Inn Plans and Elevations Project No.: 429 Drawing No: A05.1 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Pool Amenities Plans and Elevations Project No.: 429 Drawing No: A06.1 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Glasshouse Plans and Elevations Project No.: 429 Drawing No: A07.1 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Glazing Schedule 1 Project No.: 429 Drawing No: A08.1 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Glazing Schedule 2 Project No.: 429 Drawing No: A08.2 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Carpark Plan 1 Project No.: 429 Drawing No: A09.1 Issue: 16	CRAGGSPACE Architecture	9 May 2025
Carpark Plan 2 Project No.: 429 Drawing No: A09.2 Issue: 16	CRAGGSPACE Architecture	9 May 2025

Document Title	Prepared By	Dated
Noise Impact Assessment Report Report No: 24-2941-R1	Reverb Acoustics	June 2024

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

2. Staging of the Development

The development is to be constructed in Three (3) stages as follows:

- Stage 1
 - Construction of a two (2) storey accommodation building containing two (2) bedrooms and one (1) bathroom, attached carport, turning area and gravel driveway identified as the “Beekeepers Inn” on the architectural plans.
 - Solar panels associated with the “Beekeepers Inn” tourist accommodation.
 - On-site waste water management system.
 - Landscaping.

- Stage 2
 - Demolition of the existing dwelling, swimming pool, shed and vegetation removal.
 - Construction of a two (2) storey building containing:
 - Ground floor function room with commercial kitchen and amenities, accommodating a maximum of 110 guests.
 - Ground floor private garage for the site owners and store room.
 - Ground floor laundry.
 - First floor manager's residence containing two (2) bedrooms and a bathroom.
 - Construction of single storey communal guest activities building identified as the "Glasshouse" on the architectural plans.
 - Construction of driveways providing access to the garages, carports, reception and open car parking.
 - Installation of 1 x 150,000 litre underground rainwater tanks as well as several above ground rainwater tanks in various locations.
 - Installation of drainage and on-site waste water management system.
 - Entry gate and front fencing.
 - Landscaping.
- Stage 3
 - Construction of a two (2) storey building containing four (4) accommodation units as follows:
 - 'Sorbetto' - containing three (3) bedrooms, two (2) bathrooms, and open plan kitchen, living and dining area.
 - 'Como' - containing three (3) bedrooms, two (2) bathrooms, and open plan kitchen, living and dining area.
 - 'Gigi' - containing 2 bedrooms, 1 bathrooms, and open plan kitchen, living and dining area.
 - 'Bergamo' – ground floor containing a commercial kitchen and pantry, dining room, living room, storage, and accessible bedroom and ensuite. The first floor will contain four (4) bedrooms, three (3) bathrooms, living room, and storage.
 - Shared laundry, storage, accessible WC, WC, plant rooms, reception/concierge desk, and communal area on ground floor.
 - Swimming pool and associated pool amenities.
 - Landscaping.

3. General Terms of Approval

All General Terms of Approval issued by NSW Rural Fire Service dated 19 September 2024 shall be complied with prior, during and at the completion of the development, as required.

A copy of the General Terms of Approval is attached to this determination notice.

4. CC, PC & Notice Required

In accordance with the provisions of Section 6.6 & 6.7 of the *EP&A Act 1979*, construction works approved by this consent must not commence until:

- a) A CC has been issued by a Certifier (being Council or a registered certifier); and
- b) A PC has been appointed by the person having benefit of the development consent; and
- c) If Council is not the PC, notify Council no later than two (2) days before building work commences as to who is the appointed PC; and
- d) At least two (2) days before commencement of building work, the person having benefit of the development consent is to notify Council as to the intention to commence building work.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition

5. Accessibility Management Plan

An Accessibility Management Plan must be prepared for the proposed buildings demonstrating compliance with BCA Part D3 "Access for People with a Disability" and the BCA adopted version of AS1428. The report and any relevant plans and specifications are to be submitted with the application for a CC and approved by the Certifier as complying with the BCA and AS's prior to the issue of a CC.

6. Long Service Levy

In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant must pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work costing \$250,000 or more. The Long Service Levy is payable prior to the issue of a CC.

7. Section 68 Approval

Application shall be made to Council under Section 68 of the *Local Government Act 1993* to Install, Construct or Alter an Onsite System of Sewage Management.

The application shall be accompanied by the required documentation, as specified under Clause 26 of the *Local Government (General) Regulation 2021*. The design of the onsite sewage management system shall be in accordance with the Environmental Health Protection Guidelines and AS/NZS 1547-2012 (The application form and further information is available on Council's website www.cessnock.nsw.gov.au).

The Section 68 application shall be considered and approved by Council prior to the release of a CC for the development.

8. Exterior Lighting Generally

Before the issue of a CC, an exterior lighting plan is to be submitted to Council for approval. The design and position of all exterior/outdoor lighting will be required to minimise any detrimental impacts upon the amenity of other premises, adjacent dwellings and the road reserve in accordance with the relevant provisions of:

- a) AS 4282:1997 *Control of the obtrusive effects of outdoor lighting*.

9. Retaining Wall

Where a retaining wall is in excess of 600mm in height and/or within 900mm of a property boundary, separate detailed drawings are to be submitted in conjunction with the CC, specifying wall heights, heights of retaining walls, proposed mounding and stabilisation treatment, and landscaping for the elevations of the building.

The plans submitted in association with the CC application are to demonstrate compliance with this requirement. The plans are to be approved by the Certifier as satisfying this requirement before the issue of a CC.

10. Private Water Supply – Safe Supply

Prior to issue of a CC, if the proposed development cannot be connected to a potable water supply, then the applicant must demonstrate to the Certifier that the drinking water supplied to the premises will consistently meet the *Australian Drinking Water Guidelines 2011* and any subsequent amendments to the Guidelines.

11. Private Water Supply – Drinking Water Management System

An appropriate drinking water management system, in compliance with NSW Health requirements and the *Public Health Act 2010* and *Regulation 2012* is to be provided.

BEFORE BUILDING WORK COMMENCES

Condition

12. Erection of Signs

Prior to the commencement of building works, subdivision work or demolition work, a sign must be erected in a prominent position on the site on which the work is being carried out. The sign must state:

- a) the name, address and telephone number of the principal certifier for the work;
- b) the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside of working hours; and
- c) state that unauthorised entry to the work site is prohibited.

The sign must be maintained while the work is being carried out, but must be removed when the work has been completed.

13. Nominated Location of Waste

The location and facilities for the collection, storage and disposal of waste generated within the premises shall be submitted to the PC, prior to the commencement of works.

14. Toilet Facilities

Toilet facilities are to be provided prior to works commencing, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be a sewage management facility approved by the NSW Department of Health and/or Council, and operate in an environmentally responsible manner, free of nuisance or offence, and be appropriately serviced.

15. Relocation of Services

The person having the benefit of the Development Consent shall be responsible for all costs incurred in the necessary relocation of any services affected by the required construction works. In the event that existing services are required to be relocated the proprietor shall make application to obtain any necessary approval from the relevant service authority prior to commencement of any works.

DURING BUILDING WORK

Condition

16. Construction Hours

Excavation and building work must be restricted to the hours of 7.00am and 5.00pm on Monday to Saturday inclusive. Work is not to be carried out on Sundays and public holidays.

17. Construction Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environmental Protection Authority Document *Noise Guide for Local Government*.

18. New Information/Unexpected Finds Protocol

In the event that construction works cause the generation of odours or uncovering of previously unidentified contaminants, works must immediately cease and Council must be notified in writing within 48 hours. An appropriately qualified environmental consultant is to be appointed to undertake an assessment of the potential contaminant and works required to make the site safe from potential human health and environmental harm.

If the Duty to Report contamination to the NSW Environment Protection Authority under Section 60 of the *Contaminated Land Management Act 1997* is triggered, Council must be notified within 2 working days of the notification to the NSW Environment Protection Authority.

8/2023/753/1 Conditions of Consent

19. Waste Management

Rubbish generated from the development is to be suitably contained on site at all times. No rubbish shall be stockpiled in a manner which facilitates the rubbish to be blown off the site.

20. Soil Classification

Excavation Upper Fill / Soil – Classification Requirements

Fill soils removed from the property must first be classified as per the *EPA NSW Waste Classification Guidelines - Part 1: Classifying Waste (Nov 2014)* prior to disposal.

Imported Soil - VENM

Any imported fill shall be sampled prior to importation and shall conform to VENM (virgin excavated natural material) as per *EPA NSW Waste Classification Guidelines - Part 1: Classifying Waste (Nov 2014)*.

- **VENM with Documentation:** Backfill material shall be (virgin) excavated natural material (VENM) sourced from a reputable soil / landscaping supplier or excavation contractor. This shall be accompanied by suitable documentation verifying the material is VENM. The documentation shall be provided by a suitably qualified Environmental or Engineering Consultant.
- **VENM without Documentation:** Backfill material without suitable VENM documentation shall be validated using a frequency of one (1) sample for every twenty-five cubic metres (25m³). Each discrete sample analysed shall consist of a composite of these 5 sub-samples collected and mixed in a stainless-steel tray. Each sample shall be analysed for the full suite of analytes listed in the *EPA NSW Waste Classification Guidelines - Part 1: Classifying Waste (Nov 2014)*.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition

21. Inspection for On-site Sewage Management

Prior to the use of the building for the purposes approved by this consent, and prior to the issue of an *OC*, a satisfactory final inspection report from the Council must be received by the *PC*, verifying the associated on-site wastewater management system has been supplied and installed in accordance with the approval under Section 68 of the *Local Government Act 1993*.

ONGOING USE

Condition

22. Maintenance of Landscaping

Landscaping shall be maintained in accordance with the approved plan in a healthy state, and in perpetuity, by the existing or future owners and occupiers of the development.

If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species and similar maturity as the vegetation which has died or was removed.

CONDITIONS ASSOCIATED WITH STAGE 1 OF THE DEVELOPMENT

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition	
23. Cessnock Section 7.12 Levy Development Contributions Plan	
A total monetary contribution of \$2,500.00 is to be paid to Council, pursuant to Section 7.12 of the <i>EP&A Act 1979</i> , such contribution is to be paid before the issue of any CC.	
a) This condition is imposed in accordance with the provisions of <i>Cessnock Section 7.12 Levy Contributions Plan 2017 (as amended)</i> . A copy of the document is available on Council's website at www.cessnock.nsw.gov.au or may be inspected at Council's Customer Services Section, Administration Building, Vincent Street Cessnock.	
b) The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at time of actual payment in accordance with the Consumer Price Index. Indexation of contributions for payment occurs quarterly.	
Any party intending to act on this consent should contact Council prior to the date of payment to determine the indexed amount payable.	
NOTE: PRIOR TO PAYMENT OF ANY CONTRIBUTIONS, PLEASE CONTACT COUNCIL'S STRATEGIC PLANNING ASSISTANT ON 02 4993 4293 TO OBTAIN AN UP-TO-DATE AMOUNT PAYABLE FIGURE. AT THAT TIME, WE WILL ADVISE HOW YOUR CONTRIBUTIONS CAN BE PAID.	
24. Amended Landscape Plan	
Prior to issue of a CC, an amended landscape plan is to be submitted to, and approved by Council. The landscape plan is to be prepared reflecting the approved staging of the development. Stage 1 landscaping is to include all boundary screen plantings along the boundaries of the adjoining property to the west.	
The planting species schedule is to be amended to incorporate endemic species (for the majority of the development) in accordance with Appendix 2 of Council's Development Control Plan 2010 (Chapter E3 – Vineyards District).	
25. Parking – Minimum Requirement	
On-site car parking shall be provided for a minimum of two (2) vehicles to service the proposed "Beekeepers Inn" tourist accommodation.	
The plans submitted in association with the CC application are to demonstrate compliance with this requirement.	

26. Car Parking – Commercial/Industrial

The design of the vehicular access and off-street parking facilities must comply with, but not be limited to *AS 2890.1-2004 Parking Facilities – Off-Street Car Parking*, *AS 2890.2-2002 Parking Facilities – Off-Street commercial vehicles facilities*, and *AS 2890.3-1993 Parking Facilities – Bicycle parking facilities*. Details demonstrating compliance with these Standards are to be included on the plans submitted in association with a CC application.

A design certificate satisfying these requirements is to be issued by a suitably qualified professional engineer and submitted to the Certifier before the issue of a CC

27. Access Roads

The registered proprietors shall provide details of an all-weather access road from the main entry to the site, extending along the western boundary of the site through to the proposed “Beekeepers Inn” tourist accommodation. This access road will need to be constructed to 4m wide, 100mm thick pavement with 1m wide clear verges either side. All works are to be in accordance with Council’s ‘Engineering Guidelines for Design and Construction’ and NSW Rural Fire Service *Planning for Bushfire Protection 2019* to serve the proposed development.

The plans submitted in association with the CC application are to demonstrate compliance with this requirement. The plans are to be approved by the Certifier as satisfying this requirement prior to the issue of a CC.

28. Stormwater – Detailed Design Requirements

A detailed drainage design shall be prepared for the disposal of roof and surface water associated with the “Beekeepers Inn” in accordance with Council’s ‘Engineering Guidelines for Design and Construction’ (available at Council’s offices). Such layout shall include existing and proposed surface levels, sub-catchments and conduit sizing appropriate for the development.

The plans submitted in association with the CC application are to demonstrate compliance with this requirement. The plans are to be approved by the Certifier as satisfying this requirement before the issue of a CC.

29. Section 68 Approval

Application shall be made to Council under Section 68 of the *Local Government Act 1993* to Install, Construct or Alter an Onsite System of Sewage Management for the proposed “Beekeepers Inn”.

The application shall be accompanied by the required documentation, as specified under Section 26 of the *Local Government (General) Regulation 2021*. The design of the onsite sewage management system shall be in accordance with the Environmental Health Protection Guidelines and *AS/NZS 1547-2012* (The application form and further information is available on Council’s website www.cessnock.nsw.gov.au).

The Section 68 application shall be considered and approved by Council before the release of a CC for the development.

30. Plan of Management

An amended Plan of Management is to be prepared and submitted to Council for approval prior to the issue of a CC. The Plan of Management is to include (but not limited to) the following:

- The recommendations of the submitted Noise Impact Assessment Report No. 24-2941-R1, dated June 2024.
- A complaints handling register including the procedures involved in responding to complaints and appropriate action undertaken.

BEFORE BUILDING WORK COMMENCES

Condition

31. Public Liability Insurance

Any person or contractor undertaking works on public property must take out Public Risk insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within, public property. The Policy is to note, and provide protection for Cessnock City Council as an interested party, and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property. The insurance shall also note the location and the risk.

32. S138 Roads Act Approvals

Under Section 138 of the *Roads Act 1993*, should any work on the verge, footpath, or public road reserve be required, a S138 Roads Act Approval will need to be obtained from Council. In this regard, the applicant is to make a formal application to Council. The S138 application is to be submitted to, and approved by, Council before works commence.

33. Erosion and Sediment Controls

The control of erosion, and the prevention of silt discharge into drainage systems and waterways, will be necessary in accordance with Council's 'Engineering Guidelines for Design and Construction', and Landcom's Soils and Construction Manual - April 2004. Erosion control measures are to be implemented prior to the commencement of any earthworks, and shall be maintained until satisfactory completion and restoration of site earthworks, including revegetation of all exposed areas.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition

34. Completion of Car Park

Prior to the issue of an OC, the PC must ensure that the two (2) off-street parking spaces associated with the "Beekeepers Inn" have been constructed in accordance with the development consent and AS 1428.1 and AS 2890.6.

35. Roads – Bitumen Crossing

The registered proprietors shall construct and maintain a bitumen sealed access crossing from the edge of the road formation in Talga Road to the property boundary (for the main access entry to the property), in accordance with Council's 'Engineering Guidelines for Design and Construction' and AS 2890.1. A S138 Roads Act Approval is required from Council before any construction commences within the road reserve. The access crossing is required to be constructed before the issue of an OC for the building.

Construction of the crossing will require inspections to be undertaken by Council. The applicant shall pay Council engineering site supervision fees in accordance with Council's current Fees & Charges, prior to the inspections being undertaken.

The initial fee will facilitate approval of the application and one (1) construction inspection (steel and formwork inspection).

A final inspection will be required upon completion of the driveway and restoration of all disturbed footway areas. (A separate fee will be required to be paid when the final inspection is booked.) Should further inspections become necessary as a result of unsatisfactory or defective works, additional inspection fees will be charged in accordance with Council's current Fees & Charges.

The applicant is to advise Council at least 48 hours prior to inspection of works within the footpath and/or road reserve.

36. Road – Access Completion

Construction of the vehicular access crossing and internal access road are to be completed prior to issue of an OC.

37. Drainage Works

All drainage works required to be undertaken in accordance with this stage of the development are to be completed prior to issue of an OC for the development. Roof water from the building and any rainwater tank overflow shall be piped clear of all buildings - without creating any nuisance on the property, to the onsite sewage management system, or to adjoining properties.

38. Completion of Landscaping

All landscaping associated with Stage 1 of the development is to be completed in accordance with the approved landscape plan.

CONDITIONS ASSOCIATED WITH STAGE 2 OF THE DEVELOPMENT

GENERAL CONDITIONS

Condition
<p>39. Swimming Pools</p> <p>The approved swimming pool must comply with the <i>Swimming Pools Act 1992</i> and relevant standards. Pool filters, pumps and related plant must only operate in accordance with the <i>Protection of the Environment Operations Act 1997</i>.</p>

**DEMOLITION WORK
BEFORE DEMOLITION WORK COMMENCES**

Condition
<p>40. Demolition Proposed</p> <p>Consent is granted for the demolition of the selected structures on the property, subject to strict compliance with the following conditions before demolition works commencing:</p> <ul style="list-style-type: none">a) Written notice is to be given to the Council before demolition. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number, and licence number of the demolisher.a) Before demolition, the applicant must erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.b) Before demolition, the applicant must erect a 2.4m high temporary fence, hoarding between the work site and any public property (footpaths, roads, reserves, etc). Access to the site must be restricted to authorised persons only, and the site must be secured against unauthorised entry when work is not in progress, or the site is otherwise unoccupied.c) Before demolition, a Work Plan must be prepared in accordance with the relevant provisions of <i>AS 2601:2001 Demolition of structures</i> by a person with suitable expertise and experience. The Work Plan must identify hazardous materials including asbestos and surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance, and the disposal methods for hazardous materials.

DURING DEMOLITION WORK

Condition
<p>41. Demolition Works</p> <p>Consent is granted for the demolition of the selected structures on the property, subject to strict compliance with the following conditions during demolition works:</p>

- a) Demolition is to be carried out in accordance with the relevant provisions of AS 2601:2001: *Demolition of structures*.
- b) The hours of demolition work are limited to between 7.00am and 5.00pm on Monday to Saturday. No demolition work is to be carried out on Sundays and public holidays.
- c) Hazardous or intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements of the SafeWork NSW and the NSW EPA.
- d) Demolition procedures must maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
- e) During demolition, public property (footpaths, roads, reserves, etc) must be clear at all times and must not be obstructed by any demolished material or vehicles. The footpaths and roads must be swept (not hosed) clean of any material, including clay, soil and sand. On the spot fines may be levied by Council against the demolisher and/or owner for failure to comply with this condition. No materials shall be stockpiled on footpaths or road carriageways.
- f) All vehicles leaving the site with demolition materials must have their loads covered, and vehicles must not track soil and other materials onto public property (footpaths, roads, reserves, etc) and the footpaths must be suitably protected against damage when plant and vehicles access the site.
- g) The burning of any demolished material on site is not permitted, and offenders will be prosecuted.
- h) Care must be taken during demolition to ensure that existing services on the site (ie, sewer, electricity, gas, phone) are not damaged. Any damage caused to existing services must be repaired by the relevant authority at the applicant's expense.
- i) Suitable erosion and sediment control measures in accordance with the Soil and Water Management Plan must be erected before the commencement of demolition works, and must be maintained at all times.
- j) If the building contains asbestos, an asbestos survey prepared by a qualified occupational hygienist is to be undertaken. If asbestos is present then:
 - i) A SafeWork licensed contractor must undertake removal of all asbestos.
 - ii) During the asbestos removal, a sign "DANGER ASBESTOS REMOVAL IN PROGRESS" is to be erected in a visible position on the site to the satisfaction of Council, and AS 2601:2001: *Demolition of structures*.
 - iii) Waste disposal receipts must be provided to Council as proof of correct disposal of asbestos laden waste.
 - iv) All removal of asbestos must comply with the requirements of the SafeWork NSW and the NSW EPA.

ON COMPLETION OF DEMOLITION WORK

Condition
<p>42. Disposal of Hazardous Waste</p> <p>Should asbestos containing material be discovered during the demolition of the structures, the applicant shall provide the Certifier with an asbestos clearance certificate prepared by a licensed asbestos assessor identifying that all visible asbestos has been removed from the site, in accordance with the requirements of the EPA and SafeWork NSW.</p>

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition
<p>43. Cessnock Section 7.12 Levy Development Contributions Plan</p> <p>A total monetary contribution of \$15,000.00 is to be paid to Council, pursuant to Section 7.12 of the <i>EP&A Act 1979</i>, such contribution is to be paid before the issue of any CC.</p> <p>a) This condition is imposed in accordance with the provisions of <i>Cessnock Section 7.12 Levy Contributions Plan 2017 (as amended)</i>. A copy of the document is available on Council's website at www.cessnock.nsw.gov.au or may be inspected at Council's Customer Services Section, Administration Building, Vincent Street Cessnock.</p> <p>b) The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at time of actual payment in accordance with the Consumer Price Index. Indexation of contributions for payment occurs quarterly.</p> <p>Any party intending to act on this consent should contact Council prior to the date of payment to determine the indexed amount payable.</p> <p>NOTE: PRIOR TO PAYMENT OF ANY CONTRIBUTIONS, PLEASE CONTACT COUNCIL'S STRATEGIC PLANNING ASSISTANT ON 02 4993 4293 TO OBTAIN AN UP-TO-DATE AMOUNT PAYABLE FIGURE. AT THAT TIME, WE WILL ADVISE HOW YOUR CONTRIBUTIONS CAN BE PAID.</p> <p>44. Disabled Car Parking Spaces</p> <p>A total of two (2) car parking spaces for use by persons with a disability must be provided as part of the total car parking requirements.</p> <p>Plans demonstrating compliance with this requirement and the following Australian Standards are to be submitted to, and approved by, the Certifier before the issue of a CC.</p> <ul style="list-style-type: none"> * <i>AS/NZS 2890.1:2004 Parking Facilities – Off street car parking</i> * <i>AS/NZS 1428.1:2009 Design for access and mobility – General requirements for access – New building work</i> * <i>AS/NZS 1428.4.1:2009 Design for access and mobility – Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.</i>

45. Parking – Minimum Requirement

On-site car parking shall be provided in accordance with the approved architectural plans for a minimum of 43 vehicles (this includes one (1) garage space for the managers' residence).

The plans submitted in association with the CC application are to demonstrate compliance with this requirement. The plans are to be approved by the Certifier as satisfying this requirement prior to the issue of a CC.

46. Car Parking – Commercial/Industrial

The design of the vehicular access and off-street parking facilities must comply with, but not be limited to *AS 2890.1-2004 Parking Facilities – Off-Street Car Parking*, *AS 2890.2-2002 Parking Facilities – Off-Street commercial vehicles facilities*, and *AS 2890.3-1993 Parking Facilities – Bicycle parking facilities*. Details demonstrating compliance with these Standards are to be included on the plans submitted in association with a CC application.

A design certificate satisfying these requirements is to be issued by a suitably qualified professional engineer and submitted to the Certifier before the issue of a CC.

47. Access Roads

The registered proprietors shall provide details of internal all-weather access roads from the property boundary to the proposed development site in accordance with the approved plans. The internal access roads will need to be constructed to 4m wide, 100mm thick pavement with 1m wide clear verges either side. All works are to be in accordance with Council's 'Engineering Guidelines for Design and Construction' and NSW Rural Fire Service *Planning for Bushfire Protection 2019* to serve the proposed development.

The plans submitted in association with the CC application are to demonstrate compliance with this requirement. The plans are to be approved by the Certifier as satisfying this requirement prior to the issue of a CC.

48. Stormwater – Detailed Design Requirements

A detailed drainage design shall be prepared for the disposal of roof and surface water from the site, including any natural runoff currently entering the property, and connection to the existing drainage system in accordance with Council's 'Engineering Guidelines for Design and Construction' (available at Council's offices). Such layout shall include existing and proposed surface levels, sub-catchments and conduit sizing appropriate for the development.

The plans submitted in association with the CC application are to demonstrate compliance with this requirement. The plans are to be approved by the Certifier as satisfying this requirement before the issue of a CC.

49. Amended Plans Required

The plans submitted in association of the CC application must incorporate the following amendments:

- a) Size and location of the pool wastewater disposal area.

The plans must be submitted to and approved by the Certifier as satisfying these required amendments prior to the issue of the CC.

50. Food Premises

The construction and operation of the food premises shall comply with all applicable legislation, regulation and standards including:

- a) *Food Act 2003*
- b) *Food Regulation 2015*
- c) *Food Standards Australia and New Zealand – Food Standards Code 2003*
- d) AS 4674-2004 for Design, Construction and Fit out of Food Premises
- e) AS 1668.2-2002 – The use of ventilation and air conditioning in buildings
- f) *BCA*.

Details submitted in association with the CC application are to demonstrate compliance with this requirement, and shall include the following:

- a) a separate floor and sectional plan detailing:
 - i) the kitchen/cafe area floor, wall, and ceiling surface finishes
 - ii) location of the required handwash basin/s and cleaning sinks/s
 - iii) location of dry and cold storage areas,
 - iv) fit-out details for the kitchen and servery, including proposed refrigeration and cooking equipment
 - v) designated cupboard or locker for the storage of staff clothing and personal belongings
 - vi) location of the bar area.

The details are to be approved by the Certifier as satisfying this requirement prior to the issue of a CC.

51. Plan of Management

An amended Plan of Management is to be prepared and submitted to Council for approval prior to the issue of a CC. The Plan of Management is to include (but not limited to) the following:

- The recommendations of the submitted Noise Impact Assessment Report No. 24-2941-R1, dated June 2024.
- A complaints handling register including the procedures involved in responding to complaints and appropriate action undertaken.

52. Plan of Management Licensed Premises

A Plan of Management is to be provided to the Certifier prior to the issue of a CC. The Plan of Management is to cover (but is not limited to) the following issues:

Security Management

The plan must specify security patrol, surveillance, and other security and response methods, and security management of the public and private domain within and surrounding the site.

Patron Management

Patrons must be prevented from removing glass, opened cans, bottles or alcohol from the premises.

Signs must be placed in clearly visible positions within the premises, requesting patrons upon leaving to do so quickly and quietly, having regard to the amenity of the area.

A sign detailing the maximum number of persons permitted in the premises, in letters not less than 25mm, must be displayed at the main front entrance of the premises.

The management/licensee is responsible for the control of noise and litter generated by patrons of the premises, and must ensure that patrons leave the vicinity of the premises in an orderly manner to the satisfaction of Council. If so directed by Council, the management/licensee is to employ private security staff to ensure that this condition is complied with.

Waste Collection

The collection and management of waste and recycling.

53. Licensed Premises

Prior to the issue of a CC, evidence shall be submitted to the Certifier that the relevant licence from the NSW Department of Industry – Liquor and Gaming has been obtained.

54. Smoke Free Premises

The construction and fit out of the premises shall comply with the *Smoke-Free Environment Act 2000* and *Smoke-Free Environment Regulation 2016*. Details demonstrating compliance with this condition are to be provided to the Certifier prior to the issue of a CC.

55. Plant and Equipment – Acoustic Certification

Prior to issue of a CC, all plant and equipment to be used on the site is required to be certified by a qualified acoustical consultant and suitable acoustic treatments specified to ensure noise emission criteria in the submitted *Noise Impact Assessment – Wedding Venue, Function Centre, & Tourist Accommodation, prepared by Reverb Acoustics, report number 24-2941-R1, dated June 2024*, are achieved. The certified plant and equipment and specified acoustic treatments are to be submitted to the Certifier prior to issue of the CC.

BEFORE BUILDING WORK COMMENCES

Condition	
56. Public Liability Insurance	
Any person or contractor undertaking works on public property must take out Public Risk insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within, public property. The Policy is to note, and provide protection for Cessnock City Council as an interested party, and a copy of the Policy must be submitted to Council before the commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property. The insurance shall also note the location and the risk.	

57. Erosion and Sediment Controls

The control of erosion, and the prevention of silt discharge into drainage systems and waterways, will be necessary in accordance with Council's 'Engineering Guidelines for Design and Construction', and Landcom's Soils and Construction Manual - April 2004. Erosion control measures are to be implemented prior to the commencement of any earthworks, and shall be maintained until satisfactory completion and restoration of site earthworks, including revegetation of all exposed areas.

58. S138 Roads Act Approvals

Under Section 138 of the *Roads Act 1993*, should any work on the verge, footpath, or public road reserve be required, a S138 Roads Act Approval will need to be obtained from Council. In this regard, the applicant is to make a formal application to Council. The S138 application is to be submitted to, and approved by, Council before works commence.

59. Decommission Existing Septic Tank

Prior to commencement of demolition works, the existing onsite wastewater management system associated with the existing dwelling must be decommissioned in accordance with NSW Health Advisory Note 3 Destruction, Removal or Reuse of Septic Tanks, and AWTs dated January 2017. This Advisory note is available from the NSW Health website: www.health.nsw.gov.au

Following decommissioning of the system the following must be provided to Council:

- a) Receipt from the approved contractor for removal of the effluent and sludge; and
- b) A statement/letter from a plumber stating that the works were conducted in accordance with NSW Health Advisory Note 3 Destruction, Removal or Reuse of Septic Tanks, and AWTs dated January 2017

DURING BUILDING WORK

Condition

60. Swimming Pool

The swimming pool and safety fences and gates shall be installed in accordance with the approved plans, specifications, the Swimming Pools Act 1992 (as amended) and the BCA.

The swimming pool shall at all times be surrounded by a child resistant barrier:

- a) that separates the swimming pool from any residential buildings and tourist accommodation situated on the premises, and from any place (whether public or private) adjoining the premises; and
- b) that is designed, constructed, installed and maintained in accordance with the standards prescribed by the *Swimming Pools Regulation 2018* and AS 1926.1 "Safety barriers for swimming pools".

Waste water from the pool shall be disposed of, so as not to create a nuisance to surrounding properties, or to pollute the environment.

Swimming pool surrounds and/or paving shall be constructed so as to ensure water from the pool overflow or surge does not discharge onto neighbouring property.

61. Warning Notice

At the commencement of construction of the swimming pool, the occupier of the premises in or on which the swimming pool (not including spa pool) is being constructed must ensure that a sign is erected and maintained that:-

- a) bears a notice containing the words *"This swimming pool is not to be occupied or used"* having a minimum front size of 50mm; and
- b) is located in a prominent position in the immediate vicinity of that swimming pool; and
- c) continues to be erected and maintained until a relevant OC or a certificate of compliance has been issued for that swimming pool.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition

62. Roads – Bitumen Crossing

The registered proprietors shall construct and maintain a bitumen sealed access crossing (being the access crossing closest to the eastern boundary of the site) from the edge of the road formation in Talga Road to the property boundary, in accordance with Council's 'Engineering Guidelines for Design and Construction' and AS 2890.1. A S138 Roads Act Approval is required from Council before any construction commences within the road reserve. The access crossing is required to be constructed before the issue of an OC for the whole of the building. Where a Partial OC is issued the crossing shall be completed within six (6) months from the date of the Partial Occupation Certificate (OC).

Construction of the crossing will require inspections to be undertaken by Council. The applicant shall pay Council engineering site supervision fees in accordance with Council's current Fees & Charges, prior to the inspections being undertaken.

The initial fee will facilitate approval of the application and one (1) construction inspection (steel and formwork inspection).

A final inspection will be required upon completion of the driveway and restoration of all disturbed footway areas. (A separate fee will be required to be paid when the final inspection is booked.) Should further inspections become necessary as a result of unsatisfactory or defective works, additional inspection fees will be charged in accordance with Council's current Fees & Charges.

The applicant is to advise Council at least 48 hours prior to inspection of works within the footpath and/or road reserve.

63. Completion of Car Park

Prior to the issue of an *OC*, the *PC* must ensure that the vehicle access and off street parking facilities have been constructed in accordance with the development consent and relevant *AS* and the following have been implemented within the property, where applicable:

- a) The car park has been completed, line marked and all signage relating to car parking erected
- c) Sign(s) have been erected that clearly indicate to the drivers of vehicles, both on and off the property, which driveway they are to use to enter or leave the subject land
- d) Sign(s) have been erected that clearly indicate to the drivers of vehicles, both on and off the property, the location and means of access to the car parking area(s)

Certification by a qualified practising Civil Engineer that the vehicular access and off street parking facilities have been constructed in accordance with the above and relevant *AS*'s must be provided to the *PC* prior to the issue of an *OC*.

64. Access Roads Completion

Construction of all access roads, driveways, car parking areas and loading bays, including the provision of appropriate line marking and any other traffic management devices, are to be completed prior to issue of an *OC*.

65. Drainage Works

All drainage works required to be undertaken in accordance with this stage of the development are to be completed prior to issue of an *OC* for the development. Roof water from the building and any rainwater tank overflow shall be piped clear of all buildings - without creating any nuisance on the property, to the onsite sewage management system, or to adjoining properties.

66. Inspection for On-site Sewage Management

Prior to the use of the premises for the purposes approved by this consent, and prior to the issue of an *OC*, a satisfactory final inspection report from the Council must be received by the *PC*, verifying the associated on-site wastewater management system has been supplied and installed in accordance with the approval under Section 68 of the *Local Government Act 1993*.

67. Acoustic Report – Compliance with Recommendations

Prior to the issue of an *OC*, a certificate, prepared by an accredited acoustic consultant must be provided certifying that

The certified plant and equipment and specified acoustic treatments were installed and implemented.

With the exception of recommendation 4.1.16, all physical acoustic treatments recommended in *Noise Impact Assessment – Wedding Venue, Function Centre, & Tourist Accommodation, prepared by Reverb Acoustics, report number 24-2941-R1, dated June 2024*, whether expressly stated within the report as compulsory or not, have been implemented and complied with, including specifically those outlined in recommendations 4.1.4, 4.1.5 & 4.1.6 (Acoustic Barriers).

68. Food Premises – Inspection

Before the issue of an *OC*, an inspection of the completed premises is to be conducted by the *PC* certifying that the food premises has been constructed in accordance with the approved plans.

69. Food Premises

A *Food Business Notification Form* is to be submitted to Council for the function room. The business will be placed upon *Council's Regulatory Inspection Register* and will be subject to routine inspections.

70. Waste Disposal

Before the issue of an *OC* and/or commencement of the use, whichever is earlier, the registered proprietors must ensure that there is a contract with a licensed commercial waste contractor for the removal of all waste and a copy of the contract provided to Council.

71. Completion of Landscaping

All landscaping associated with Stage 2 of the development is to be completed in accordance with the approved landscape plan.

OCCUPATION AND ONGOING USE

Condition	
72. Plan of Management	The Operational Plan of Management is to be a working document and is to be complied with during the operation of the facility and is to be kept on-site and provided to Council Officers for review upon request.
73. Hours of Operation	<ul style="list-style-type: none">• The function room is permitted to operate between the hours of 8.00am and 11.30pm, seven (7) days per week.• Outdoor wedding ceremonies and functions are permitted within the internal courtyard area only between the hours of 8.00am and 6.00pm.• Waste collection, loading and deliveries for the purpose approved are to occur only between the hours 7.00am and 6.00pm.
74. Maximum Number of Patrons – Functions	The maximum number of patrons permitted to attend functions at the premises is restricted to 110 at any one time.

75. Music and PA system

The playing of music (including amplified, acoustic, instrumental and background incidental) and use of the PA system is only permitted strictly in accordance with the recommendations contained in the submitted *Noise Impact Assessment – Wedding Venue, Function Centre, & Tourist Accommodation, prepared by Reverb Acoustics, report number 24-2941-R1, dated June 2024.*

76. Noise Complaints

Where a noise complaint is received by Council from a place of different occupancy and Council is satisfied that an independent review is warranted the person acting on the Consent must, in accordance with a written request of an Authorised Officer of Council:

- a) Engage a suitably qualified acoustic engineer to assess compliance with the relevant noise criteria and recommended (if necessary) appropriate actions to protect amenity and to ensure compliance with their development consent; and
- b) Submit a report to Council for review detailing the results of the assessment and any recommendations within 14 days of the assessments completion; and
- c) Upon receipt of confirmation from Council in writing, implement the recommendations of the report along with any modifications made by Council.

The costs associated with the appointment of the acoustic engineer and the report along with any associated works shall be borne by the person acting on the consent.

77. Implementation of Noise Assessment Report Recommendations

All recommendations, treatments, controls, procedures, plans and precautions outlined and detailed within noise assessment report for the premises (*Noise Impact Assessment – Wedding Venue, Function Centre, & Tourist Accommodation, prepared by Reverb Acoustics, report number 24-2941-R1, dated June 2024*) must be implemented and maintained at all times.

CONDITIONS ASSOCIATED WITH STAGE 3 OF THE DEVELOPMENT

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition
<p>Cessnock Section 7.12 Levy Development Contributions Plan</p> <p>A total monetary contribution of \$31,674.53 is to be paid to Council, pursuant to Section 7.12 of the <i>EP&A Act 1979</i>, such contribution is to be paid before the issue of any CC.</p> <p>a) This condition is imposed in accordance with the provisions of <i>Cessnock Section 7.12 Levy Contributions Plan 2017 (as amended)</i>. A copy of the document is available on Council's website at www.cessnock.nsw.gov.au or may be inspected at Councils' Customer Services Section, Administration Building, Vincent Street Cessnock.</p> <p>b) The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at time of actual payment in accordance with the Consumer Price Index. Indexation of contributions for payment occurs quarterly.</p> <p>Any party intending to act on this consent should contact Council prior to the date of payment to determine the indexed amount payable.</p> <p>NOTE: PRIOR TO PAYMENT OF ANY CONTRIBUTIONS, PLEASE CONTACT COUNCIL'S STRATEGIC PLANNING ASSISTANT ON 02 4993 4293 TO OBTAIN AN UP-TO-DATE AMOUNT PAYABLE FIGURE. AT THAT TIME, WE WILL ADVISE HOW YOUR CONTRIBUTIONS CAN BE PAID.</p>

DURING BUILDING WORK

Condition
<p>78. Swimming Pool</p> <p>The approved swimming pool must comply with the <i>Swimming Pools Act 1992</i> and relevant standards. Pool filters, pumps and related plant must only operate in accordance with the <i>Protection of the Environment Operations Act 1997</i>.</p> <p>79. Swimming Pool Warning Notices</p> <p>At the commencement of construction of the swimming pool, the occupier of the premises in or on which the swimming pool (not including spa pool) is being constructed must ensure that a sign is erected and maintained that:-</p> <p>a) bears a notice containing the words "<i>This swimming pool is not to be occupied or used</i>" having a minimum font size of 50mm; and</p> <p>b) is located in a prominent position in the immediate vicinity of that swimming pool; and</p> <p>c) continues to be erected and maintained until a relevant OC or a certificate of compliance has been issued for that swimming pool.</p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
80. Swimming Pool	<p>The swimming pool shall not be filled with water until such time as the safety fencing and gates have been completed in accordance with the approved plans and specifications.</p> <p>Note: It is the applicant's responsibility to ensure that all excavations and incomplete pools have appropriate safety fencing, or are otherwise protected.</p>
81. Use of Swimming Pool	<p>The swimming pool shall not be used for commercial or professional purposes without separate approval from Council.</p> <p>Access gates are to be self-closing and self-latching, and shall open outwards from the pool area. The occupier of any premises in or on which a swimming pool is situated must ensure that gates providing access to the swimming pool are kept securely closed at all times when they are not in actual use.</p> <p>Pool plant (i.e. filter) shall be sited and operated so as not to cause a noise nuisance to adjoining neighbours. Provisions of the <i>Protection of the Environment Operations Act</i> include restrictions relating to noise levels.</p> <p>The occupier of the property in or on which a swimming pool is situated must ensure that there is at all times a sign complying with the requirements of clause 10 of the <i>Swimming Pools Regulation 2018</i>, prominently displayed and permanently fixed in the vicinity of the swimming pool.</p>
82. Swimming Pool Registration	<p>Before issue of an OC, the swimming pool is to be registered on the NSW Swimming Pool Register "Register your NSW Pool Now — NSW Swimming Pool Register". A <i>Swimming Pool Notification Form</i> is to be submitted to Council for the swimming pool and spa/s. They will be subject to routine inspections as per Council's <i>Swimming Pool Program</i>.</p>
83. General Regulated Premises	<p>A <i>Swimming Pool Notification Form</i> is to be submitted to Council for the swimming pool and spa/s. They will be subject to routine inspections as per Council's <i>Swimming Pool Program</i>.</p>
84. Completion of Landscaping	<p>All landscaping associated with Stage 3 of the development is to be competed in accordance with the approved landscape plan.</p>

OCCUPATION AND ONGOING USE

Condition	
85.	Pool Backwash Swimming pool backwash water must not be discharged to the on-site sewage management system.

ADVISORY

Notes	
A.	BEFORE YOU DIG AUSTRALIA Before any excavation work starts, contractors and others should look up the “Before You Dig Australia” service to access plans/information for underground pipes and cables. www.byda.com.au
B.	Disability Inclusion Act This application has been assessed in accordance with the <i>Environmental Planning and Assessment Act 1979</i> . No guarantee is given that the proposal complies with the <i>Disability Inclusion Act 2014</i> . The applicant/owner is responsible for ensuring compliance with this, and other, anti-discrimination legislation. The <i>Disability Inclusion Act 2014</i> covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references <i>AS 1428.1 - Design for Access and Mobility</i> . <i>AS 1428 Parts 2, 3 & 4</i> provide the most comprehensive technical guidance under the <i>Disability Inclusion Act 2014</i> currently available in Australia.
C.	Other Approval and Permits The applicant shall apply to Council for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits, and/or any other approvals under <i>Section 68 (Approvals)</i> of the <i>Local Government Act 1993</i> or <i>Section 138</i> of the <i>Roads Act 1993</i> .
D.	Responsibility for Other Consents/Agreements The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.
E.	Site Contamination Issues During Construction Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, Council must be immediately notified by the applicant, and works must cease. Works must not recommence on site until approval is granted by Council.

F. Impact of Below Ground (Sub-surface) Works – Non-Aboriginal Relics

If any archaeological relics are uncovered during the course of the work, all works shall cease immediately in that area, and Heritage NSW shall be contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the *NSW Heritage Act 1977*, may be required before further works can continue in that area.

G. Aboriginal Heritage

As required by the *National Parks and Wildlife Act 1974* and the *Heritage Act 1977*, in the event that Aboriginal cultural heritage or historical cultural fabric or deposits are encountered/discovered where they are not expected, works must cease immediately and Council and the Heritage NSW must be notified of the discovery.

In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including the statutory requirement under the *Heritage Act 1977* to obtain the necessary approvals/permits from Heritage NSW.

Note: The *National Parks and Wildlife Act 1974* and the *Heritage Act 1977* impose substantial penalty infringements and/or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

ASSESSMENT REPORT

DETAILS OF THE PROPOSED DEVELOPMENT

Development Application No. 8/2023/753/1 seeks approval for a staged development comprising demolition and construction of two (2) tourist and visitor accommodation buildings, a function room, swimming pool, studio/workshop, managers residence, ancillary parking and landscaping.

Specifically, the development comprises the following:

- Stage 1
 - Construction of a two (2) storey accommodation building containing two (2) bedrooms and one (1) bathroom, attached carport, turning area and gravel driveway identified as the 'Beekeepers Inn' on the architectural plans.
 - Solar panels associated with the 'Beekeepers Inn' tourist accommodation.
 - On-site waste water management system.
 - Landscaping.
- Stage 2
 - Demolition of the existing dwelling, swimming pool, shed and vegetation removal.
 - Construction of a two (2) storey building containing:
 - Ground floor function room with commercial kitchen and amenities, accommodating a maximum of 110 guests.
 - Ground floor private garage for the site owners and store room.
 - Ground floor laundry.
 - First floor manager's residence containing two (2) bedrooms and a bathroom.
 - Construction of single storey communal guest activities building identified as the "Glasshouse" on the architectural plans.
 - Construction of driveways providing access to the garages, carports, reception and open car parking.
 - Installation of 1 x 150,000 litre underground rainwater tanks as well as several above ground rainwater tanks in various locations.
 - Installation of drainage and on-site waste water management system.
 - Entry gate and front fencing.
 - Landscaping.
- Stage 3
 - Construction of a two (2) storey building containing four (4) accommodation units as follows:
 - 'Sorbetto' - containing three (3) bedrooms, two (2) bathrooms, and open plan kitchen, living and dining area.
 - 'Como' - containing three (3) bedrooms, two (2) bathrooms, and open plan kitchen, living and dining area.

- 'Gigi' - containing two (2) bedrooms, one (1) bathroom, and open plan kitchen, living and dining area.
- 'Bergamo' – ground floor containing a commercial kitchen and pantry, dining room, living room, storage, and accessible bedroom and ensuite. The first floor will contain four (4) bedrooms, three (3) bathrooms, living room, and storage.
- Shared laundry, storage, accessible WC, WC, plant rooms, reception/concierge desk, and communal area on ground floor.
- Swimming pool and associated pool amenities.
- Landscaping.



Figure 1 – The proposed development viewed from Talga Road

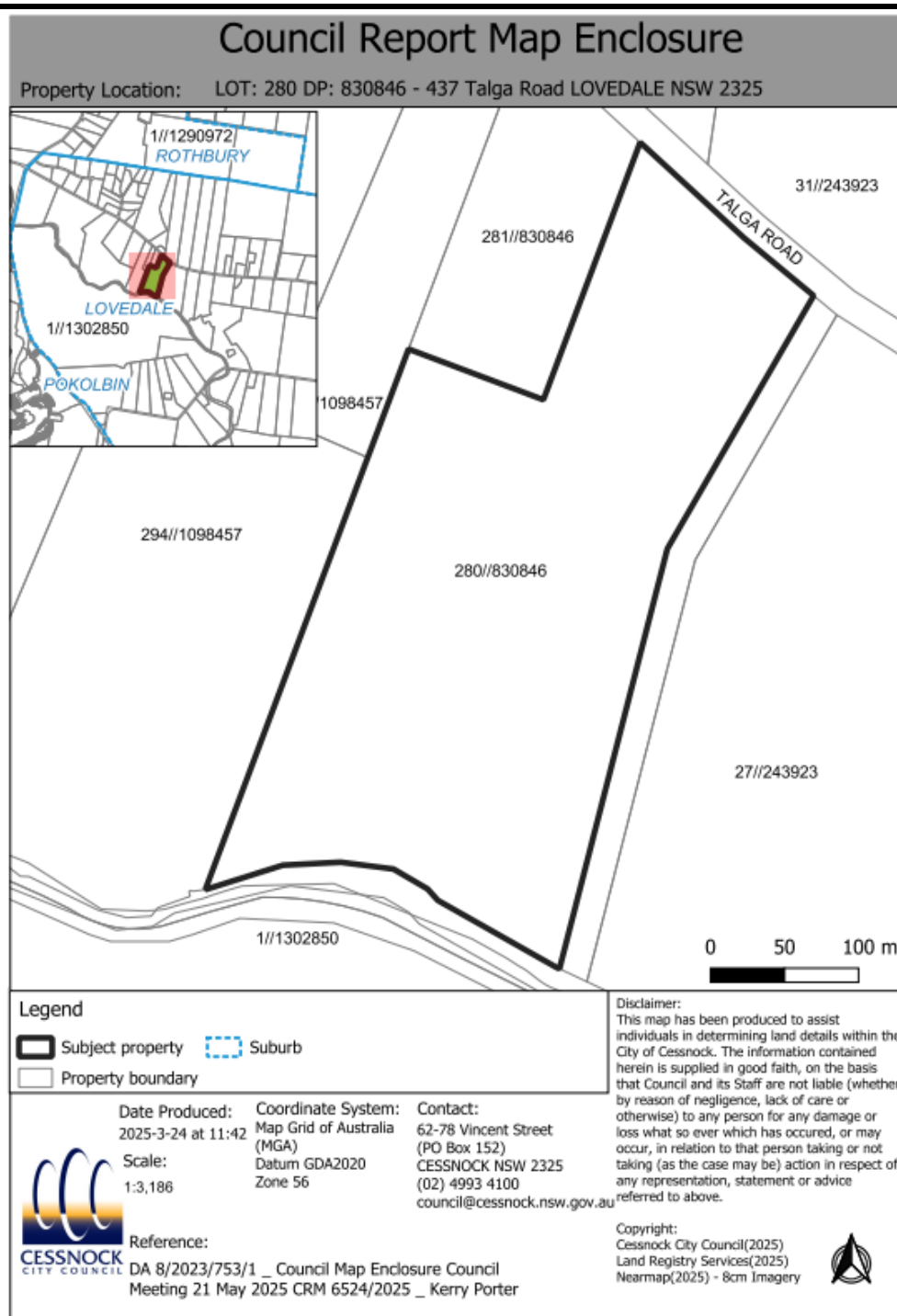


Figure 2 – Southern elevation of the main building

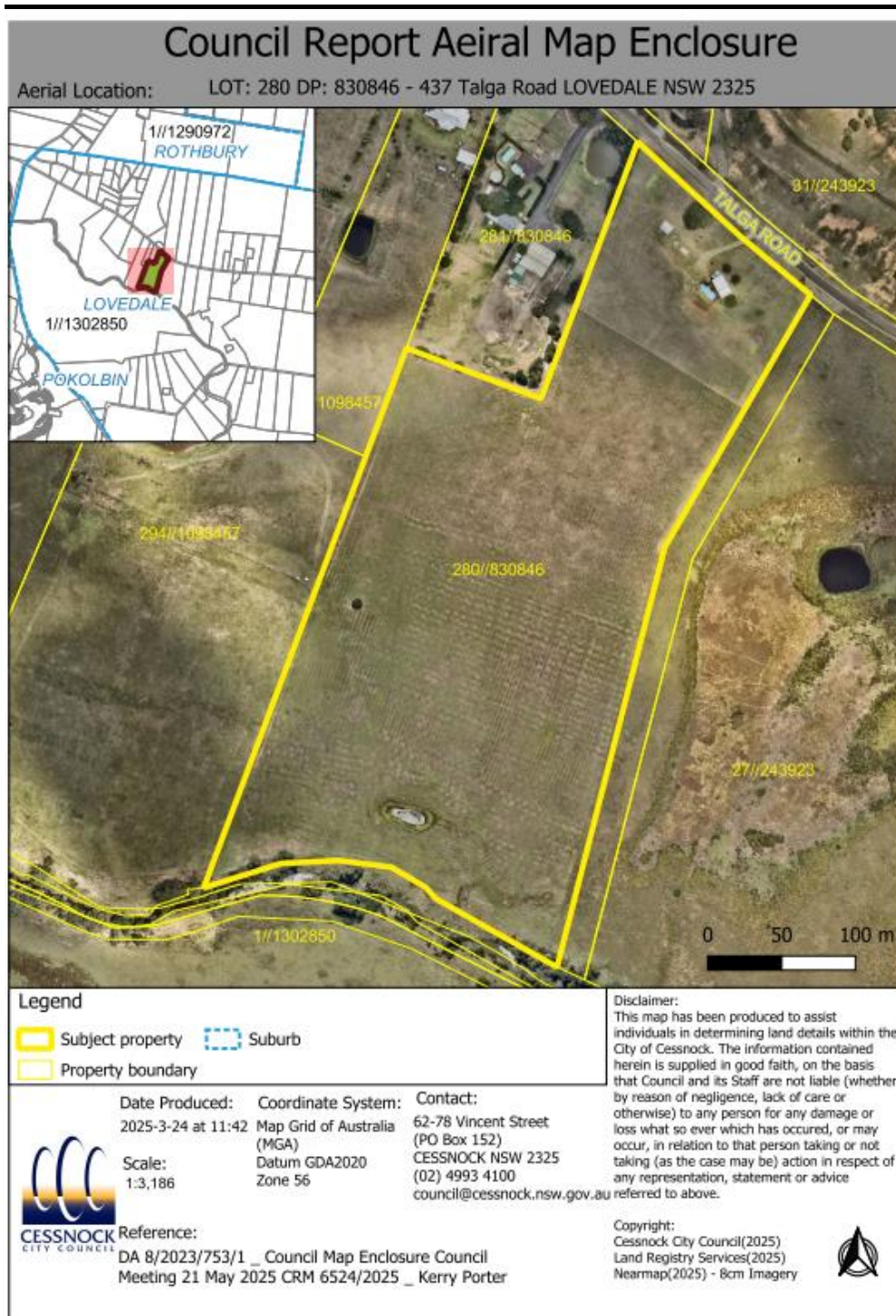


Figure 3 – Western elevation of the main building

LOCATION MAP



AERIAL



SITE DESCRIPTION AND LOCALITY

The subject site is commonly known as 437 Talga Road, Lovedale, and is legally described as Lot 280 in Deposited Plan 830846.

Located on the southern side of Talga Road, the site has a road frontage of 156 metres, an approximately depth of 500 metres and a total area of 11.14 hectares. Black Creek runs along the southern boundary at the rear of the property.

Vegetation has been previously cleared across the site, with scattered trees surrounding the existing structure located within the front portion of the property. Existing development on the site includes a two (2) storey dwelling, inground pool and associated outbuildings.

Surrounding properties can be categorised as larger rural holdings used for rural/residential purposes, tourist accommodation and agricultural pursuits including stock grazing and viticulture.

The below photograph depicts the site:



Figure 4 – Subject site as viewed from Talga Road looking south



Figure 5 – Subject land looking south west from Talga Road



Figure 6 – Talga Road along frontage of subject site

HISTORY

The history of the subject Development Application is summarised in the following table:

Date	Action
29 September 2023	Development Application lodged.
4 December 2023	Preliminary assessment of the application is undertaken. Concerns raised with the Applicant in relation to non-compliance with the provisions of the Cessnock Development Control Plan (DCP) 2010 and potential impacts on the surrounding area.
11 December 2023	Meeting held between Council officers and the Applicant to discuss the design of the development.
15 January 2024	The application is placed on public exhibition with seven (7) submissions received objecting to the proposal.
26 February 2024	Meeting held between Council officers and the Applicant to further discuss design of the development and public objection.
1 March 2024	Following a review of amended plans discussed during the meeting held on 26 February, the Applicant was advised that the concept amended plans are not supported given the significance of the variations proposed to the boundary setbacks required under the Cessnock DCP 2010.
22 April 2024	Amended plans lodged following Council's advice of 1 March. Internal referrals actioned and referral undertaken to NSW Rural Fire Service (RFS).
6 May 2024	Referral response received from Development Engineering.
9 May 2024	The application (including amended plans) is placed on public exhibition with eight (8) submissions received objecting to the proposal.
28 May 2024	Environmental Health referral received requesting additional information on wastewater disposal.
3 June 2024	The Applicant is requested to provide additional information to address onsite wastewater disposal.
4 June 2024	An amended wastewater management plan is lodged by the Applicant.
28 June 2024	Acoustic report is lodged by the Applicant.
7 August 2024	The application is placed on public exhibition following receipt of amended reports with nine (9) submissions received objecting to the proposal.
11 September 2024	Environmental Health referral received.
19 September 2024	NSW RFS issue General Terms of Approval.

6 November 2024	Meeting held between Council officers and the Applicant to discuss the design of the development and the location of the tennis court.
21 November 2024	Amended plans lodged by the Applicant removing the tennis court from the proposal.
7 May 2025	Applicant advised that since the Application was lodged, Council had adopted new carparking rates under the Cessnock Development Control Plan 2010 which were required to be addressed.
9 May 2025	Amended plans lodged by the Applicant identifying additional on-site parking.
26 May 2025	Application amended to include three (3) phases.
28 May 2025	Planning assessment finalised and Council report prepared.

ASSESSMENT

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

Section 1.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), prescribes as follows:

'This Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 (BC Act) and Part 7A of the Fisheries Management Act 1994 that relate to the operation of this Act in connection with the terrestrial and aquatic environment'.

Biodiversity Conservation Act 2016

The proposed development includes the removal of three (3) trees.

The proposed clearing is not within a biodiversity values mapped area nor does the vegetation removal exceed the clearing threshold and as such does not trigger the requirement for a Biodiversity Development Assessment Report (BDAR). Accordingly, Section 1.7 of the *EP&A Act 1979* does not apply.

The proposed development is not considered to be a threatening process.

Section 4.15 Evaluation

In determining a Development Application, the consent authority is to take into consideration the following matters prescribed within s4.15 of the *Environmental Planning and Assessment Act 1979*, as are of relevance to the development the subject of the development application:

4.15(1)(a)(i) The provisions of any environmental planning instrument

The environmental planning instruments that relate to the proposed development are:

1. *State Environmental Planning Policy (Resilience & Hazards) 2021 Chapter 4: Remediation of Land*
2. *Cessnock Local Environmental Plan (CLEP) 2011*

An assessment of the proposed development under the environmental planning instruments is provided below:

**1. State Environmental Planning Policy (Resilience & Hazards) 2021
Chapter 4: Remediation of Land**

State Environmental Planning Policy (Resilience & Hazards) 2021 – Chapter 4: Remediation of Land, provides planning guidelines for remediation of contaminated land. Section 4.6(1) of the SEPP is relevant to the assessment of this DA.

Section 4.6(1) requires that consent not be granted until Council has considered whether the land is contaminated. If the land is contaminated, the Council needs to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which development is proposed to be carried out.

The site has historically been used for agricultural (stock grazing) and residential purposes. There is no historical evidence of the site having been previously used for a purpose which would result in the land being contaminated; as such, no further investigation is warranted.

The proposal is therefore acceptable in terms of the requirements under this SEPP.

2. Cessnock Local Environmental Plan 2011

2.1 Permissibility

The subject land is zoned RU4 Primary Production Small Lots under the provisions of the CLEP 2011, shown below:



Figure 7 – Zoning CLEP 2011

**Report PE14/2025 - DA 8/2023/753/1 for a staged Development
comprising the Demolition of an Existing Dwelling, Swimming Pool
and Shed and the Construction of Tourist and Visitor
Accommodation, a Function Room, Swimming Pool,
Studio/Workshop for Guest Activities, Managers Residence
Ancillary Parking and Landscaping**

Enclosure 3

The proposed development is categorised as 'tourist and visitor accommodation' and 'function centre' under the CLEP 2011, which is defined as follows:

- **tourist and visitor accommodation** means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following -
 - (a) backpackers' accommodation,
 - (b) bed and breakfast accommodation,
 - (c) farm stay accommodation,
 - (d) hotel or motel accommodation,
 - (e) serviced apartments,

but does not include—

 - (f) camping grounds, or
 - (g) caravan parks, or
 - (h) eco-tourist facilities.
- **function centre** means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

Development for the purposes of tourist and visitor accommodation and a function centre is a permitted land use in the RU4 Primary Production Small Lots Zone, with consent.

Whilst not a defined land use under the CLEP 2011, a 'manager's residence' is considered to be ancillary to the dominant use of the land being tourist and visitor accommodation and a function centre. Taking into account the size and scale of the proposed managers residence, it is considered to be subordinate to the permitted uses and would not be on site, but for, the tourist and visitor accommodation and a function centre. As such, the proposed manager's residence is considered to be ancillary and is permitted with consent.

4.2 Objectives

The objectives of the RU4 Primary Production Small Lots Zone, and a response to each, are identified in the following table:

Objective	Comment
<i>'To enable sustainable primary industry and other compatible land uses.'</i>	<p>While the development does not propose primary industry as part of the application, the proposed building footprint the subject of the application is restricted to a small section of the site leaving future opportunities for primary industry pursuits.</p> <p>Nonetheless, tourist and visitor accommodation has been recognised as a land use compatible with primary industry. Furthermore, as detailed within this assessment, it is considered that the proposal will not affect primary industry within the area through either its construction or operation.</p> <p>It is therefore considered that the application satisfies this objective.</p>
<i>'To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.'</i>	<p>As noted above, the application does not propose primary industry but rather tourist accommodation and a function centre. Nonetheless, the development will generate employment.</p> <p>It is therefore considered that the application satisfies this objective.</p>
<i>'To minimise conflict between land uses within this zone and land uses within adjoining zones.'</i>	<p>Chapters C4, D4 and E3 of the Cessnock DCP, provide requirements for buffers and setbacks to reduce the potential for land use conflict. As discussed in detail further in this report, the application has been assessed against the provisions of the DCP and it has been determined that land use conflicts are sufficiently mitigated through the design of the development and operational elements such as hours of operation and onsite management. Suitable conditions of consent have also been included in the draft notice of determination to ensure the amenity of the surrounding area is maintained.</p> <p>It is therefore considered that the application satisfies this objective.</p>
<i>'To maintain prime viticulture land and enhance the economic and ecological sustainability of the vineyards district.'</i>	<p>The proposed development occupies a relatively small portion of the site leaving future opportunities for the undertaking of viticultural pursuits elsewhere on the land. The location of the development will not restrict the use of adjoining land for viticulture (noting that there are currently no established viticulture activities on adjoining land).</p> <p>As such, the proposal is not considered to adversely impact upon the availability of prime viticulture land and the proposal therefore satisfies this objective.</p>
<i>'To encourage appropriate tourist development (including tourist-related retail) that is consistent with the rural and viticultural character of the vineyards district.'</i>	<p>The application seeks consent for tourist and visitor accommodation and a function centre. These uses are considered to be appropriate tourist related developments, thereby satisfying this objective.</p> <p>This assessment demonstrates the proposed development is appropriate on this site having regard to the established character of the area.</p> <p>It is therefore considered that the application satisfies this objective.</p>

'To enable the continued rural use of land that is complementary to the viticultural character of the land.'

As highlighted above, the proposal will not significantly reduce the availability of prime agricultural land, nor will it adversely impact the use of remaining land for the purposes of viticulture into the future.

It is therefore considered that the application satisfies this objective.

4.3 Relevant Clauses

The Development Application was assessed against the following relevant clauses of the CLEP 2011:

- Clause 5.21 and 5.22 – Flood Planning and Special Flood Considerations

Clauses 5.21 and 5.22 apply to flood affected land and the development of flood affected land for sensitive land uses. Sensitive and hazardous development is defined within Clause 5.22; which identifies tourist accommodation within this category. The objectives of these clauses are to ensure the development of flood affected land minimises flood risk to life and property and to allow development that is compatible with the flood function and behavior on the land.

The subject lot is affected by the 1% AEP flood extent. It is noted that Black Creek runs along the southern boundary of the property at the rear of the site. According to Council's flood mapping, the footprint of the proposed development is located outside of the 1% AEP flood extent and flood planning area (see Figures 8 and 9 below). Further, flood free access is achieved along Talga Road. As such, the development will not be impacted by flooding and Clause 5.21 and 5.22 of the CLEP 2011 are considered satisfied.



Figure 8 – 1% AEP flood extent



Figure 9 – Flood planning area

- Clause 7.2 – Earthworks

Clause 7.2 seeks to ensure that any earthworks do not result in any adverse impact on the environment, neighbouring properties or heritage items. The proposal incorporates earthworks associated with the building footprint and the internal access road.

The extent of earthworks has been reviewed and is not considered to be extensive, nor has the potential to result in any significant impact on adjoining properties subject to the imposition of suitable conditions of consent. Accordingly, the proposal satisfies the provisions of this clause.

- Clause 7.6 – Tourist and Visitor Accommodation in Certain Rural and Environmental Zones

Under this clause, consent must not be granted for development relating to tourist and visitor accommodation on RU4 zoned land unless the property has a minimum area of 10ha. At 11.14ha, the site satisfies this requirement.

4.15(1)(a)(ii) The provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved).

There are no proposed instrument relevant to the subject site or proposed development.

4.15(1)(a)(iii) The provisions of any development control plan

Cessnock Development Control Plan (CDCP) 2010

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The following is an assessment of the proposal's compliance with the relevant chapters contained in the CDCP 2010.

Chapter C1: Parking and Access

The proposed development has been assessed under the provisions of Chapter C1 of Council's DCP 2010 (Parking and Access) and the following table details the number of parking spaces required on the site to service the development, and the number of spaces proposed:

Proposed Development	Parking Rates	Details	Total Parking Required
Hotel/Motel	1 space per bedroom	15 bedrooms proposed	15 spaces
Employees	1 space per 2 employees	4 employees	2 spaces
Manager's Residence (Dwelling)	2 spaces per dwelling	2 bedrooms	2 spaces
Function Centre	1 space per 3 seats	110 guests	37 spaces (-11 spaces for cross usage)
Total Required			45 spaces
Total Provided			45 spaces

As it is likely that visitors staying in the accommodation will attend functions whilst on-site, allowance has been given for the cross usage between the two (2) uses. It is assumed that 75% of the guest staying in the accommodation will also attend a function. Therefore, a credit of 11 spaces has been applied to the function centre rate, reducing the parking requirement from 37 spaces to 26 spaces. A total of 45 spaces has been provided, including two (2) disabled spaces in accordance with the requirements of the DCP.

Chapter C3: Contaminated Lands

The contaminated lands guidelines chapter of the CDCP reflect the requirements of *State Environmental Planning Policy (Resilience and Hazards) 2021*. As previously discussed, there is no evidence of any historical contaminating land uses occurring on the site.

Chapter C4: Land Use Conflict and Buffer Zones

The proposed development has been assessed under the provisions of Chapter C4 of the DCP. The aims and objectives of this chapter of the DCP are to provide adequate buffer distances for development in proximity to existing more sensitive land uses to reduce conflict in terms of amenity impacts. The following table details compliance with the required buffer distance to the closest sensitive receivers:

Provision	Buffer Distance Required	Provided	Complies
4.3.11 Tourist Facilities	Minimum separation distance required from Category A	A separation distance of 115 metres has been provided from the closest component of the development (being the "glasshouse" building to be used for group activities) to the nearest sensitive receiver located to the north west of the site. It is noted that the	Yes

	uses (residential premises) 100 metres	main building containing the tourist accommodation and function centre is located 150 metres from this residence. It is noted that the dwelling located adjoining the site to the west is operating as tourist accommodation (which is not classified as a Category A use "residential premises" under the provisions of this chapter of the DCP. As such the 100 metre buffer distance does not apply.	
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As detailed in the above table, adequate separation distances have been provided to the nearest residential dwelling in accordance with the DCP.

Chapter C5: Waste Management and Minimisation

Chapter C5 of the CDCP requires a waste management plan that addresses waste management during demolition, construction and for the ongoing operation of the development.

The application has been accompanied by a waste management plan for both the construction phase and on-going operation, with a commercial waste contractor to be engaged to collect all waste from the property.

The submitted waste management plan has been assessed as being satisfactory and a condition of consent has been imposed requiring compliance with the recommendations during all phases of the development.

Chapter C6 – Access and Mobility

The proposed development has been assessed under the provisions of Chapter C6 of Council's DCP 2010 (Access and Mobility). The following table details the development's compliance with the required design provisions:

Provision	Requirements	Provided	Complies
6.3 Design Requirements	For Class 1a and 1b tourist & visitor accommodation developments of between for 3-10 buildings, one (1) is required to be accessible. The Design Elements include: 1: Parking, access routes and entrances to buildings: provide accessible parking or set-down areas, continuous accessible paths of travel to and from the building or facility. 2: Interior circulation and facilities: provide unimpeded circulation throughout the building or facility, and ease of use of, facilities and amenities within the building or facility.	The development has been designed to accommodate universal accessibility to the function area, swimming pool, reception, and one of the ground floor accommodation units titled 'Bergamo' on the development plans.	Yes

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As detailed in the above table, the development has been designed to comply with Council's DCP provisions for access and mobility.

Chapter D4: Purpose Built Rural Tourist Accommodation

The proposed development has been assessed under the provisions of Chapter D4 of the DCP. The following table details compliance with the requirements of this chapter:

Provision	Requirements	Provided	Complies
4.5.1 Impact on Adjoining & Nearby Properties	Tourist accommodation on rural properties shall not bring with it any potential to prejudice the operational aspects of working farms or other rural activities on adjoining or nearby properties.	The site is essentially surrounded by rural land. Following a site inspection, there appears to be no established working farms or rural activities on adjoining properties. The property adjoining the site to the west contains an approved dwelling which is currently operating as tourist accommodation. Land to the east contains a dwelling house. Black Creek forms the southern boundary of the property. Land further to the south is vacant rural land. Properties to the north of Talga Road are used for residential and tourist accommodation purposes.	Yes
4.5.2 Site Location	Performance Objective – to ensure that the chosen site is suitable for rural tourist accommodation purposes.	Matters to be considered under this section, such as biodiversity, bushfire, flooding, accessibility and essential services have been addressed elsewhere in this report, and the development is considered to be consistent with the performance objectives of this section. The site is considered suitable for tourist accommodation purposes.	Yes
4.5.3 Water Supply	Demonstrate an adequate water supply is available to the development.	Water and reticulated sewer are not available to the site and the development will be reliant on roof collection and tank storage for water supply. The application is considered to be satisfactory subject to the imposition of suitable conditions of consent to manage the supply of potable water.	Yes
4.5.4 Effluent Management	Demonstrate satisfactory effluent management on site.	An on-site wastewater report has been lodged with the Application and was found to be acceptable. The site is capable of supporting a suitably sized system.	Yes
4.5.5 Land Management & Flooding	The application is to address hazards such as landslip, major erosion as a result of building works, land clearing and provisions around building within flood prone land.	The site is essentially clear of vegetation, with the exception of four (4) trees located at the front of the site of which one (1) is proposed to be retained. While the subject site is identified as flood prone, the development footprint is located well above the flood level.	Yes

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		<p>Suitable conditions of consent have been imposed requiring the submission of a soil and water management plan to ensure appropriate mitigation against erosion impacts.</p> <p>In consideration of the above, the application is consistent with the provisions of this section and there are no hazards restricting the development from proceeding.</p>	
4.5.6 Bushfire	The development is to ensure adequate measures to mitigate bushfire impacts.	A bushfire assessment report has been lodged with the application and the NSW Rural Fire Service have assessed the report as being adequate. General Terms of Approval have been issued by the NSW Rural Fire Service and will be conditioned accordingly.	Yes
4.5.7 Flora & Fauna Ecosystem	The development application is to address flora and fauna impacts.	The proposed development will not result in any significant impact on vegetation on the site. One (1) tree is proposed to be retained, with additional landscape/screen planting to be undertaken as part of the development.	Yes
4.5.8 Cultural Heritage	The application is to address cultural heritage impacts.	<p>An AHIMS search has been carried out by the Applicant to ascertain the location of Aboriginal sites within close proximity. This search confirmed that no sites are located within the boundaries of the site, or within close proximity.</p> <p>As such, a Due Diligence Report or Aboriginal Cultural Heritage Assessment (ACHA) is not required.</p>	Yes
4.5.9 Scenic Character	Demonstrate development is suitable within a rural setting without adversely affecting the visual and scenic character of the area.	<p>The development footprint occupies approximately 12% of the site, leaving a large area of the property in its current "rural" state.</p> <p>The main building is located 35.487 metres from the front boundary and sits approximately 3 metres below the level of Talga Road.</p> <p>The buildings architectural style is reflective of "Italian countryside villas" with natural earth toned stonework and tiled terracotta roofs. It is considered that the development will contribute to the existing character of the rural landscape, and provide interest through its unique design and finishes.</p> <p>The visual impact of the development is considered acceptable and does not detract nor adversely impact on the existing rural scenic qualities of the locality.</p>	Yes

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4.5.10 Access & Parking	Parking and access to be provided and constructed to Council's standards	The development has been provided with suitable parking and internal access roads (noting that Chapter C1 of the DCP - Parking and Access has previously been addressed in this report).	Yes
4.5.11 Social & Economic Effect	Demonstrate positive social and economic factors associated with rural tourist accommodation.	It is considered there will be positive social and economic impacts resulting from the development in providing local employment opportunities at both the building and operational phases. The development will provide additional tourist accommodation within the locality attracting visitors to the area, thereby resulting in increased spending benefiting local businesses.	Yes
4.5.12 Waste Management	Provide details of waste management resultant from the development.	A satisfactory waste management plan has been lodged with the application. This has been under Chapter C5 Waste Management and Minimisation of the DCP.	Yes
4.5.13 Density and Scale of Development	This section seeks to ensure that the scale of development does not unreasonably affect the rural character of the locality. Density provisions permit 1 tourist accommodation unit per hectare and a maximum of 6 tourist accommodation buildings on land exceeding 10 hectares but not exceeding 20 hectares.	The subject land is 11.14 hectares in area and in accordance with the provisions of this plan, a maximum of 11 tourist accommodation units are permitted to be contained within a maximum of 6 buildings. The application proposes a total of 9 units containing 15 bedrooms, consistent with the density provisions of the DCP. The tourist accommodation units are contained within 2 buildings, below the maximum permitted number of 6 buildings. While there are a total of 4 separate buildings on the site, one of these buildings contains the managers residence and function room, and the other smaller building (glasshouse) is for guest group activities.	Yes
4.6 Wellbeing of Occupants	Demonstrate compliance with BCA, fire safety, amenities, food handling and the like.	It is considered that matters in relation to building structure details, construction specification and fire safety standards will be dealt with under the Building Code of Australia (BCA) and relevant Australian Standards during the Construction Certificate stage. Furthermore, prescribed conditions identifying compliance with the BCA have been imposed. Council's has assessed the Application against the required food safety standards and is satisfied with the proposal subject to the imposition of suitable conditions of consent.	Yes

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		Overall, it is considered that the application is consistent with the requirements of this section.	
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As detailed in the above table, the development complies with the provisions of Chapter D4 of the DCP.

Chapter E3 – Vineyards District

The proposed development has been assessed under the provisions of Chapter E3 of the DCP. The following table details compliance with the relevant provisions contained within this chapter:

Provision	Requirements	Provided	Complies
3.2.1 Consideration of Surrounding Land Uses in relation to land use conflicts	This section aims to reduce the potential for land use conflict between properties through enforcing buffer distances.	Separation distances have been previously addressed under Chapter C4 Land Use Conflict and Buffer zones.	Yes
3.2.2 Soils Analysis	This section seeks to ensure that land that is suitable for viticultural purposes is not alienated from this purpose by built development.	The development footprint occupies approximately 12% of the total site area leaving the remainder of the site available for viticultural opportunities.	Yes
3.2.3 Building and Siting Design	Development is to be appropriately sited and designed and if located within a visually significant area have due regard to the surrounding landscape features.	<p>The subject land is not identified on the visually significant map.</p> <p>The development footprint occupies approximately 12% of the site, leaving the remainder in a rural state.</p> <p>The buildings architectural style is reflective of "Italian countryside villas" with natural earth toned stonework and tiled terracotta roofs. It is considered that the development will contribute to the existing character of the rural landscape, and provide interest through its unique design and finishes.</p> <p>The visual impact of the development is considered acceptable and does not detract nor adversely impact on the existing rural scenic qualities of the locality.</p>	Yes
3.2.4 Development Densities	Density provisions permit 1 tourist accommodation unit per hectare and a maximum of 6 tourist accommodation buildings on land	The requirements under this section mirror those under Chapter D4 of the DCP and have previously been discussed in this report, with compliance being achieved.	Yes

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	exceeding 10 hectares but not exceeding 20 hectares.		
3.2.5 Front and Side Setbacks	<p>Required front setback - 75 metres.</p> <p>Required side and rear boundary setbacks:</p> <ul style="list-style-type: none"> 50 metres, or 100 metre setback from commercial vineyards on adjoining properties. 	<p>Proposed front setback</p> <ul style="list-style-type: none"> 35.487 metres to the main building (53% variation). 26.753 metres to the small "glasshouse" building (65% variation). <p>Proposed side boundary setbacks:</p> <ul style="list-style-type: none"> Eastern boundary – 25 metres (50% variation). Western boundary – 25 metres (50% variation). Northern boundary to the adjoining property to the west (beekeepers inn building) – 27 metres (46% variation). <p>It is noted that there are no commercial vineyards within 100 metres of the development on adjoining properties.</p>	No see detailed discussion below
3.2.7 Ground Spraying and Aerial Spraying Considerations	New public place developments to be located a minimum of 100 metres from vineyards on adjoining properties	There are no commercial vineyards within 100 metres of the development on adjoining land.	Yes
3.2.8 Noise Generation Impacts	Reduce the potential for conflict between noise generating development and noise sensitive development with human habitation components.	<p>The subject site is located in a predominately rural area. Development on adjoining land consists of residential premises and tourist accommodation.</p> <p>The application has been accompanied by a noise assessment report. Noise generation and impacts are addressed within this report.</p>	Yes
3.2.10 Development in the Vicinity of Cessnock Airport	To ensure that development occurring in the vicinity of Cessnock Airport neither impacts on the operations of the airport nor is adversely impacted by the operations of the airport.	The subject site is not located within the vicinity of the Cessnock Airport.	Yes
3.2.11 Singleton Military Area	This section relates to the hatched area in Figure 3 of the DCP and seeks to ensure that consideration is	The subject site is located outside of the hatched area in Figure 3 of the DCP.	Yes

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	given to the potential impacts of activities from the Singleton Military area.		
3.3 Native Vegetation (Revegetation) and Flora/Fauna Impacts	To encourage native vegetation protection and revegetation of disturbed areas.	The site is essentially cleared, except for four (4) trees located at the front of the site. One (1) of these trees is to be retained and a detailed landscaping plan has been lodged with the Application prepared by a Landscape Architect identifying sufficient landscaping of the site. While the landscaping plan identifies both endemic and non-endemic species, a condition has been included in the notice of determination requiring an amended species schedule on the landscape plan to include endemic species in accordance with Appendix 2 of the DCP.	Yes
3.3.5 Aboriginal Archaeology	Recognise and conserve Aboriginal archaeology in the area.	An AHIMS search has been carried out by the Applicant to ascertain the location of Aboriginal sites within close proximity to the site. This search confirmed that no sites are located within the boundaries of the site, or within close proximity. As such, a Due Diligence Report or Aboriginal Cultural Heritage Assessment (ACHA) is not required.	Yes
3.3.7 Water Management	Ensure water is appropriately managed in an environmentally sensitive manner and is not detrimental to downstream users or adjoining properties.	Water supply has been under Chapter D4 of the DCP.	Yes
3.3.8 Disposal of Waste	Ensure that wastewater is disposed of in an environmentally acceptable manner.	Wastewater will be treated and dispersed on site. A suitable wastewater report has been submitted demonstrating the sites suitability to accommodate an appropriate system.	Yes
3.3.9 Servicing	The development is to be appropriately serviced with water, electricity and telecommunications	Water supply has previously been discussed and will rely on roof collection and tank storage. Electricity and telecommunications are available to the site.	Yes
3.3.10 Outdoor Lighting	Minimise the impact of lighting on the night sky within the vineyards district.	Low level lighting is proposed throughout the development to provide a safe and secure environment whilst ensuring minimal light pollution.	Yes

		A condition has been included in the draft notice of determination requiring an exterior lighting location plan to provide design details on the type and style of lighting to ensure minimal impact upon the amenity of the area and to comply with the relevant Australian Standard for the control of the obtrusive effects of outdoor lighting AS 4282:1997.	
3.3.11 Fencing	This section seeks to ensure that barbed wire fencing is not used and fencing is consistent with the rural character of the area.	<p>No barbed wire fencing is proposed.</p> <p>Rural style post and rail fencing is proposed along the frontage of the site to a height of 1.7 metres.</p> <p>There will be a small section of masonry/stone fencing at the two (2) gateway entries to establish a gateway feature to the development, reflecting the materials/finishes of the proposed buildings.</p> <p>The fencing proposed is considered suitable and compliant.</p>	Yes

Consideration of Variations

3.2.5 Front and side setbacks

- Front setback

The underlying objective of the front setback requirement under Section 3.2.5 is as follows:

“To promote a visually appealing landscape consistent with the rural and viticultural character of the Vineyards District, recognising the particular qualities of a site and its surrounds.”

While the DCP prescribes a setback of 75 metres, the DCP also enables Council to vary this standard providing the underlying objective of the standard can still be satisfied, and the variation justified.

The following variation to the front setback are proposed:

Proposed Development	Proposed Setback	% Variation
Main Building (to be used as a manager's residence)	35.487 metres	53% variation
“Glasshouse” guest activities building	26.753 metres	65% variation

In justifying the variation, the Applicant has noted that the existing dwelling and shed on the site have established reduced setbacks. The main building and glass house will be positioned in the same locations as the existing dwelling and shed.

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Further, it is noted that there are several properties within the vicinity of the site with reduced front setbacks including:

Property Address	Front Setback
453 Talga Road (adjoining to the west)	56 metres
444 Talga Road (to the north east)	30 metres
467 Talga Road (to the west)	17 metres
339 Talga Road (to the east)	37 metres
379 Talga Road (to the east)	20 metres

The chosen site for the main building has recognised the slope of the land and views to the south towards Black Creek and the Wattagan mountains. The land falls away from the street (to the south) and the main building will sit approximately 3 metres below the level of Talga Road which will soften the visual impact of the development when viewed from the road.

The design and siting of the development is considered to be appealing and appropriate within the rural setting. The completed development (including landscaping in accordance with the submitted landscape plan) will contribute to the existing rural landscape character of the locality and improve the current appeal of the site.

Having regard for the above, it is considered that the proposed front setback satisfies the underlying objective of the prescriptive standard and the variation is considered adequately justified.

- Side Setbacks

The underlying objectives of the side and rear boundary setback requirements under Section 3.2.5 are as follows:

- *To promote a visually appealing landscape consistent with the rural and viticultural character of the Vineyards District, recognising the particular qualities of a site and its surrounds, and*
- *To minimise the impact on the viticultural potential of adjoining land.*

The required side and rear setback required under the DCP is 50 metres. The following table details the proposed setbacks, the variation as a percentage to the standard and justification for the variation:

Boundary	Proposed Setback	Variation %	Justification
Eastern boundary	25 metres	50%	<p>The property immediately adjoining the land to the east is vacant and is a narrow strip of land privately owned which appears to resemble an old road reserve). The narrow width of this property restricts its development for the purpose of any structures or vines.</p> <p>As such, this land essentially provides an additional 20 metre buffer between the development and the land further to the east (407 Talga Road). There are no vines established at 407 Talga Road and the dwelling on this property is located approximately 350 metres from the proposed development.</p> <p>Having regard for the current use of land to the east, it is considered that the proposed setback will not compromise any potential future viticultural pursuits at 407 Talga Road, nor result in any significant amenity</p>

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			impacts on the existing dwelling. As such, the reduced setback is considered justified and satisfies the underlying objective of the prescriptive standard.
Western boundary	<p>60 metres to the main building</p> <p>25 metres to the swimming pool</p> <p>30.5 metres to the guest activities building "glasshouse"</p> <p>30 metres to the free standing tourist accommodation building "beekeepers inn"</p>	<p>Complies</p> <p>50%</p> <p>39%</p> <p>40%</p>	<p>While the swimming pool and small guest activity building (glasshouse) are non-compliant with the required 50 metre setback requirement, the main building footprint is compliant.</p> <p>It is noted that there are no vines on the property to the west and the dwelling located on this property is used for tourist accommodation, being a compatible land use to that proposed. This building is located approximately 90 metres from the proposed pool. Landscape screening is proposed along the western boundary in addition to established vegetation on the adjoining property to further mitigating any amenity impacts.</p> <p>In relation to the guest activities building (glasshouse), this structure is also located approximately 90 metres from the adjoining dwelling (tourist accommodation) and is also screened by established mature within the adjoining property.</p> <p>The freestanding tourist accommodation building (that is located in isolation of the main development further to the rear of the site) is located 30 metres from the side boundary of the adjoining property at 457 Talga Road. Again, there are no established vines on this site and the dwelling on this property is located approximately 160 metres away from the proposed "beekeepers inn" tourist accommodation building.</p> <p>Having regard for the site specific circumstances, it is considered that the western boundary setbacks are appropriate and satisfy the underlying objectives of the prescriptive standard.</p>
Northern boundary setback to the adjoining property to the west	27 metres to the single free standing tourist accommodation building "beekeepers inn".	46%	<p>While this freestanding tourist accommodation building "beekeepers inn" is setback only 27 metres from the southern boundary of the adjoining property at 453 Talga Road, as previously discussed, there are no vines on this property and the dwelling located on the land is being used for tourist accommodation (a compatible land use) and is located approximately 160 metres away. Further, there are several outbuildings that are situated on this property which visually screen the proposed "beekeepers inn" from the dwelling identified as currently being use for tourist accommodation.</p> <p>Having regard for the site specific circumstances, it is considered that the reduced setback to this boundary is appropriate and satisfies the underlying objectives of the prescriptive standard.</p>

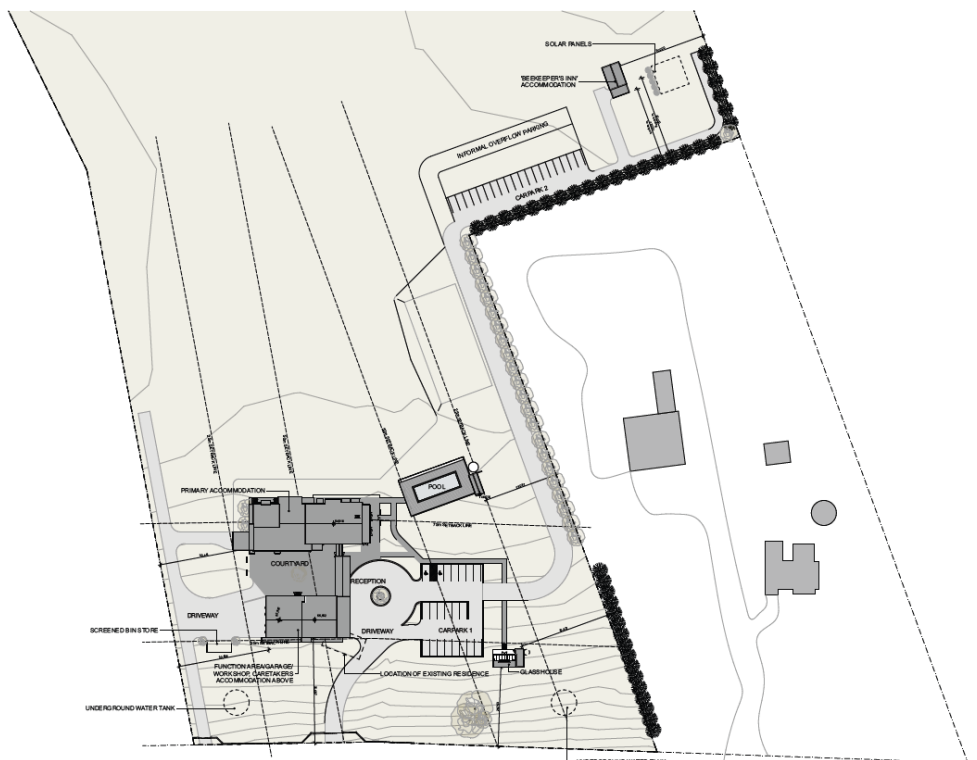


Figure 9 – Proposed setbacks

4.15(1)(a)(iia) The provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

No such agreement has been proposed in conjunction with this application.

4.15(1)(a)(iv) The provisions of the regulations

There are no matters prescribed by the regulations that apply to this development.

4.15(1)(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality

General natural and environmental impacts, as well as the social and economic impacts, have been addressed throughout this report and specifically with Section 4.15(1)(a). Additional impacts associated with the development are addressed below:

Noise Impacts

A Noise Impact Assessment (NIA) Report has been submitted in support of the application and has been assessed as being satisfactory.

The figure below (Figure 6) identifies the location of the nearest six (6) residential receivers to the proposed development (noting that receiver R1 is used as tourist accommodation).



Figure 6 – Noise receiver locations

The main noise impacts likely to be generated by the development will come from the operation of the function centre. In this regard, the following operating hours are proposed, and recommended within the submitted NIA to ensure the prescribed noise criteria are met in accordance with the relevant standards:

- Function room – 8am to 11.30pm
- Amplified music (indoors) – 8am to 10pm
- Background (incidental) music – 8am to 11.30pm
- Outdoor wedding ceremonies within the courtyard – 8am to 6pm

All amplified entertainment will be restricted to the indoor function centre, with no amplified entertainment outdoors within the courtyard.

All outdoor wedding ceremonies will be restricted to the central courtyard located between the primary accommodation building and function room to between 8am-6pm. Entertainment in the courtyard during wedding ceremonies will be restricted to cappella, acoustic performers, soloists and recorded music. All speakers (including the PA system for wedding ceremonies only) will be directed to the south or south west away from the nearest residential receivers.

Other restrictions outlined in the NIA associated with operational aspects of the development are detailed as follows:

- Swimming pool use – 7am to 9pm
- Guest activities in the glasshouse – 8am to 6pm
- Deliveries – no deliveries outside 7am to 6pm
- Installation of acoustic barriers around plant equipment

The Applicant has prepared a draft Plan of Management which details methods of controlling noise in the event of complaints, which will be dealt with by the on-site manager. A complaints register will be developed to ensure complaints are acted upon promptly and staff will be trained accordingly. An amended Plan of Management will be required (prior to the issue of any construction certificate for the development) to incorporate the recommendations and noise control measures contained in the NIA.

Subject to the operational aspects of the proposal complying with the recommendations of the NIA, it is considered that the development will have an acceptable impact on the amenity of the neighbourhood.

Traffic Impacts

The application has been supported by a Traffic Impact Assessment (TIA) and has been assessed as satisfactory.

Traffic generated by the development has been determined in accordance with the "RTA Guide for Traffic Generating Development".

In total, the proposed development (when fully occupied and the function centre in use) will generate up to 66.4 vehicle trips per day.

Talga Road is owned and maintained by Council and has an approximate 7metre wide road pavement within a 20m wide road reserve. The road is considered to be in good condition and will not require any upgrade works as a result of the proposed development. Adequate site distance exists along Talga Road at the two (2) entry/exit access points proposed for the development and safe access to and from the site can be achieved.

It can be assumed that most of the vehicles generated from the proposed development will access the site along Talga Road from the east via the Camp Road/Lovedale Road intersection. It is noted that Talga Road does not connect to Wine Country Drive to the west.

The current road treatment at the Camp Road/Lovedale Road intersection is of an adequate standard to accommodate the additional traffic generated by the development and will not require any further upgrade works.

In summary, Council is satisfied that the existing road network is capable of adequately and safely accommodating the additional traffic generated by the development without adversely impacting on existing traffic conditions.

Social Impact

Potential social impacts associated with the development, impacting or influencing the well-being of residents in the locality, are primarily associated with the following aspects of the proposal:

- The siting of the development spatially in proximity to neighbours;
- Noise impacts, particularly associated with the function centre, vehicles and plant equipment;
- Traffic impacts associated with increased traffic movements and safety;
- Visual and scenic impacts; and
- Land-use conflict.

The Development Application was notified on three (3) separate occasions to neighbouring property owners and the issues raised by the public are detailed and addressed further in this report.

Following each notification period, the Applicant was notified of the concerns raised with the design of the development amended on several occasions to respond to these concerns. The main building footprint has been consolidated and moved away from boundaries to reduce amenity impacts. In addition, the tennis court originally proposed as part of the development has been removed from the application. Additional parking has also been provided on the site.

Issues associated with visual impacts, noise and traffic generation and land-use conflicts have been addressed previously in this report through the lodgement of specialist reports and assessed in accordance with the DCP.

Council's Community Planner has assessed the proposal as having an acceptable social impact on the local community. While it would have been Council's preference for the Applicant to have undertaken community consultation prior to lodgement of the application, the community consultation undertaken by Council during the assessment of the proposal has been extensive and has adequately captured the views and concerns of the community.

Having regard for the above, subject to the recommended conditions of consent contained within the draft notice of determination, it is considered that the social impacts of the development will be acceptable.

4.15(1)(c) *The suitability of the site for the development*

As demonstrated by the above assessment, the proposed development is not expected to result in any significant impacts on the natural and built environment, or detrimental social or economic impacts in the locality, subject to the imposition of suitable conditions of consent.

4.15(1)(d) *Any submissions made in accordance with this Act or the regulations*

The development application and accompanying information was placed on public exhibition on three (3) separate occasions between the following dates:

- 15 January 2024 to 30 January 2024 – Seven (7) submissions received from seven (7) households.
- 9 May 2024 to 23 May 2024 - Eight (8) submissions received from eight (8) households.
- 7 August 2024 to 21 August 2024 - Nine (9) submissions received from nine (9) households.

The application was notified on three (3) separate occasions due to amendments made to the design of the development and additional information provided by the Applicant over the course of the assessment. As a result of the notification process, all submissions received were in objection to the proposal.

The issues raised in the submissions along with Council's comments/responses to each of the matters raised, are detailed below.

Issue	Submission	Comment
Zone objectives and character	The proposal does not satisfy the objectives of the RU4 Zone and is not in keeping with the character of the surrounding area.	The objectives of the zone have been addressed in Section 4.2 of this report. The proposed development is consistent with the objectives of the zone.
Non-compliant with boundary setback requirements	The development does not provide for adequate boundary setbacks as required in accordance with Council's DCP.	This assessment report identifies variation to the front, side and rear setbacks required by the DCP. Consideration has been given to the Applicants justification for the proposed variations. As discussed within this report, the variation are considered justified on planning grounds.
Traffic safety and impacts	The development will result in an increase in traffic impacting on the amenity of the area and Talga Road is not of a suitable standard to cater for this additional traffic load.	A TIA was submitted in support of the application. Traffic impacts have been addressed under Section 4.15(1)(b). Council is satisfied that traffic has been reasonably addressed.
Noise impacts	The development will result in adverse noise impacts on the rural amenity and on neighbouring properties, particularly in relation to guests, the function centre (there is limited information on the use of the function centre and no operating hours), vehicles and delivery trucks.	A NIA was submitted in support of the application. Noise impacts have been addressed under Section 4.15(1)(b). Subject to compliance with the submitted NIA and suitable conditions of consent, it is considered that the proposed development will not result in any significant noise impacts
Vehicle noise, headlights and privacy	There is a long driveway on the side boundary which will impact on the amenity of the neighbouring property in relation to vehicle noise, head lights and privacy.	The driveway proposed along the western boundary of the site is not the main access road leading to the main accommodation building positioned towards the front of the site. The driveway along the western boundary will be used by guests staying in the "beekeepers inn". It is also anticipated the driveway will be used to accommodate overflow parking associated with the function centre. A landscape screen is proposed along the western boundary and coupled with existing vegetation on the adjoining property, positioning and location of outbuildings any potential amenity impacts will be minimised.
Visual Appeal	The development is not considered to be visually appealing.	Visual impact and appeal has been discussed in this report under the

**Report PE14/2025 - DA 8/2023/753/1 for a staged Development
comprising the Demolition of an Existing Dwelling, Swimming Pool
and Shed and the Construction of Tourist and Visitor
Accommodation, a Function Room, Swimming Pool,
Studio/Workshop for Guest Activities, Managers Residence
Ancillary Parking and Landscaping**

Enclosure 3

		provisions of Council's DCP 2010. It is considered that the design of the development is compatible with the rural character of the area whilst also providing architectural variation within the area.
Fireworks	Potential fireworks from functions will impact on neighbours, livestock and pets.	Whilst Council is notified of proposed fireworks displays, separate approval is required from Safe Work. It is understood that the approval process includes notice to adjoining residents.
Front fencing	The proposed front stone fence and gates will not be visually appealing from Talga Road and is not in keeping with the surrounding rural character.	Fencing has previously been discussed under the provisions of Council's DCP 2010 and is considered suitable.
Proposed helipad	There is mention of a helipad on the plans but no details in the documentation regarding this. Noise impacts from helicopters will impact on neighbours and livestock.	There is no helipad proposed as part of the development.
Material finishes	There is limited information on the colours of building materials, finishes and the type of stonework.	Montages submitted with the application demonstrate the use of muted earthy tones consistent with the rural character of the area.
Inadequate area on site for waste water disposal due to flooding	Inadequate area would be available for on site waste water disposal due to the flood affectation of the site.	Wastewater will be treated and dispersed on site. Council has reviewed the submitted wastewater report, which is deemed satisfactory.
Manager's Residence	There is no managers residence proposed to control noise from guests and function centre.	A manager's residence is proposed and is situated above the function centre, which will assist in managing operations on the site.
Overlooking	There will be overlooking on the neighbouring property from the second storey of the function centre.	The floor above the proposed function centre is the managers residence. Four (4) small windows are proposed on the western façade. Adequate separation has been provided to 453 Talga Road, approximately 120 metres which will minimise any privacy impacts. Further, the existing vegetation on the adjoining property, along with additional boundary planting on the subject land will further mitigate privacy impacts.
Neighbour consultation	There has been no consultation with neighbours.	The application was notified to surrounding neighbours on three (3) separate occasions during the assessment process. It is considered that this notification has been extensive and adequacy captured the views of the community.

Overdevelopment of the site	The proposal is an overdevelopment of the site and is confined to the front portion of the property due to the majority of the property being flood affected.	The suitability of the site for the development and the design and siting of the proposal within the property has been discussed in detail throughout this report. The density of the development complies with the provisions of the DCP. The proposed development is not considered to be an overdevelopment of the site.
Land use conflict and amenity impacts	The development will result in a land use conflict with the surrounding rural/residential area due to amenity impacts.	Land-use conflict has been discussed under the provisions of the DCP. Noise and traffic generation are considered under Section 4.15(1)(b). Professional reports have been prepared and assessed by Council as being acceptable in terms of amenity impacts and suitable conditions of consent have been included in the draft notice of determination to ensure impacts on surrounding properties are minimised.
Lighting impacts	Lighting from the development will impact on neighbouring properties (including head lights from vehicles).	The proposed development is located appropriately on the site, achieving adequate separation distance to dwellings on surrounding properties. Substantial landscape screening is proposed along the western boundary of to ensure amenity impacts associated with lighting are minimised.
Parking	The development provides insufficient parking for guests, the function centre and staff. This will force vehicles to park on Talga Road.	Adequate parking has been provided on site in accordance with the DCP.
Impact of the development on neighbourhood views	The development will impact on existing views currently enjoyed by neighbouring properteis	An assessment of the developments potential impact on existing views experienced from surrounding properties has been undertaken. The subject land falls away from Talga Road towards Black Creek at the rear of the site. The development will be stepped down the site and the location and elevation of existing residents surrounding the site are such that views towards the south will be retained.

4.15(1)(e) The public interest

The public interest is served through the detailed assessment of this Development Application under the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2000*, Environmental Planning Instruments and Council Policies.

Based on the above assessment, it is considered that the proposed development is consistent with the wider public interest.

4.46 Integrated Development – Bushfire

The development occurs on bushfire prone land and is for a Special Fire Protection Purpose (being tourist and visitor accommodation) as defined in Section 100B of the *Rural Fires Act 1997*. As such the application has been referred to the NSW Rural Fire Service for comment. General terms of approval have been provided dated 19/09/2024

SECTION 7.12 CONTRIBUTIONS

Section 7.12 Contributions are payable for the proposal.

In the event the application is approved, Section 7.12 Contributions totalling **\$49,174.53** would be payable, in accordance with the following:

Stage 1

Proposed cost of carrying out the development (PC)	Percentage of Levy (L%)	Proposed Cost of Development	S7.12 Contribution
\$0 to \$100,000	0.0%	No levies applicable	\$0.00
\$100,001 to \$200,000	0.5%		\$0.00
More than \$200,000	1%	\$250,000.00	\$2,500.00
Contribution Total			\$2,500.00

Stage 2

Proposed cost of carrying out the development (PC)	Percentage of Levy (L%)	Proposed Cost of Development	S7.12 Contribution
\$0 to \$100,000	0.0%	No levies applicable	\$0.00
\$100,001 to \$200,000	0.5%		\$0.00
More than \$200,000	1%	\$1,500,000.00	\$15,000.00
Contribution Total			\$15,000.00

Stage 3

Proposed cost of carrying out the development (PC)	Percentage of Levy (L%)	Proposed Cost of Development	S7.12 Contribution
\$0 to \$100,000	0.0%	No levies applicable	\$0.00
\$100,001 to \$200,000	0.5%		\$0.00
More than \$200,000	1%	\$3,167,453.00	\$31,674.53
Contribution Total			\$31,674.53

INTERNAL REFERRALS

The Development Application was referred to the following Council officers for comment:

Officer	Comment
Development Engineer	No objection has been raised to the proposal, subject to the imposition of standard engineering conditions.
Environmental Health Officer	Council's Environmental Health Officer has assessed the development as being satisfactory subject to suitable conditions of consent in relation to wastewater management, noise impacts and food premises.

Report PE14/2025 - DA 8/2023/753/1 for a staged Development comprising the Demolition of an Existing Dwelling, Swimming Pool and Shed and the Construction of Tourist and Visitor Accommodation, a Function Room, Swimming Pool, Studio/Workshop for Guest Activities, Managers Residence Ancillary Parking and Landscaping

Enclosure 3

Community Planner	Council's Community Planner has assessed the proposal as having an acceptable social impact.
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EXTERNAL REFERRALS

The Development Application was referred to the following external agency for concurrence:

Agency	Concurrence	Outcome
NSW Rural Fire Service	The application was lodged as "integrated development" under the provisions of Section 4.46 of the <i>Environmental Planning and Assessment Act 1979</i> , and was referred to the NSW Rural Fire Service for concurrence.	General Terms of Approval under Division 4.8 of the <i>Environmental Planning and Assessment Act 1979</i> , and a Bush Fire Safety Authority under section 100B of the <i>Rural Fires Act 1997</i> , have been issued.

CONCLUSION

The Development Application has been assessed in accordance with *Section 4.15(1) of the Environmental Planning and Assessment Act 1979*, and all other relevant instruments and policies.

As outlined in this report, the assessment has taken into consideration the relevant planning provisions and the proposal is supported based on the following:

- There are no matters within a SEPP that restrict the proposal from being granted development consent;
- The proposed development is consistent with the *CLEP 2011*. In particular, it is considered that the proposal is permissible on the land and will suitably meet the objectives of the zone;
- Council officers have assessed the proposal against the requirements of the Cessnock DCP 2010 and determined that the development is compliant with the overall aims and objectives of the DCP, with variations associated with boundary setbacks addressed in the report;
- The objections received during the public notification period have been considered pursuant to Section 4.15(1)(d) and the matters raised are not considered sufficient to warrant refusal of the application. Suitable conditions of consent have been imposed to minimise the impact of the development on both the environmental qualities of the site and the amenity of the neighbourhood; and
- Overall, the application is considered to be in the broader public interest.

It is therefore recommended that the application be approved subject to the conditions contained in the attached draft Notice of Determination.



CESSNOCK LGA
2025



HOUSING THEME REVIEW

DISCUSSION PAPER



CESSNOCK CITY COUNCIL



Journey Through Time, created by local school students and artist Steven Campbell.

Acknowledgement of Country

Cessnock City Council acknowledges that within its local government area boundaries are the traditional lands of the Wonnarua people, the Awabakal people and the Darkinjung people. We acknowledge these Aboriginal peoples as the traditional custodians of the land on which our offices and operations are located, and pay our respects to Elders past and present. We also acknowledge all other Aboriginal and Torres Strait Islander people who now live within the Cessnock Local Government Area.

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INTRODUCTION

Why has Council prepared this Discussion Paper?

The Cessnock Local Government Area (LGA) is among the fastest growing areas in NSW with a population expected to reach approximately 112,500 by 2041. To ensure we plan for this growth in a logical and sustainable way, Council is reviewing its plans and policies as a series of themes. This Discussion Paper forms part of our Housing Theme review.

Through the Housing Theme review, we are reviewing our principal planning documents – the Cessnock Local Environmental Plan (LEP) 2011 and the Cessnock Development Control Plan (DCP) 2010 – to ensure these remain current and fit-for-purpose. Since the LEP and DCP were adopted, various regional and local strategic plans have been endorsed including the Hunter Regional Plan 2041, Cessnock Local Strategic Planning Statement and Cessnock Local Housing Strategy. These strategic planning documents contain various actions related to housing which the Housing Theme review seeks to consider.

In May 2024, the NSW Premier and Minister for Planning and Public Spaces published

housing targets and incentives for NSW councils. These housing targets are a response to the Federal Government's National Housing Accord which aims to build 1.2 million new and well-located homes, including affordable housing, over five years from mid-2024. Cessnock's housing target is 3,900 completed dwellings over five years. An objective of the Housing Theme review is also to ensure that Council can satisfy its responsibility under the National Housing Accord.

In July 2024, the Minister for Planning and Public Spaces made an Order under section 9.6(9) of the Environmental Planning and Assessment Act 1979 to set expectations for councils with regard to planning functions. One component of the Order requires that a council give effect to an adopted planning strategy (such as a local housing strategy) and any Department approval requirements (including submission of Implementation Delivery Plans) in accordance with the standards and timeframes identified by the Department. The Housing Theme review considers various actions in adopted strategies to respond to this Order.



Structure of the Discussion Paper

The Discussion Paper sets out various issues and questions related to housing which have been sourced from actions in endorsed State, regional and local strategic plans. Some considerations apply to the entire local government area, specific areas or specific zones.

Each consideration is structured around five key steps, being:

1. Identifying the relevant action(s) which have prompted Council to consider the issue or question.
2. Presenting background information on the issue or question.
3. Discussing possible options to address the issue or consideration.
4. Summarising each option which we are seeking feedback on.
5. Highlighting a recommended option

How will Council use the feedback received?

Feedback received will be used to inform future decision making related to housing in the Cessnock LGA. This may include a planning proposal(s) to amend the Cessnock LEP as well as review and update of the Cessnock DCP.

These processes to amend the LEP or DCP are subject to separate community consultation as outlined in the Cessnock Engagement Strategy and so Council will seek further feedback on any proposed amendments prior to changes being made.

Feedback received will also be used to inform future reviews of the Cessnock Local Strategic Planning Statement, Urban Growth Management Plan and Local Housing Strategy.



Strategic Planning Framework

Various strategic planning documents apply to the Cessnock LGA at a local, regional and State level and are referred to in the Discussion Paper. These documents holistically make up the strategic planning framework for the Cessnock LGA. Adopted strategic planning documents have been subject to community input and feedback in their preparation and inform actions and investigations Council will undertake. This Discussion Paper considers various housing related actions and priorities from these documents.



Hunter Regional Plan 2041

The Hunter Regional Plan (HRP) 2041 sets out the long-term vision for the Hunter region and includes various strategies, policy positions and actions to achieve the visions of the plan. Strategies and actions related to housing include facilitating diverse housing and well-connected communities.

Council relies on the HRP when reviewing its local strategic plans to ensure these align with regional priorities.

Greater Newcastle Metropolitan Plan

The Greater Newcastle Metropolitan Plan (GNMP) sets out strategies and actions to drive sustainable growth across the Greater Newcastle area. The GNMP operates alongside the Hunter Regional Plan by including actions and priorities to achieve the aims and vision for Greater Newcastle within the Hunter.

Similar to the HRP, Council relies on the GNMP when reviewing local strategic plans to ensure these align with regional priorities.

Cessnock Community Strategic Plan

The Cessnock Community Strategic Plan (CSP) is the highest-level plan Council prepares. The purpose of the CSP is to identify the community's main priorities and aspirations for the future along with strategies and directions to achieve these goals. The CSP is structured around five outcomes, being:

- **Outcome 1** – A connected, safe and creative community
- **Outcome 2** – A sustainable and prosperous economy
- **Outcome 3** – A sustainable and healthy environment
- **Outcome 4** – Accessible infrastructure, services, and facilities
- **Outcome 5** – Civic leadership and effective governance



Cessnock Local Strategic Planning Statement

The Cessnock Local Strategic Planning Statement (LSPS) sets out how Council will implement the higher-level actions and priorities of regional strategic planning documents at a local level.

The LSPS consists of a vision for the next 20-years, themes that identify the desired direction of our LGA, planning priorities and principles to guide decision making on planning matters, and actions that Council will complete to achieve these planning outcomes.

Cessnock Local Environmental Plan 2011

The Cessnock Local Environmental Plan (LEP) is the principal town planning instrument and sets out zones, standards and permissions that apply to land use and development within our local government area. The LEP regulates how private and public land is used or protected through zoning and other controls. Council continues to review the LEP to ensure the document remains

fit-for-purpose and is aligned with current local and strategic plans.

The Environmental Planning and Assessment Act 1979 sets out the legislative steps to amend a LEP and includes community and agency consultation. Community consultation requirements for amendments to the LEP are set out in Council's Community Strategic Plan (CPP).

Cessnock Development Control Plan 2010

The Cessnock Development Control Plan (DCP) is a non-legislative document that sets out greater detail on how built form and amenity outcomes can be achieved through performance-based standards to support the planning controls in the LEP.

The DCP includes controls which may apply to all development, specific types of development or only specific areas.

Cessnock Urban Growth Management Plan

Council's Urban Growth Management Plan (UGMP) is a supplementary strategy to help inform the logical sequencing of growth across our area and identify future areas for investigation. The UGMP provides a clear signal to the development and housing industries on where and when Council expects development to occur.

The UGMP contains a set of requirements to commence the investigation of nominated areas and the minimum information required in order for an investigation area to be progressed. This information forms the basis for future planning proposals, development control plans and developer contributions. Council also undertakes an annual audit of housing approvals and completions to inform how and when investigation areas will be brought forward for rezoning.





Consideration 1

Lifestyle Villages in appropriate areas



Why is Council considering lifestyle villages?

We are considering this issue based on the following strategic planning actions:

Hunter Regional Plan – Action 5.7	<p>Local strategic planning should consider planning for appropriate locations for lifestyle villages, such as locations within 800m of local and strategic centres or key transit corridors. Where lifestyle villages are proposed outside these locations, the village or community should be on unconstrained sites and have:</p> <ul style="list-style-type: none"> • reticulated water and sewer • indoor and outdoor recreation facilities adequate for the number of proposed residents such as bowling greens, tennis courts, golf course, swimming pool, or off leash dog park • community facilities that promote gathering and social connections such as a restaurant, community hall, or community garden • access to bus services providing frequent trips to local centres and shops
Greater Newcastle Metropolitan Plan – Action 22.1	Respond to the demand for housing and services for weekend visitors, students, seasonal workers, the ageing community and resource industry personnel
Local Housing Strategy – Seniors Housing and Seniors Living – Action 1	<p>Consult with Development Industry representatives to:</p> <ol style="list-style-type: none"> a) Understand why there have been very few seniors' living developments built in our area; b) Identify any barriers that may exist to providing seniors' housing development <p>Remove any reasonable barriers to seniors' living development</p>

Background

Lifestyle villages (also referred to as Manufactured Home Estates) are self-contained communities connected to reticulated water and sewer, with their own on-site recreation and community facilities such as bowling greens, tennis court, golf course, swimming pool, community hall, restaurant, community garden or the like. These are popular as a lifestyle choice for those over 50, often providing a more affordable and compact alternative to traditional housing. Lifestyle villages are typically a land lease tenure where residents own the dwelling but lease the site within the community.

The Cessnock Housing Preferences Study identified a demand for compact, lower maintenance housing for seniors. Consultation with local real estate agents undertaken as part of the Cessnock Housing Strategy also indicated market demand for seniors housing locally that is not being met.

The land use definition and approval pathway for lifestyle villages is typically as a manufactured home estate (MHE). In the NSW planning system, the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) permits MHEs with consent wherever caravan parks are permitted unless the land is identified as a category of excluded land. Notably, the Housing SEPP permits MHEs to be considered on rural land if it is adjacent to or adjoining land zoned for urban use.

Previously, MHEs in the Cessnock LGA were typically developed on rural land (zoned RU2 Rural Landscape) adjacent to or adjoining urban land and include examples such as Lincoln Place Lifestyle Estate at Neath and Ingenia Holidays in Cessnock.

Caravan Parks were prohibited in the RU2 Rural Landscape zone by an amendment to the Cessnock LEP made in 2023, due to

the potential to increase land use conflict on rural land, inconsistency with rural zone objectives and inconsistency with Cessnock LSPS planning priorities. At that time, it was considered that MHEs as a form of low-cost housing are better suited to areas within closer proximity to existing centres, services and facilities.

Currently the Cessnock LEP permits caravan parks in the following zones:

- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation

Based on where caravan parks are permissible as well as the categories of excluded land where a MHE cannot be undertaken, lifestyle villages are permissible with consent on land zoned R5 Large Lot Residential or RE2 Private Recreation across the Cessnock LGA.

Where not already permissible within the zone, the strategic and site-specific merits of MHEs can be assessed on a case-by-case basis via a proponent-led proposal to amend the Cessnock LEP, to allow these as an Additional Permitted Use.



Options

Council is seeking feedback from the development industry and community on whether and how MHEs should be delivered in Cessnock LGA. This feedback will provide insight into any adjustments that may be needed to planning controls applying to this form of housing.

The outcome of this feedback will clarify the merits of Council providing in-principle support for LEP amendments to allow MHEs as an Additional Permitted Use, as a means of providing certainty to developers and the community regarding the identification of suitable sites. This would likely be supported by a set of location-based principles to assist with the assessment of future proposals for MHEs. These principles, which may include criteria such as proximity to centres, minimum public transport access, and compatibility with surrounding land uses could be introduced into the Urban Growth Management Plan and/or LEP.

The R5 Large Lot Residential zone currently allows MHEs with consent, based on permissibility for caravan parks in this zone. However, this zone is typically intended for

low-density rural-residential living, often with limited levels of infrastructure such as drainage and transport connections. Given the objectives of the zone, the infrastructure availability and the intended character of the R5 areas, Council is considering removing Caravan Park (MHEs) as a permissible use in the R5 zone. Council is seeking feedback on whether this permissibility should be retained or removed.

Summary

Council is seeking feedback on the following options:

1. Identify barriers that may exist to providing Manufactured Home Estates in our LGA

Council is seeking input to identify barriers that exist in the delivery of MHEs in Cessnock LGA, for example market / feasibility, site requirements, access to infrastructure or planning controls. Identification of these barriers will assist in understanding any that may be reasonably removed.

2. Provide in-principle support for Lifestyle Villages in well-served and well-located areas as part of an Additional Permitted Use LEP amendment. [RECOMMENDED OPTION]

This approach would not facilitate permissibility across an entire zone. Instead, permissibility would be established for sites through a developer-led LEP amendment to allow an Additional Permitted Use. By identifying in-principle support and criteria for MHEs in appropriate areas, the requirements for justification of site specific and strategic merit of any subsequent proposal to amend the LEP would have additional clarity. A supporting guideline or policy for MHEs can be explored and developed if considered appropriate.

3. Remove the permissibility of Caravan Parks in the R5 Large Lot Residential zone

The R5 Large Lot Residential zone is typically applied to large lot rural-residential estates. Permitting Caravan Parks with consent in the R5 may not produce appropriate outcomes for these areas, and so feedback on the suitability of the current permissibility is sought.

4. No change

Continue to permit Lifestyle Villages (MHEs) only within existing permissible zones.

Question

What requirements should be associated Manufactured Home Estates to ensure good development outcomes are achieved?

Question

What barriers are limiting the development of seniors housing, including Manufactured Home Estates in our LGA?

Question

Are Manufactured Home Estates an appropriate form of development for the R5 Large Lot Residential Development zone?

Consideration 2

Allow a pathway through the Urban Growth Management Plan for Council to consider additional rezoning of land for residential purposes



Why is Council considering this approach?

Consideration of this approach is informed by the following strategic planning action:

Hunter Regional Plan – Action 6.9

Local strategic planning will ensure identification of future urban growth areas has considered water and sewer infrastructure needs within drinking water catchments

Background

The Cessnock Urban Growth Management Plan (UGMP) guides land use planning for residential development across our LGA. The UGMP provides a clear line of sight to where current and future residential development should take place and considers Council resourcing required to undertake the rezoning process.

For land to be considered for rezoning, the UGMP requires that land comply with the principles of the plan which include:

- Supply being at or below 15 years for the particular housing category in the UGMP (Urban, Commuter Urban and Village Lifestyle),
- Land being identified as 'future investigation', and
- That a structure plan be prepared to guide the development of the area.

Currently, Council's audits of land supply for Urban, Commuter Urban and Village Lifestyle indicate there is broadly sufficient zoned land for each housing category

for 15 years' supply, with sufficient Investigation Areas for future rezonings also identified to accommodate additional supply when required.

However, this approach may not provide sufficient flexibility for consideration of land not identified in the plan that may have broad merit to be considered, particularly if identified Investigation Areas do not choose to commence the rezoning process once land supply for one of the housing categories dips below the 15-year threshold. In addition, where existing zoned areas or investigation areas seek to increase dwelling yields at a site, this can push out timeframes for alternative sites to commence investigations and the rezoning process.



Options

An option exists to give consideration through the UGMP for rezoning land not identified by the UGMP for residential purposes if sites have site-specific merit and broad strategic alignment.

Providing some flexibility in allowing consideration of rezoning land for residential purposes acknowledges that existing Investigation Areas may not encompass all areas suitable for residential development, and that while the UGMP identifies Investigation Areas for future residential land supply, there is no requirement for land owners within these investigation areas to commence the development of a structure plan to progress the subsequent rezoning of the land.

To ensure that any new rezoning applications for the purpose of additional residential land not identified in the UGMP address diverse and affordable housing and other needs as identified in key strategic planning documents, there is also an option to require significant public benefit to be demonstrated prior to the acceptance of a rezoning application. Examples of significant public benefit can include:

- Provision of housing types and lot sizes which will meaningfully and directly address diverse housing needs in the LGA, including affordable housing.
- Provision of well-located and embellished public recreation land.
- Creation or extension of viable biodiversity corridors.

Any additional areas for rezoning would still be subject to the same requirements for rezoning such as structure planning, ecology, mitigating impacts from natural hazards, and infrastructure servicing.

If this option is supported, further refinement would be required before adopting this approach which may include a review of the UGMP. In this regard, Council considers the following would likely form part of any policy position:

- For land located within a Place Strategy area as identified in the Hunter Regional Plan 2041, any proposal must be consistent with the principles and requirements of the Place Strategy. Council will not consider land for additional residential purposes in the vineyards district due to the high potential for land use conflicts and incompatible development with the existing and desired future character of these areas.
- Land should generally be in proximity to adjacent existing urban zoned land or investigation areas in the UGMP and must be able to be reasonably serviced. Isolated, rural zoned sites are unlikely to be considered appropriate.
- The 'spot rezoning' of small or single lots is generally not considered appropriate, particularly rural zoned parcels due to the high potential for land use or character impacts as a result of this approach.

Consistent with the current UGMP, a structure plan can demonstrate how a proposal acknowledges and integrates macro considerations such as ecology, transport connectivity, and land use compatibility with surrounding uses.

Summary

Council is seeking feedback on the following options:

- 1. Include a pathway in the Urban Growth Management Plan (UGMP) to allow consideration of land not identified in the UGMP for residential purposes where land complies with principles for rezoning.**

This option would not apply to areas subject to a Place Strategy unless a proposal can demonstrate it is consistent with the Place Strategy. The principles and requirements of a Place Strategy would take precedence over any change.

This process could include concurrent updating and identification of a site in the UGMP as a new investigation area.

- 2. Include a pathway in the Urban Growth Management Plan (UGMP) to allow consideration of land not identified in the UGMP for residential purposes where land complies with the principles for rezoning and where significant public benefit is accepted by Council. [RECOMMENDED OPTION]**

This option would not apply to areas subject to a Place Strategy unless a proposal can demonstrate it is consistent with the Place Strategy. The principles and requirements of a Place Strategy would take precedence over any change. Examples of significant public benefit may include provision of housing types

and lot sizes which will meaningfully and directly address diverse and affordable housing needs in the LGA as outlined in adopted strategic planning documents, the extension or creation of biodiversity corridors, or the provision of well-located and embellished public recreation land in accordance with adopted plans and at no additional cost to Council.

This process could include concurrent identification of a site in the UGMP as a new 'investigation area'.

- 3. No change**

Retain the current approach to consideration of rezoning of land for residential purposes through the UGMP, being land which is identified for rezoning and land which is identified for future investigation.

Question

What significant public benefit should be considered acceptable for a proposed rezoning for residential purposes to be supported?

Consideration 3

More diverse and affordable housing is needed

Why is Council considering this approach?

Consideration of this issue is based on the following strategic planning actions:

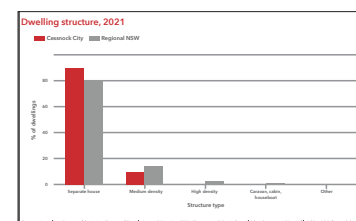
Community Strategic Plan – Direction 1.1.4	Our community has access to diverse and affordable housing
Local Strategic Planning Statement – Priority 2 Action 6	Review the Cessnock Development Control Plan to include development controls that encourage affordable and adaptable housing
Local Strategic Planning Statement – Priority	Housing is diverse, adaptable and affordable and our urban areas facilitate affordable living
Local Housing Strategy – Social or Community Housing – Action 8	Comprehensively review the Cessnock Local Environmental Plan, to encourage housing diversity
Hunter Regional Plan Strategy 5.3	Planning proposals will not prohibit the following housing typologies within residential zones that apply to urban core, general urban, inner suburban and general suburban contexts: attached dwellings, boarding houses, dual occupancies, group homes, multi dwelling housing, secondary dwellings, semi-detached dwellings
Local Housing Strategy – Development Control Plan and Assessment – Action 3	Review the Cessnock Local Environmental Plan: a) To reduce, where practical the number of local provisions and zones b) To ensure the types of development that are permitted in each zone are consistent with the zone objectives c) To ensure the aims of the Cessnock Local Environmental Plan and zone objectives provide a robust, decision-making framework.
LSPS Planning Priority 4 Action 5	Review the Cessnock Local Environmental Plan to review minimum lot size and subdivision controls to promote higher density around urban centres, key transport nodes and along major road corridors

Background

Diverse housing refers to dwelling types as well as tenure. The spectrum of housing ranges from crisis housing and ends with home ownership. Within this spectrum, dwelling types can range from detached dwellings to multi-unit developments.



Housing in our LGA is not particularly diverse, with the majority of our housing being detached dwellings with few examples of other diverse housing types.



A variety of housing types is important. If the right type of housing is not available then households have fewer options for purchase or rent and so potentially will be paying more for housing which does not match their needs. This ultimately reduces the affordability of housing. Another reason housing diversity is important is that it provides more choice for the community at different stages of life. The 2020 Cessnock Housing Preferences Study indicated that housing needs vary considerably with age, and while younger households and families tend to prefer detached housing, demand for lower-maintenance, semi-detached dwellings and

more compact housing increases with age as established residents choose to down-size.

Diverse forms of housing are more typically built as infill development within existing urban areas, rather than greenfield sites. Key benefits of infill development are that it avoids the loss of scenic rural land and allows for more efficient and cost-effective use of infrastructure. The NSW Productivity Commission has reported that the infrastructure for greenfield housing can typically cost two to four times what it does in infill sites¹. Additionally, diverse infill housing offers more opportunities for walking, for example to access shops and services, and has been shown to improve the health and lower the risk of cardiovascular disease for residents, who have less dependency on motor vehicles².

While increasing housing supply in infill areas will increase demand on existing infrastructure, it also allows Council to upgrade, improve and deliver more local amenities and services to established areas.

One option is to allow greater flexibility in where we allow various forms of housing while still requiring robustness around built form and amenity outcomes.

In 2024, the Department of Planning, Housing and Infrastructure (DPHI) released guidance on different types of low-rise housing. Low-rise housing is generally one to two storey dual occupancy, multi-dwelling housing (terrace or townhouse style), and manor house developments. Low-rise housing contains two or more dwellings and in the spectrum of residential housing sits between a single dwelling house and a typical apartment building which is three or more storeys in height³. These housing types are explored below.

¹ NSW Productivity Commission

² Heart Foundation Australia

³ Unpacking low-rise housing – Fact sheet (nsw.gov.au)

Dual occupancies and Semi-detached dwellings

Dual occupancies are two homes built on one lot of land, either attached or detached, and are often known as duplexes or semis. Dual occupancies can be retained in single ownership or can be strata subdivided. If both dwellings share a common wall and Torrens title subdivision takes place, this land use is referred to as semi-detached dwellings.



Example of attached dual occupancy (Source: DPHI)

Multi-dwelling housing and Attached dwellings

Multi dwelling housing describes residential developments that have three or more dwellings on a single lot with each having access at ground level. Multi dwelling housing is located on a single lot of land but may be strata subdivided.

Attached dwellings have a similar built form to multi dwelling housing (terraces), however for attached dwellings each dwelling is on its own lot of land by way of Torrens title subdivision.

Multi dwelling housing and attached dwellings are typically one or two storeys with a front setback and a backyard or courtyard and offer most of the benefits of a traditional freestanding house, but for a more affordable price. They can be designed to comfortably sit within a freestanding house neighbourhood, without significantly changing character and

offering a diverse and affordable option. Their scale and presence can be designed so they have no more impact than a freestanding house and they can enhance the desirable characteristics of a neighbourhood. Multi dwelling housing will typically have a side setback to neighbours. Attached dwellings have common walls and so will not have side setbacks between dwellings.



Example of multi-dwelling housing or attached dwellings (Source: DPHI)

Manor houses

A manor house is a type of residential flat building that has three or four dwellings where:

- Each dwelling is attached to another dwelling by a common wall or floor
- At least one dwelling is partially or wholly located above another dwelling
- The building has no more than two storeys (excluding any basements)



Example of manor house on a corner lot (Source: DPHI)

Residential flat buildings and Shop-top housing

A residential flat building is a building that contains three or more dwellings and is two or more storeys. A residential flat building which is three or more storeys must comply with the Apartment Design Guide. The Apartment Design Guide provides consistent planning and design standards for apartments across NSW. Shop top housing is similar to a residential flat building except in the case of shop top housing the entire ground floor at a minimum comprises commercial development or health services facilities.



Example of Shop top Housing at the corner of North Avenue and Darwin Street Cessnock

Housing Preferences Study

In January 2020, Council commissioned a Housing Preferences Study to investigate locational and housing preferences for the LGA with key findings being:

- Proximity and affordability were key drivers in terms of choosing housing.
- Housing type preferences were age and life-stage dependent with participants aged 18 to 49 or families with children preferring a house on a separate lot compared to older participants who were more likely to prefer semi-detached dwellings, apartments or seniors' living dwellings

- Flats or apartments were more popular than semi-detached or duplexes as a housing type preference.

Based on the Housing Preferences Study there is a desire for a diversity of housing types across our LGA. Table 1 demonstrates where residential accommodation types are permissible across the urban residential zones of our LGA.

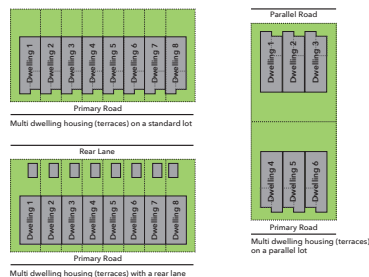
Permissible residential accommodation uses in the R1, R2 and R3 zones													
	attached dwellings	boarding houses	co-living houses	dual occupancies	dwelling houses	group homes	hotels	multi dwelling housing	residential flat buildings	rural workers dwellings	secondary dwellings	semi-detached dwellings	seniors housing
R1 - General Residential	o	o	o	o	o	o	o	o	o	x	o	o	o
R2 - Low Density Residential	o	o	o	o	o	o	o	x	x	x	o	o	x
R3 - Medium Density Residential	o	o	o	o	o	o	o	o	x	x	o	o	o

⁴ The NSW Government's low and mid-rise housing reforms commenced on 28 February 2025 and made attached dwellings and multi dwelling housing permissible with development consent in a low and mid rise housing area in the R2 zone, subject to exclusions*. The reforms also made residential flat buildings and shop top housing permissible with development consent in a low and mid rise housing area in R2 and R3 zones, subject to exclusions*. *Exclusions include heritage items, bush fire prone land or land within the Flood Planning Area.

Options

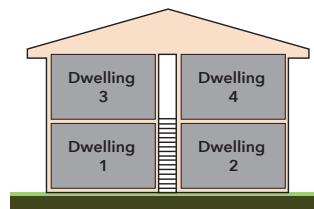
There is opportunity to allow broader permissibility of residential dwelling types across urban residential zones to better reflect the housing preferences of the community, and to align with current permissibility of similar dwelling types.

Multi dwelling housing (terraces) developments have a similar built form outcome as attached dwellings which are already a permissible use in all urban residential zones, the key difference being attached dwellings must be situated on their own separately titled lot whereas multi-dwelling housing is on a single lot. Because of these similarities, an option exists to permit multi-dwelling housing in the R2 Low Density Residential zone, with additional development controls which can include locational requirements (see next subheading 'locational requirements for certain housing types').



Manor houses – with a minimum of three dwellings in a development, at least one dwelling partly or wholly above another, and a maximum of two-storeys – can have an identical built form outcome as multi-dwelling housing. A key difference between the two is that a manor house must have at least one dwelling partly or wholly above another, whereas multi-dwelling housing can only be side-by-side. Multi-dwelling

housing is already a permissible use in the R3 Medium Density zone and so an option exists to introduce residential flat buildings as a permissible use in the R3 Medium Density Residential zone with a height of building restriction limiting development to two-storeys in areas where two-storey development at a maximum is considered acceptable. Applying a height of building control will ensure that development greater than two-storeys cannot take place, but that a diversity of dwelling configuration within a development can take place.



Locational requirements for certain housing types

If the permissibility of some dwelling types is broadened across certain urban zones, locational controls could be used to ensure developments only take place in appropriate areas such as highly walkable areas. Highly walkable areas benefit from proximity to centres which mean a private use motor vehicle is not required for all trips.

If multi dwelling housing were included as a permissible use in the R2 zone, permissibility could be tied to walkable locations such as areas which are within 400m around established or developing centres, including:

- Cessnock
- Kurri Kurri
- Weston

- Branxton
- Within emerging urban release areas of:
 - Kurri Hydro site (Loxford)
 - Anvil Creek / Walkers Hill site (Greta)
 - Bellbird North

If residential flat buildings are included as a permitted use in the R3 Medium Density Residential zone, a maximum height of building control can be used to restrict development to manor houses where development greater than 2-storeys is not appropriate. Feedback is sought regarding where residential flat buildings greater than two-storeys may be appropriate, for example surrounding the Cessnock and Kurri Kurri centres.

Additional controls through the LEP and DCP could also be applied to ensure appropriate outcomes.

Integrated residential developments

Integrated residential developments are developments which comprise concurrent construction of a dwelling(s) with the Torrens title subdivision of land as part of a single application. Integrated residential developments result in developments on lot sizes which are below the minimum lot size. Integrated residential developments contribute to diversity and affordability by offering a lower price point and reduced maintenance needs based on the smaller lot size and so can cater to households' different needs.

The Cessnock LEP includes a provision Clause 4.1C – Exceptions to minimum lot sizes for certain residential development which allows for integrated residential developments, being:

- the erection of a dual occupancy on the land, and

- the subdivision of that land into two lots if each lot resulting from the subdivision contains one dwelling and the size of each lot is not less than 300 square metres (excluding the area of any access handle).

Currently, integrated residential developments are only possible for dual occupancy developments; however, other similar forms of residential accommodation such as dwelling houses, semi-detached dwellings and attached dwellings have a similar built form outcome to a dual occupancy and so could be considered for inclusion in Clause 4.1C.

Because the R2 Low Density Residential zone already permits attached dwellings, if broadening the residential types subject to integrated residential developments were progressed then a locational requirement can be explored for the R2 zone to ensure this type of development only takes place in highly walkable and well-located areas.

Well located areas can be safeguarded for future diverse housing types

Multi-storey residential developments are broadly not feasible in the Cessnock LGA at this point in time. When certain diverse housing types are viable in an area, a problem which can affect the feasibility of construction is the need for expensive lot consolidation. One way the planning system can seek to ensure diverse housing types are viable into the future is by ensuring that larger, well-located sites remain as larger, unsubdivided lots.

One way this can be achieved is through applying a larger minimum lot size to ensure that multi-storey residential developments will be more viable to construct into the future by not necessitating future lot consolidation.

Applying a larger minimum lot size control to areas around well-located areas such as the Cessnock, Kurri Kurri and Weston town centres, and not permitting these areas to be subdivided under Clause 4.1C (integrated residential developments), can safeguard these areas to be more viable for diverse mid-rise housing types into the future.

Contributions towards affordable housing as part of development uplift can be required, where viable

Where amendments to planning controls are made this can result in an uplift in development potential. The Environmental Planning and Assessment Act 1979 permits a council to require the dedication of part of a site or the payment of a monetary

contribution for the purpose of affordable housing in accordance with an approved Affordable Housing Contribution Scheme (AHCS). An AHCS needs to demonstrate that contributions toward the provision of affordable housing are viable and will not stymie development. If an uplift in development potential is realised through amendments to planning controls, a planning agreement is another mechanism for contributions toward affordable housing to be offered.

An opportunity exists for Council to investigate the viability of levying contributions towards the provision of affordable housing as part of a development application through an AHCS, or when uplift takes place through amendments to the Cessnock LEP.

Summary

Council is seeking feedback on the following:

1. **Introduce multi dwelling housing as a permissible use in the R2 low-density residential zone with associated development controls but only for sites located within a walkable area (e.g., 400m) of the existing or emerging centres of Cessnock, Kurri Kurri, Weston, Branxton, Kurri Hydro site (Loxford), Anvil Creek / Walkers Hill site (Greta) and Bellbird North.**
[RECOMMENDED OPTION]

Development would still be subject to requirements in the Cessnock LEP and Cessnock DCP such as with regard to flooding or other constraints. Additional LEP and DCP controls can also be introduced to ensure positive outcomes.

2. **Introduce residential flat buildings as a permissible use in the R3 Medium density residential zone with a maximum height of building control for two-storeys where only two-storey manor house developments are considered appropriate.**

[RECOMMENDED OPTION]

Development would still be subject to requirements in the Cessnock LEP and Cessnock DCP such as with regard to flooding or other constraints. Additional LEP and DCP controls can also be introduced to ensure positive outcomes.

3. **Amend Clause 4.1C of the Cessnock Local Environmental Plan 2011 to include dwelling houses, semi-detached dwellings and attached dwellings as integrated residential developments.**

[RECOMMENDED OPTION]

This change would broaden the scope of integrated residential developments to permit concurrent approval of a development including smaller lot Torrens title subdivision for these additional proposed dwelling types.

A locational control can also be considered for attached dwellings in the R2 Low Density Residential zone as integrated residential developments to ensure this type of development in the R2 zone only takes place in walkable and well-located areas.

4. **Safeguard larger lots in well located areas for future diverse housing types by applying a larger minimum lot size control to well-located lots surrounding the Cessnock and Kurri Kurri town centres.**

This can ensure well located lots remain viable for future diverse housing types without having lots fragmented through smaller lot subdivisions. If this proposed change were adopted, these areas would

be excluded from being able to use the integrated residential development provisions at Clause 4.1C of the Cessnock LEP.

Question

Is a locational restriction for multi dwelling housing and attached dwellings in the R2 Low Density Residential zone appropriate? If so, what distance from an existing or emerging centre do you think is appropriate?

5. **Investigate the requirement for development which results in uplift to contribute to the provision of affordable housing, where viable.**

Mechanisms for contributions toward the provision of affordable housing can be by way of an Affordable Housing Contribution Scheme associated with a development application. In other instances, Part 7 of the Environmental Planning and Assessment Act 1979 provides a pathway for a voluntary planning agreement to be considered.

Question

Where do you think developments greater than two-storeys in the R3 Medium Density Residential zone may be appropriate, for example within walking distance surrounding the Cessnock and Kurri Kurri town centres?



Consideration 4

Investigate 'optimal density' in limited urban growth areas



Why is Council considering this approach?

Consideration of this proposed approach responds to the following strategic planning actions:

Hunter Regional Plan – Strategy 5.2

Local strategic planning will consider amendments to planning and development controls that reflect the desired density targets for the urban core, general urban, inner suburban and general suburban contexts

Local Strategic Planning Statement – Planning Priority 1 – Action 6

To review the zoning in urban release areas to encourage medium-density development area commercial centres and areas of high amenity

Local Housing Strategy – Zoning and Land-use Permissibility – Action 2

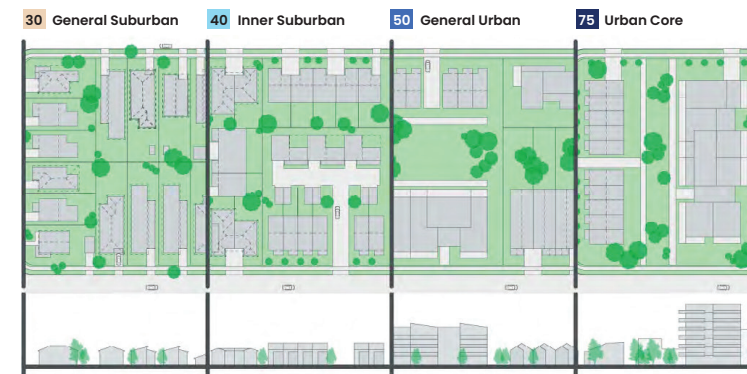
Review the Cessnock Local Housing Strategy to review minimum lot size and subdivision controls to promote higher density around urban centres, key transport nodes and along major road corridors

Background

The Hunter Regional Plan 2041 acknowledges the Hunter has many different communities across various urban, rural and coastal contexts and introduces a new concept of optimal density to ensure that services and quality of life match these existing or desired future contexts.

Below is an excerpt from the Hunter Regional Plan 2041 which gives a visual representation of the possible layout and density of four urban contexts, being: general suburban, inner suburban, general urban and urban core.

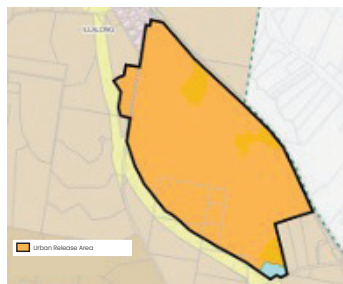
Giving consideration to optimal density, particularly during initial stages of the planning for emerging areas or before significant development takes place, can ensure that diverse housing types are factored into the future outcomes of an area and that these emerging communities cater toward a variety of individuals' and households' needs as well as community facilities and open space requirements.



Options

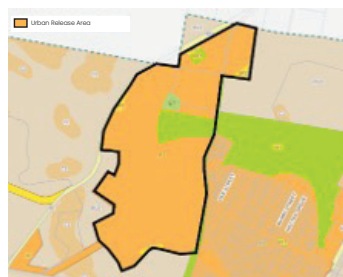
There is opportunity to consider optimal density as outlined in the Hunter Regional Plan as part of the planning for select urban release areas across the Cessnock LGA. Council considers that some form of optimal density outcome may positively contribute toward the emerging and developing urban release areas of the Anvil Creek / Walkers Hill site (Greta), Kurri Hydro site (Loxford), and Bellbird North as shown in the following maps:

Anvil Creek / Walkers Hill site (Greta)



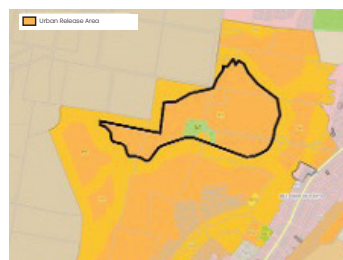
Area for possible consideration for optimal density indicated in black

Kurri Hydro site (Loxford)



Area for possible consideration for optimal density indicated in black

Bellbird North



Area for possible consideration for optimal density indicated in black

Any investigation into a form of optimal density outcome would be required to be proponent-led in collaboration with and with full support of Council. It is envisioned that guiding principles would be required at the onset of any investigations which will guide development outcomes for an area. It is anticipated that guiding principles would relate to:

- Outcomes of Place Strategies being considered, where applicable.
- Ensuring ecology is protected and viable biodiversity corridors are established / maintained, as appropriate.
- Indigenous and non-indigenous heritage is identified and protected.
- Environmental hazards such as flooding and bushfire are appropriately considered and mitigated.
- Transport and infrastructure requirements including upgrades, community facilities and public open space are understood and funded.

- Diverse housing is accommodated including areas or sites for future diverse housing. Dwelling outcomes should not be informed solely by development which is viable under current market conditions.

be applied to these urban release areas. Investigations would require master planning for future outcomes which include greater diverse housing, quality public open space and community facilities and appropriately responds to ecology and other constraints.

Summary

Council is seeking feedback on the following:

1. **Proponent-led investigations for optimal density in collaboration with Council for select urban release areas of Anvil Creek / Walker Hill site (Greta), Kurri Hydro site (Loxford), and Bellbird North.**
[RECOMMENDED OPTION]

This approach would provide strategic support for proponent-led investigations in consultation with and support of Council for how optimal density could

2. No change

A planning proposal could still be lodged for a site seeking amendments to planning controls to facilitate diverse housing options.

Question

Should alternative areas be considered for optimal density?



Consideration 5

Housing in the villages (RU5 zone)



Why is Council considering housing types in village areas?

Consideration of housing in the villages responds to the following strategic planning actions:

Local Strategic Planning Statement – Planning Priority 30 – Action 5	Review the Cessnock Local Environmental Plan to consider if dual occupancies and multi-unit dwellings are appropriate in the villages
Local Strategic Planning Statement – Planning Priority 30 – Action 5	To provide minimum lot sizes in the RU5 Village zones that promote higher density and housing diversity where reticulated sewer and water are connected, and the site is otherwise not constrained.

Background

The Cessnock LGA has several villages that are remnants of former mining communities which still retain their own unique character. Council is preparing a Villages Strategy to determine the desirable characteristics of the villages to retain and enhance these. Prior to finalisation of this strategy, Council is considering the villages as part of the Housing Theme review as they relate to relevant strategic planning actions.

Currently the Cessnock LEP permits the following residential housing types in the RU5 Village zone:

Dwelling houses	A dwelling house is a building containing only one dwelling and is the land use term in the NSW planning system for a detached house.
Secondary dwellings	A secondary dwelling (also referred to as a “granny flat”) is a dwelling established in conjunction with a principal dwelling and can be a maximum floor area of 50% of the floor area or the principal dwelling or 60sqm, whichever is the greater.
Semi-detached dwellings	Semi-detached dwellings are two dwellings which share a common wall and are on their own lot of land. Semi-detached dwellings can have an identical built form outcome as an attached dual occupancy, the difference being a dual occupancy development is on one lot of land and semi-detached dwellings are on their own individually titled lot of land.
Seniors housing	Seniors housing means a building or place that is— (a) a residential care facility, or (b) a hostel within the meaning of State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5, or (c) a group of independent living units, or (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),

Options

There is opportunity to facilitate a diversity of dwelling types in the villages consistent with the built form of other residential uses already permitted with consent in the RU5 Villages zone and could include the following as outlined below.

Dual occupancy developments in the villages

Planning Priority 30 Action 5 of the Cessnock Local Strategic Planning Statement prompts Council to consider if dual occupancies are appropriate in the villages.

Semi-detached dwellings and an attached dual occupancy development can present to the street as the same built form outcome. Because semi-detached dwellings are already a permissible use in the RU5 Village zone there is merit in considering whether to include dual occupancies as a permissible use in the RU5 zone.

Including dual occupancies as a permissible land use would contribute to dwelling diversity by permitting two equal-sized dwellings on a single lot. A minimum lot size could also be applied to ensure that dual occupancies are only constructed on lots which are of a sufficient size to ensure positive amenity outcomes for the villages context. Council is seeking feedback on what an appropriate minimum lot size for dual occupancies in the RU5 Village zone should be if this use became permissible. Importantly, due to increased on-site effluent disposal area requirements for unsewered lots, if dual occupancies are made permissible in the RU5 zone then a lot must be connected to reticulated sewer.

Integrated residential developments in the villages

Planning Priority 30 Action 5 of the Cessnock Local Strategic Planning Statement prompts Council to consider providing minimum lot sizes in the RU5 Village zones that promote higher density and housing diversity where reticulated sewer and water are connected, and the site is otherwise not constrained.

In response to this action, Council is seeking feedback on the appropriateness of facilitating integrated residential developments for certain housing types in the RU5 Village zone. Integrated residential developments are developments which comprise the concurrent construction of a dwelling(s) with Torrens title subdivision of land resulting in each dwelling being located on separate titled lots as part of a single application.

Facilitating this outcome would require including the RU5 Village zone within the provisions of Clause 4.1C – Exceptions to Minimum Lot Sizes for Certain Residential Development of the Cessnock LEP. Based on permissible land uses in the RU5 zone, integrated residential housing could be made permissible for semi-detached dwellings and dwelling houses (not attached dwellings).

As outlined above, the villages across the Cessnock LGA typically comprise a maximum of two dwellings on larger lots and so a consequence of broadening permissible residential uses to allow integrated residential developments could be impacts on the existing and desired

future character of village areas. In addition, Clause 4.1E of the Cessnock LEP restricts the subdivision of land not serviced by reticulated sewage to a minimum of 4,000sqm for each resulting lot and so this option, if progressed, would preclude all land not serviced by reticulated sewer.

We are seeking feedback on the merits of permitting certain integrated housing developments in the RU5 Village zone.

Summary

Council is seeking feedback on the following options:

1. Introduce dual occupancy as a permissible use in the RU5 Village zone.

Permissibility would only be made available where a site is connected to reticulated sewer and development would still be subject to requirements in the Cessnock LEP and Cessnock DCP. Additional controls could be required to ensure appropriate outcomes including a minimum lot size to ensure amenity outcomes are maintained or enhanced. If this approach were adopted, Council is seeking feedback on what would be an appropriate minimum lot size control, if any.

2. Include the RU5 Village zone within Clause 4.1C of the Cessnock LEP to permit integrated residential developments.

This would permit concurrent construction of a dwelling(s) with Torrens title subdivision to allow dwellings on separately titled lots under the mapped minimum lot size. If adopted, permissibility would only be made available where a site is connected to reticulated sewer and development would still be subject to requirements in the Cessnock LEP and Cessnock DCP. Additional LEP and DCP controls could be introduced as part of the Housing Theme review to support this option.

Question

If additional uses are made permissible in the RU5 zone, what minimum lot size controls should be introduced?



Consideration 6

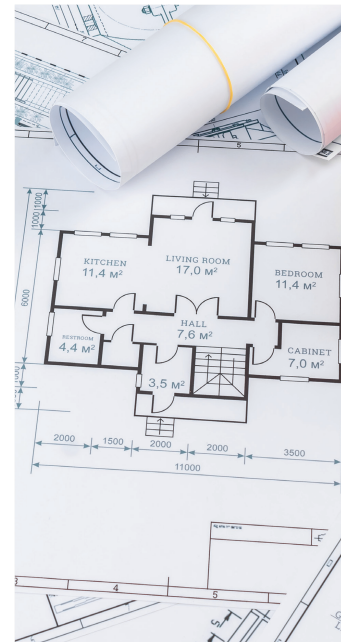
Appropriate minimum lot size and zoning for Echidna Close and Edden Street, Bellbird

Why is Council considering this?

This consideration responds to the following strategic planning actions:

LSPS Planning Priority 30 Action 5

Review the Cessnock Local Environmental Plan to review the minimum lot size and zoning requirements at Bellbird. In particular, the minimum lot size at Echidna Close and the rural zoning at Edden Street, Bellbird.



Background

The Cessnock Local Strategic Planning Statement includes an action to review the minimum lot size and zoning requirements at Bellbird, in particular the minimum lot size at Echidna Close and the rural zoning at Edden Street, Bellbird.



Zoning detail of area for review of minimum lot size (red) and area for review of rural zoning (blue)

Options

Minimum lot size for Echidna Close

The R5 Large Lot Residential zoned area around Echidna Close has a mapped minimum lot size of 2,000sqm. Per Priority 30 Action 5 of the Local Strategic Planning Statement, Council is seeking feedback from local residents on the appropriateness of this minimum lot size control.

Review of zoning at Edden Street

The zoning of land surrounding Edden Street Bellbird is an anomaly in that it is a portion of rural zoned land surrounded predominantly on three sides by urban zoned residential land.

Council supports reviewing the appropriateness of this zoning with a preference for a structure planning for the area which would set out the evidence base for appropriate zones, road connections, biodiversity considerations and infrastructure servicing.

Summary

Council is seeking feedback on the following:

1. **Determining an appropriate minimum lot size control for subdivision of land at Echidna Close, Bellbird.**

To address this action in the Local Strategic Planning Statement, Council is seeking feedback from landowners within this area on whether a change to the mapped minimum lot size should be pursued.

2. **Support for rezoning of the RU2 Rural Landscape land adjacent Edden Street, Bellbird.**

To address this action in the Local Strategic

Planning Statement, Council supports investigations into the suitability of rezoning the RU2 Rural Landscape zoned land adjacent Edden Street Bellbird. If the land is found to have merit to proceed, the site may be included in the UGMP as an Investigation Area, which requires the preparation of a structure plan prior to the lodgment of a planning proposal for rezoning. The purpose of a structure plan is to identify, at a high level, where urban development may take place in consideration of, at a minimum: ecology, flooding, land use conflicts, recreational needs and transport connections.

Because the structure plan area has multiple land owners, the benefit of a structure plan would be to streamline the rezoning process to ensure that a coordinated and integrated outcome can be delivered in consideration of the above considerations. For clarity, a planning proposal(s) will still be required to amend the land zoning and other controls as relevant.



Consideration 7

Updates to the Cessnock Development Control Plan



Why is Council considering updates to the Development Control Plan?

This consideration responds to the following strategic planning actions:

Local Strategic Planning Statement	Medium density residential development is encouraged in and around our centres.
Local Housing Strategy – Social and Community Housing Action	Comprehensively review the Cessnock Development Control Plan
Local Housing Strategy	Work collaboratively with representatives of the housing industry to review the development controls in the Cessnock Local Environmental Plan and Cessnock Development Control Plan
Local Housing Strategy – Development Controls and Assessment Action 4	<p>Review the Cessnock Development Control Plan:</p> <ul style="list-style-type: none"> To remove redundant controls and supporting information. To update the format and language and improve the overall usability of the document. To include guidance on merit-based, decision making. To ensure that the aims of the Cessnock Development Control Plan and development control objectives provide a robust, decision-making framework. To ensure that controls relating to medium-density development are effective and reasonable and produce feasible development outcomes.

Background

A Development Control Plan (DCP) is a non-legislative document which provides detailed planning and design guidelines for a variety of development types to support the planning controls in a Local Environmental Plan. The Cessnock DCP 2010 includes controls for various developments types including urban housing. Council's strategic planning actions prompt a review of the Cessnock DCP to ensure controls encourage quality and feasible outcomes for development including for medium density development, and to update the format and language of the DCP to improve the overall useability of the document.

Options

As part of the Housing Theme review, Council is reviewing the housing controls in the DCP and is seeking feedback from the community and development industry on issues or concerns, if any, with current controls and development outcomes being achieved by the DCP.

To encourage quality, diverse housing developments in well-located areas that address identified housing needs, Council is also seeking feedback on whether options such as limited concessions on certain standards in the DCP to encourage diverse housing types to be constructed are appropriate. In this regard, two possible options are explored below.

Amended parking requirements for limited diverse housing types located close to the Cessnock and Kurri Kurri town centres

For example, for sites in close proximity to highly walkable centres with a range of commercial, retail, community and services options available, reduced on-site car parking could be considered for certain diverse housing developments where a private use motor vehicle is not a necessity for all trips. Only Cessnock and Kurri Kurri centres are considered highly walkable and have a variety of commercial, retail, community facilities and other services present which could warrant any consideration of reduced amended on-site car parking requirements for diverse housing types. Appropriate walking distance from these centres to be eligible for consideration of a reduced parking requirement would be confirmed with relevant stakeholders prior to implementation of any pathway for variation of parking rates.

To understand potential impacts of any consideration of a reduction in on-site parking, three scenarios are explored based on hypothetical reduced car parking requirements outlined below. To note is the below hypothetical scenarios do not propose any reduction to required visitor parking.

NUMBER OF BEDROOMS IN DIVERSE HOUSING TYPE DWELLING	EXISTING PARKING REQUIREMENT	HYPOTHETICAL PARKING SCENARIO REQUIREMENT
1-bedroom dwelling	1 space per dwelling	0.5 spaces per dwelling
2-bedroom dwelling	1 space per dwelling	1 space per dwelling
3-bedroom+ dwelling	2 spaces per dwelling	1.5 spaces per dwelling

SCENARIO		PARKING REQUIREMENT UNDER EXISTING CONTROLS	PARKING REQUIREMENT UNDER AMENDED CONTROLS	DIFFERENCE IN ON-SITE PARKING REQUIREMENT
Scenario 1	Dual occupancy development comprising two dwellings, being: <ul style="list-style-type: none">x2 two-bedroom dwellings	4 spaces	3 spaces	1 space However, for dual occupancies one covered space is required with second space uncovered being acceptable. Based on this there could be no change to the outcome.
Scenario 2	Multi-dwelling housing development comprising five dwellings, being: <ul style="list-style-type: none">x1 one-bedroom dwellingx3 two-bedroom dwellingsx1 three-bedroom dwelling	6 spaces	5 spaces	1 space
Scenario 3	Multi-dwelling housing development comprising six dwellings, being: <ul style="list-style-type: none">x4 one-bedroom dwellingsx2 two-bedroom dwellings	6 spaces	4 spaces	2 spaces

Amended private open space requirement for diverse housing developments close to quality public open space

For diverse housing developments in close proximity to quality public open space, reduced on-site private open space requirements may be appropriate because

of a site's proximity to quality public open space. Considering an amended on-site private open space requirements can assist with making diverse housing developments more viable by allowing additional area of a site to be allocated toward habitable floor area. This outcome could be considered appropriate if any shortfall of on-site private open space is meaningfully "offset" by access to nearby quality public open space.

Council may consider sites within a specified distance of public open space as appropriate for consideration of reduced on-site private open space requirements, noting this concession should only be available for diverse housing types. Any concession would need to consider the suitability of nearby open space for any intensification of use and would need to account for any improvements required to

facilitate increased usage. Council would need to identify a funding source to ensure the maintenance, upkeep or upgrading of public open space, if required.

To understand potential impacts of any potential reduction in on-site private open space, a scenario below is explored based on hypothetical private open space requirements outlined below.

NUMBER OF BEDROOMS IN DWELLING	EXISTING PRIVATE OPEN SPACE REQUIREMENT (ALL DWELLING TYPES)	HYPOTHETICAL PRIVATE OPEN SPACE REQUIREMENT IF WITHIN CLOSE PROXIMITY OF QUALITY PUBLIC OPEN SPACE
1-bedroom dwelling	50 sqm	16 sqm
2-bedroom dwelling	50 sqm	16 sqm
3-bedroom dwelling	70 sqm or 100 sqm for 3+ bedroom dwellings in developments with two or more storeys	25 sqm

The above hypothetical private open space areas are broadly consistent with private open space requirements of other LGAs in the Hunter region.



Summary

As part of the review of the Cessnock DCP, Council is seeking feedback on the following:

1. **Housing controls which should be considered by Council as part of the review of the DCP.**

Feedback received from the community and development industry will be used to inform a review of housing controls in the DCP.

Question

Do the proposed car parking rates for diverse housing type achieve the right balance in terms of encouraging diverse housing types while also requiring an adequate amount of on-site parking?

Question

What controls should Council consider as part of the Housing Theme review of urban housing controls?

2. **Concessions on car parking and private open space controls for diverse housing types in well-located areas around the Cessnock and Kurri Kurri town centres.**

Consideration 8

Review the Cessnock Local Environmental Plan 2011



Why is Council considering this?

This consideration responds to the following strategic planning actions:

LSPS Planning Priority 1 Action 5	To review the extent of the existing R3 Medium Density Residential zone in the Kurri Kurri, Cessnock, Weston and Branxton commercial centres and opportunities for medium density development along the Cessnock to Maitland Growth Corridor
Hunter Regional Plan 2041 Strategy 5.2	Local strategic planning will consider amendments to planning and development controls that reflect the desired density targets for the urban core, general urban, inner suburban and general suburban contexts.

Background

A number of actions exist in both regional and local planning documents that identify a need to review the extent of our residential zones.

The current extent of R3 zoning was largely determined by the 2010 City Wide Settlement Strategy and the introduction

of the Standard Instrument LEP in 2011. The Hunter Regional Plan 2041 (HRP) includes a requirement for Council to consider amendments to planning and development controls that reflect their desire for increased density within 800m of strategic centres and public transport corridors.

The R3 Medium Density Residential Zone is typically applied land where a variety of medium density residential uses are to be established or maintained. Other residential uses (including higher or lower density uses) can also be permitted in the zone where appropriate. See Consideration 3 for discussion on the permissibility of uses within the Cessnock R3 zone.

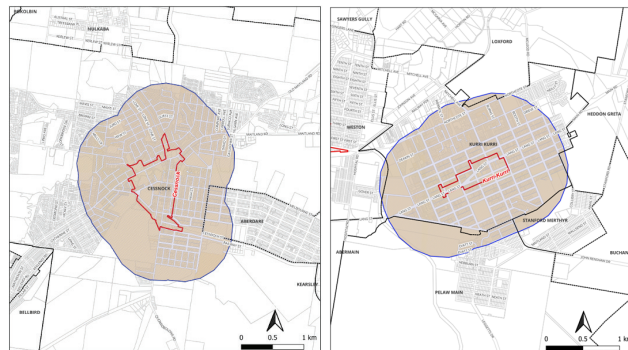
While not all areas around our LGA's centres have the required level of services,

infrastructure and amenities to support medium density development, there may be additional land in proximity to our centres that is appropriate for inclusion in the R3 zone. A review is necessary to identify any land that may be suitable for inclusion in the R3 Medium Density Residential zone and conversely, to identify any land that is currently zoned R3 but which may be unsuited to this zoning.

Options

Council will review the extent of the R3 Medium Density Residential zone. We will have regard to the requirements of the Hunter Regional Plan for increased density within well located areas around our strategic centres, to ensure that zoning is appropriate for the desired level of density. The review will also consider site-based constraints along with the views of the community and development industry professionals.

As the HRP identifies a radius of 800m around strategic centres for consideration of higher density, the review will focus on land at Cessnock and Kurri Kurri within this radius to determine suitability for inclusion in the R3 zone. In the smaller centre of Branxton and Weston, the review will focus on land within a 400m radius of the main centres zoned E1 Local Centre or MUI Mixed Use:



Indicative 800m buffer around Cessnock and Kurri Kurri CBDs



Indicative 400m buffer around Branxton and Weston CBDs

In examining the extent of the R3 zone, the following options exist:

- Continue with the existing R3 Medium Density Residential zoning boundaries as they are currently.
- Consider extending the R3 zoning to additional areas around our commercial centres that are deemed suitable for medium-density residential development.

- Reassess and possibly reduce the extent of the R3 zone in areas that are considered unsuitable for medium-density development due to limitations such as infrastructure, accessibility, or other constraints.

Summary

As part of the review of the LEP, Council is seeking input on the following:

- 1. The extent of R3 Medium Density Residential zoning around the Kurri Kurri, Cessnock, Weston and Branxton commercial centres.**

To inform the review of R3 zone extent, Council is seeking feedback from the community and development industry professionals on the suitability of the current application of the R3 zone.

Question

Are there additional areas around our centres you consider should be included within the R3 Medium Density Residential Zone? Alternately are there areas currently zoned R3 that are unsuited to this zone due to factors such as access to services, infrastructure, or other constraints?



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ISSUE BASED PROVISIONS

Events

Preamble

The Cessnock Local Government Area hosts a variety of events such as destination weddings, concerts, fairs and markets, which contribute to both our economic growth and cultural vibrancy. While these events play a role in our region's success, it is essential to manage their impact to ensure the safety of all participants and preserve the amenity of our neighbourhoods and the unique qualities that make our region an attractive events destination.

Events may be approved as an ongoing land use where the use (such as market or function centre) is permissible within the zone under the Cessnock Local Environmental Plan (LEP), or alternately where a land use is not permitted, under the provisions of [Clause 2.8 Temporary Use of Land](#) of the LEP.

LEP Clause 2.8 allows Council to consider a development application for the temporary use of land, despite this being prohibited within the zone. Due to the conditions included in LEP Clause 2.8, applications lodged under this clause require a more detailed assessment than applications for uses permissible within the zone. Temporary uses facilitated under Clause 2.8 will be approved as a time-limited consent; generally, for a period of 12-months. If during that 12-month period, the applicant can demonstrate that an extended temporary use of the land will continue to meet the criteria above, Council may consider a further development application for the temporary use for a maximum period of 5-years. A use approved under Clause 2.8 will not be approved in perpetuity.

Please note: Council does not require a development application for casual social gatherings, or if the use is ancillary to the principle use of the land. Contact Council's Duty Planner for assistance in determining approval requirements.

Other approvals including licence agreements, road approvals and liquor licensing may be necessary for events.

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Application

These provisions apply to development applications for events including those made under [Clause 2.8 Temporary Use of Land](#) of the Cessnock Local Environment Plan 2011.

Definitions

Development provisions in this chapter are applied according to the scale or potential impact of the proposed event. Controls are provided according to the following categories of events:

Lower-impact events include: infrequent events held up to 12 times per year on private land for up to 150 attendees, held on land further than 250 metres from the nearest neighbouring sensitive land use¹. This includes events of up to 1000 attendees held on public land with the written consent of the land manager.

Higher-impact events include: applications made under Clause 2.8 of Cessnock LEP, events with regular operation (greater than 12 occasions per year), events held in close proximity to any sensitive land use, or event involving the use of:

- Amplified music
- PA systems for extended periods
- Pyrotechnics / fireworks
- Extreme sports
- Motorised activities
- Amusement rides, or
- Aerial performances or helicopter landings

Where an event is defined as higher-impact but a component of that event is accepted by Council prior to lodgement as low-impact, e.g., the event does not include amplified music or noise, or is expected to have minimal traffic impacts, that part of the application may be assessed against the relevant lower-impact development controls.

Note: applicants are encouraged to contact Council's Duty Planner at the earliest stages of event planning to determine the level of impact of for their event.

¹ Sensitive land uses include, but are not limited to any form of residential or tourist accommodation, any land used for the keeping of animals or livestock, or any other use that may be adversely affected by the holding of the event. If the path of travel for event attendees passes within close proximity to sensitive land uses, Council may determine that the event is high-risk.

Development provisions

Lower-impact temporary events

Amenity of the Area

Objective/s	Development Controls
The event is low-risk and will not adversely impact on any adjoining land or the safety or amenity of the neighbourhood.	A Site & Locality Plan is to be submitted with the application, identifying land uses within a 250-metre radius of the part of the land on which the event is proposed.
	The temporary event not exceed a maximum of 12 days in any calendar year.
	The temporary event must not be open to attendees for more than 2 consecutive days.
	Events in rural, conservation or residential zones operate within the following hours, including set-up and pack down: <ul style="list-style-type: none"> • 7.30 am to 11.00 pm on Monday, Tuesday, Wednesday or Thursday, • 7.30 am to 12.00 am on Friday or Saturday, • 8.00 am to 8.00 pm on Sunday • 8.00 am 31 December in any year to 2.00 am on the next day.
	All amplified music must cease no later than thirty minutes prior to event closure.
	A Noise Management Plan is to be submitted to demonstrate noise produced by an event will not be offensive. This must specify hours of operation, identify all sources of noise and any sensitive receptors and must include suitable measures to mitigate noise impacts and address any complaints received.
	Event operators must maintain a record of complaints received, including the names and addresses of complainants (if provided), times, dates and type of noise. The information should be available at the request of Council's authorised officers.

Traffic, Parking and Access

Objective/s	Development Controls
Sufficient car parking facilities are to be provided at events.	<p>A Parking and Access Plan must be submitted with the development application that illustrates, where relevant:</p> <ul style="list-style-type: none"> • Directional signage locations • Safe parking and set down area/s, accessible in all weather • Emergency services access • On-street parking prohibitions
	Parking rates for events held on private land will be provided in accordance with the requirements provided in DCP chapter C1: Parking and Access.

Site impacts

Objective/s	Development Controls
Development related to the event will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land	<p>A Site Plan submitted with the application must indicate areas of environmental sensitivity, hazard or agricultural uses onsite and on neighbouring land. This must demonstrate separation of event structures and attendees from sensitive or high-risk areas.</p>
	Trees, landscaping and buildings established on the land and on adjoining land must not be damaged as a result of the event.
At the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use	<p>Any temporary structures erected or constructed on the site to support the event must meet the requirements of <i>Division 3 Temporary Uses and Structures Exempt Development Code</i> of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p>
	Any degradation to buildings or the site caused by the event must be remedied.

Site facilities

Objective/s	Development Controls																																																																																																																						
Adequate facilities and amenities are provided on site.	<p>On site toilets connected to reticulated sewage and/or the provision of self-contained fresh water flushing portable toilets that are regularly serviced in accordance with the supplier's information and instructions shall be provided in accordance with the following rates, as applicable:</p> <ul style="list-style-type: none">Toilet facilities for events where alcohol is <u>not</u> available: <table><tr><th></th><th colspan="3">Males</th><th colspan="2">Females</th></tr><tr><th>Attendees</th><th>WC</th><th>Urinals*</th><th>Hand Basins</th><th>WC</th><th>Hand Basins</th></tr><tr><td>>150</td><td>1</td><td>-</td><td>1</td><td>1</td><td>1</td></tr><tr><td>>250</td><td>1</td><td>1</td><td>1</td><td>2</td><td>1</td></tr><tr><td>>500</td><td>1</td><td>2</td><td>2</td><td>6</td><td>2</td></tr><tr><td>>1000</td><td>2</td><td>4</td><td>4</td><td>9</td><td>4</td></tr><tr><td>>2000</td><td>4</td><td>8</td><td>6</td><td>12</td><td>6</td></tr><tr><td>>3000</td><td>6</td><td>15</td><td>10</td><td>18</td><td>10</td></tr><tr><td>>5000</td><td>8</td><td>25</td><td>17</td><td>30</td><td>17</td></tr></table> <ul style="list-style-type: none">Toilet facilities for events where alcohol <u>is</u> available: <table><tr><th></th><th colspan="3">Males</th><th colspan="2">Females</th></tr><tr><th>Attendees</th><th>WC</th><th>Urinals*</th><th>Hand Basins</th><th>WC</th><th>Hand Basins</th></tr><tr><td>>150</td><td>1</td><td>2</td><td>1</td><td>2</td><td>1</td></tr><tr><td>>250</td><td>2</td><td>4</td><td>1</td><td>6</td><td>1</td></tr><tr><td>>500</td><td>3</td><td>8</td><td>2</td><td>13</td><td>2</td></tr><tr><td>>1000</td><td>5</td><td>10</td><td>4</td><td>16</td><td>4</td></tr><tr><td>>2000</td><td>9</td><td>15</td><td>7</td><td>18</td><td>7</td></tr><tr><td>>3000</td><td>10</td><td>20</td><td>14</td><td>22</td><td>14</td></tr><tr><td>>5000</td><td>12</td><td>30</td><td>20</td><td>40</td><td>20</td></tr></table> <p>*Urinals may be substituted with additional WCs at the same rate.</p> <p>The above figures may be reduced, where applicable, for shorter duration events as follows:</p> <table><tr><th>Duration of event</th><th>Quantity required</th></tr><tr><td>8 hrs plus</td><td>100%</td></tr><tr><td>6-8 hrs</td><td>80%</td></tr><tr><td>4-6 hrs</td><td>75%</td></tr><tr><td>Less than 4 hrs</td><td>70%</td></tr></table>		Males			Females		Attendees	WC	Urinals*	Hand Basins	WC	Hand Basins	>150	1	-	1	1	1	>250	1	1	1	2	1	>500	1	2	2	6	2	>1000	2	4	4	9	4	>2000	4	8	6	12	6	>3000	6	15	10	18	10	>5000	8	25	17	30	17		Males			Females		Attendees	WC	Urinals*	Hand Basins	WC	Hand Basins	>150	1	2	1	2	1	>250	2	4	1	6	1	>500	3	8	2	13	2	>1000	5	10	4	16	4	>2000	9	15	7	18	7	>3000	10	20	14	22	14	>5000	12	30	20	40	20	Duration of event	Quantity required	8 hrs plus	100%	6-8 hrs	80%	4-6 hrs	75%	Less than 4 hrs	70%
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Objective/s	Development Controls
	<ul style="list-style-type: none"> For events with more than 20 attendees, 1 unisex accessible toilet and wash basin per 150 expected attendees.
	<p>Waste will be managed in accordance with Council's <i>Waste Management Guideline – Events</i> and bins shall be provided at a rate of:</p> <ul style="list-style-type: none"> 1 standard waste bin per 250 expected attendees 1 Food and organics bin per 250 expected attendees where food is provided 1 standard recycling bin per 250 expected attendees

Safety

Objective/s	Development Controls
Safe access and egress for attendees is maintained after sunset.	When events or event egress may occur after sunset, lighting should be provided for areas used by event attendees.
	Event lighting must not cause light spill onto neighbouring properties or nuisance on public roads.
Event organisers plan and respond appropriately to potential emergencies and ensure risks are minimised.	<p>Where applicable, an application must be supported by assessments of:</p> <ul style="list-style-type: none"> Flooding risk Stormwater management Mine subsidence Planning for Bushfire Protection Any other site attribute or natural hazard required to demonstrate compliance with this objective.
	<p>An Emergency Management Plan is submitted with the application to outline how event organisers and staff will respond to an emergency on or near the event. The Emergency Management Plan shall:</p> <ul style="list-style-type: none"> Clearly allocate staff responsible for emergency response including a hierarchy of command in case of emergency Consider the types of emergencies that may occur on or near the site and detail a planned response for each potential type of emergency, e.g., bush fire, flood,

Cessnock Comprehensive Development Control Plan | Issue-based Provisions | Temporary Uses **DRAFT**

Objective/s	Development Controls
	<p>medical emergencies or crowd disturbances.</p> <ul style="list-style-type: none"> • Include an evacuation procedure, which identifies those personnel who can authorise an evacuation, and the location of evacuation exits and meeting areas. • Include an emergency medical plan, which includes details of hospitals, first aid providers and/or local hospital representatives. <p>Include arrangements for minor on-site emergencies not requiring external help.</p> <p>A site map is provided for the duration of the event in a prominent location that identifies access and evacuation routes and the location of first aid facilities (with grid map references for congested footprints or larger spaces).</p>

Higher-impact temporary events

Amenity of the Area

Objective/s	Development Controls
The use will not adversely impact on any adjoining land or the safety or amenity of the neighbourhood.	Applications lodged under LEP clause 2.8 will not exceed 52 days in any calendar year.
	A Notification Plan must be submitted with the application, identifying <u>potentially affected residents/businesses</u> within a 1km radius for notification.
	For applications proposing amplified music, motor sports or aerial activity in isolated rural areas, the Notification Plan shall identify <u>potentially affected residents/businesses</u> within a 2km radius for notification.
	<p>A notification letter with an events calendar is to be sent to properties identified within the Notification Plan 3 months prior to events taking place. Where an events calendar is not available, notification must be provided a minimum of 28 days prior to any event. Notification letters must include the following, where applicable:</p> <ul style="list-style-type: none"> • The name, date, timings and location of your event • Your event's purpose and / or a description • Details and timing for any amplified noise or other activities with potential to cause disruption to residents, businesses, community or sporting groups. • Road closures or clearways, where and when, as well as details on detours that will be in place. • A contact email and phone number for any queries or concerns on prior to or on event day. The contact phone number must be for a person on-site and contactable during each event.

Objective/s	Development Controls
	Event managers must keep a record of complaints received, including the names and addresses of complainants (if provided), times, dates and nature of the complaint, and action taken to remedy the complaint, and action taken to remedy the complaint. The information should be available at the request of Council's authorised officers.
	Events held in rural, conservation or residential zones operate within the following hours, including set-up and pack down: <ul style="list-style-type: none"> • 7.30 am to 11.00 pm on Monday, Tuesday, Wednesday or Thursday, • 7.30 am to 12.00 am on Friday or Saturday, • 8.00 am to 8.00 pm on Sunday • 8.00 am 31 December in any year to 2.00 am on the next day.
	All amplified music must cease no later than thirty minutes prior to event closure.
	A Noise Management Plan is to be submitted to demonstrate noise produced by an event will not be offensive. This must specify hours of noise operation, identify all sources of noise and any sensitive receptors and must include suitable measures to mitigate noise impacts and address any complaints received.
	All applications lodged under LEP Clause 2.8, or for events held within rural or conservation zones that are located within 1km of a habitable structure must be supported by a comprehensive Noise Management Plan prepared by a suitably qualified person. The Plan must include the following: <ul style="list-style-type: none"> • The name and qualifications or experience of the person(s) preparing the report • Proposed hours of operation • Relevant guideline or policy that has been applied • Results of background and any other noise measurements • Meteorological conditions and other relevant details at the time of the measurements • Details of instruments and methodology used for noise measurements (including

Objective/s	Development Controls
	<p>reasons for settings and descriptors used, calibration details)</p> <ul style="list-style-type: none"> • A site map showing proposed noise sources, measurement locations and potential noise receivers • Noise criteria applied to the project • Noise predictions for the proposed activity • A comparison of noise predictions against noise criteria • A discussion of proposed mitigation measures, the noise reduction likely and the feasibility and reasonableness of these measures • How compliance can be determined practically. <p>For applications lodged under LEP Clause 2.8, the Plan must verify there will be no adverse noise impacts from the development on the surrounding neighbourhood.</p> <p>A Social Impact Comment is required for events of more than 5000 attendees. See Council's DCP Chapter C8 - Social Impact Assessment and Crime Prevention Through Environmental Design.</p>

Traffic, Parking and Access

Objective/s	Development Controls
Traffic flow, parking and road closures are effectively managed to diminish congestion and promote the secure movement of vehicles, pedestrians, public transportation and cyclists.	<p>A Parking and Access Plan must be submitted with the development application that illustrates, where relevant:</p> <ul style="list-style-type: none"> • Directional signage locations • Safe parking and set down area/s, accessible in all weather • Emergency services access • On-street parking prohibitions <p>Parking rates for events held on private land will be provided in accordance with the requirements provided in DCP chapter C1: Parking and Access.</p> <p>Events lodged under LEP Clause 2.8 must include a Traffic Management Plan, that as a minimum must include:</p> <ul style="list-style-type: none"> • Site identification or diagram detailing the event location, space for

Objective/s	Development Controls
	<p>pedestrians, access to properties, and encroachments into parking and traffic lanes</p> <ul style="list-style-type: none"> • Impact on traffic network • Risk assessment <p>The Traffic Management Plan and its risk assessment must be prepared by an accredited consultant and be commensurate with the scale of the event.</p> <p>Events with potential to generate significant additional traffic and/or require substantial car parking, a comprehensive Traffic Management Plan will be required. This must include, where relevant, details on:</p> <ul style="list-style-type: none"> • An event summary with an overview, dates, times, venues, precincts, routes, any live sites, whether entry is free or at cost, whether the event is ticketed or un-ticketed, and the estimated attendance • Planning and event day contact details • A Traffic Guidance Scheme (TGS) (formerly referred to as a Traffic Control Plan) for each road closure point that describes how you will control the movement of traffic • Risk assessment and work health and safety issues related to the control and movement of traffic • Accessibility arrangements for people with disability • Current public liability insurance certificate (minimum \$20 million) • any special approvals required for the event, such as conditions of approval set by the NSW Police Force, Transport for NSW or your local council • Evidence that appropriate authorities have been notified about the event, such as endorsement of the TMP by your council's local traffic committee • Road closures • Alternative traffic routes • Event parking arrangements including accessible parking • Public transport arrangements • Target hardening and vehicle mitigation strategies if needed • Contingency plans

Objective/s	Development Controls
	<ul style="list-style-type: none"> • Special event clearways • The use of heavy vehicles and whether their thoroughfares have weight limits • Heavy vehicle detour routes, if applicable • Wayfinding plan between transport hubs and the event precinct • Temporary event signage • Variable message signs. <p>The Traffic Management Plan and its risk assessment must be prepared by an accredited consultant.</p>

Site impacts

Objective/s	Development Controls
Development related to the event will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land.	A Site Plan must be submitted with the development application that identifies areas of environmental sensitivity, hazard or agricultural uses onsite and on neighbouring land. This must indicate event structures, lighting and usage areas and demonstrate separation of structures and attendees from sensitive or high-risk areas.
	Events must not be located in or immediately adjacent to an Aboriginal place of heritage significance. A due diligence assessment in accordance with the Due Diligence Code of practice for Protection of Aboriginal Objects in NSW, and <i>Cessnock Aboriginal Cultural Heritage Management Plan</i> is required to support applications.
	Sedimentation controls must be effectively maintained to prevent soil erosion, water pollution or the discharge of loose sediment on to surrounding land until the site has been stabilised and landscaped.
	In the event of an incident on the premises that has caused, is causing, or is likely to cause harm to the environment, the owner or the owner's agent must report the incident to Council as soon as it becomes known to the owner or the owner's agent.

Objective/s	Development Controls
The location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land	<p>An Environmental Management Plan is to demonstrate how natural features such as water bodies, native flora (including tree canopies and underground roots systems) and native fauna will be protected and maintained during the construction and/or removal of any temporary buildings, structures or facilities and during the operation of the event.</p> <p>Trees, landscaping and buildings established on the land and on adjoining land must not be damaged as a result of the event.</p>
At the end of any temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use	<p>Any damage to roads or land must be repaired to a standard equal to or better than the condition immediately prior to the event.</p> <p>The temporary use approved under LEP Clause 2.8 will not result in any additional permanent building or structures on the land.</p> <p>All temporary event-associated structures must not be erected earlier than 7 days before the event and must be dismantled and removed from the land within 7 days of the end of the event.</p>

Site facilities

Objective/s	Development Controls																																																						
Adequate facilities and amenities are provided on site.	<p>On site toilets connected to reticulated sewage and/or the provision of self-contained fresh water flushing portable toilets that are regularly serviced in accordance with the supplier's information and instructions shall be provided in accordance with the following rates, as applicable:</p> <ul style="list-style-type: none">Toilet facilities for events where alcohol is <u>not</u> available: <table><tr><th></th><th colspan="3">Males</th><th colspan="2">Females</th></tr><tr><th>Attendees</th><th>WC</th><th>Urinals*</th><th>Hand Basins</th><th>WC</th><th>Hand Basins</th></tr><tr><td>>150</td><td>1</td><td>-</td><td>1</td><td>1</td><td>1</td></tr><tr><td>>250</td><td>1</td><td>1</td><td>1</td><td>2</td><td>1</td></tr><tr><td>>500</td><td>1</td><td>2</td><td>2</td><td>6</td><td>2</td></tr><tr><td>>1000</td><td>2</td><td>4</td><td>4</td><td>9</td><td>4</td></tr><tr><td>>2000</td><td>4</td><td>8</td><td>6</td><td>12</td><td>6</td></tr><tr><td>>3000</td><td>6</td><td>15</td><td>10</td><td>18</td><td>10</td></tr><tr><td>>5000</td><td>8</td><td>25</td><td>17</td><td>30</td><td>17</td></tr></table>		Males			Females		Attendees	WC	Urinals*	Hand Basins	WC	Hand Basins	>150	1	-	1	1	1	>250	1	1	1	2	1	>500	1	2	2	6	2	>1000	2	4	4	9	4	>2000	4	8	6	12	6	>3000	6	15	10	18	10	>5000	8	25	17	30	17
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	<p>Waste will be managed in accordance with Council's <i>Waste Management Guideline – Events</i> and bins shall be provided at a rate of:</p> <ul style="list-style-type: none">1 standard waste bin per 250 expected attendees1 Food and organics bin per 250 expected attendees where food is provided1 standard recycling bin per 250 expected attendees																																																																
	<p>Potable water must be supplied. Where mains water supply is not available, a potable water must be supplied in accordance with the NSW Public Health Act and NSW Health Private Water Supply Guideline.</p>																																																																

Safety

Objective/s	Development Controls
Event organisers plan and respond appropriately to potential emergencies and ensure risks are minimised.	A site map is provided in a prominent location that identifies access and evacuation routes and the location of first aid facilities (with grid map references for congested footprints or larger spaces).
Adequate measures are installed to minimise risk to visitors, participants and road users during the event.	<p>Tower lighting is to be provided where events or event egress may occur after sunset.</p> <p>Event lighting must not cause light spill onto neighbouring properties or nuisance on public roads.</p> <p>A Risk Assessment is to be submitted with the development application that:</p> <ul style="list-style-type: none"> Identifies and assesses potential risks to visitors, participants and road users during the event; and Includes a risk elimination or reduction plan in accordance with the Work Health and Safety Regulation; and AS/NZS ISO 31000. <p>Where the Risk Assessment identifies potential for crowd disturbances or a need to manage large amounts of money or large crowds, a Security Plan must be prepared that identifies: the type of security being used for the event, details of private security firm or any user pays police & sufficient barriers, fences, gates and turnstiles.</p>
Measures are to be implemented to appropriately control/manage the health and safety of persons during high-risk environmental conditions such as bushfires, storms and flooding.	<p>Where applicable, an application must be supported by assessments of:</p> <ul style="list-style-type: none"> Flooding risk Stormwater management Mine subsidence Planning for Bushfire Protection Any other site attribute or natural hazard required to demonstrate compliance with this objective.

Cessnock Comprehensive Development Control Plan | Issue-based Provisions | Temporary Uses **DRAFT**

Objective/s	Development Controls
	<p>An Emergency Response Plan and Evacuation Plan commensurate with potential event risks is to be prepared in accordance with SafeWork NSW guidelines by a suitable qualified person and submitted with the development application. The Plan is to be provided to the relevant emergency services a minimum of 28 days prior to the event, including:</p> <ul style="list-style-type: none">• State Emergency Services• Rural Fire Service• Local Police Commander• Local Area Traffic Supervisor• Local Ambulance Service.



CESSNOCK CITY COUNCIL  CESSNOCK LGA 2025



Journey Through Time, created by local school students and artist Steven Campbell.

Acknowledgement of Country

Cessnock City Council acknowledges that within its local government area boundaries are the traditional lands of the Wonnarua people, the Awabakal people and the Darkinjung people. We acknowledge these Aboriginal peoples as the traditional custodians of the land on which our offices and operations are located, and pay our respects to Elders past and present. We also acknowledge all other Aboriginal and Torres Strait Islander people who now live within the Cessnock Local Government Area.

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Introduction

Cessnock City Council believes in investing in the community and recognises the invaluable contribution that community groups make to our social wellbeing, economic advancement, environmental improvement and the development of a vibrant community.

Each financial year Council makes funding available under its Community, Sporting and Environment Grant to support community, cultural, sporting and environmental projects that improve and enhance community life in our local government area (LGA).

The Grant Scheme supports Councils Community Strategic Plan objectives of:

- Promoting social connections and wellbeing.
- Strengthening community culture.
- Promoting safe communities.
- Fostering an articulate and creative community.
- Better utilisation of existing open space.
- Protecting and enhancing the natural environment and rural character of the area.

Council currently offers five Community, Sporting and Environment Grant Schemes:

- Sporting Facilities
- Community Facilities
- Community and Cultural Development
- Sustainable Communities - Tidy Towns
- Schools Environment



4 | CESSNOCK CITY COUNCIL



Eligibility

Grants are offered to legally constituted organisations and adopted Section 355 Committees of Council based in the Cessnock LGA or providing a service to the Cessnock LGA community.

Organisations or community groups that are not legally constituted are eligible to apply in partnership with a

legally constituted 'auspicing' body. Documentation from the auspicing organisation confirming the partnership must be included in the application.

Applicants are advised to read the eligibility requirements and criteria specific to the particular Grant Scheme they are applying for prior to completing the application form.

COMMUNITY, SPORTING AND ENVIRONMENT GRANT SCHEME GUIDELINES 2025 | 5

Level of Support

Council provides various levels of support depending on the individual grant scheme. Please refer to the eligibility requirements of each grant scheme.

General Exclusions

Funds will not be awarded to:

- Organisational running costs i.e. wages, insurances, rent, administration.
- Works that are the responsibility of other government bodies e.g. Department of Education.
- Projects or activities that distribute grant funds to other persons or organisations in the form of a donation, gift or prize.
- Applicants who have outstanding acquittals for any previously awarded Council grants.

How to Apply

Application forms are available online at www.cessnock.nsw.gov.au and hard copies are available on request.



Assessment Criteria

The Grant Panel comprising of three Council Officers will assess the received applications in accordance with the guidelines and priority project criteria. Members of the Grant Panel are required to declare a conflict of interest (pecuniary or non-pecuniary) in relation to any of the applications.

During the assessment process further information or clarification on aspects of an application may be sought with applicants.

The recommendations from the Grant Panel will be considered by the Cessnock City Council and the awarding of grant funding will be by resolution of the Council.

Timeline

The opening and closing dates for each Grant Scheme round will be advertised on Council's website and in the local media.



1. Grants are available for legally constituted organisations* and adopted Section 355 Committees of Council, that are based in the Cessnock LGA or providing a service to the Cessnock LGA community.

Organisations or groups that are not legally constituted are eligible to apply in partnership with a legally constituted auspicing body. Documentation from the auspicing organisation verifying their support must be included in the application.

** A legally constituted organisation is one that has been created by law. Examples include; incorporated associations and companies limited by guarantee.*

2. If your project involves a public activity component, a copy of a current Certificate of Currency for Public liability must be included with the application.
3. Applicants cannot apply for the same project under more than one Grant Scheme. Allocations may be shared between schemes where they qualify.

4. Grants can only be used for the project approved by the Cessnock City Council. Where a project variation is proposed, a Project Variation Application Form must be submitted to the Grant Panel for assessment and approval must be obtained prior to the project variation commencing. Where the project variation is not in keeping with the Purpose of the project as outlined in the original application, approval from the Cessnock City Council will be required prior to the project variation commencing.

5. Any grant funds not expended must be returned to Council with the Project Acquittal Form. Council reserves the right to collect any grant funds not acquitted in a timely manner.

6. Council may offer a lower funding amount than requested, place conditions on the use of the grant or be specific about the items in the budget it is offering to fund.

7. If your project requires works to be undertaken on Council Land or on a Council owned building;

- The project must be discussed with the relevant Council Officer, and
- Any approvals required must be granted prior to funding being made available e.g. Development Approval, Construction Consent, Working on Council Land Approval, Roads Act 1993 Approval (works in a road reserve).

8. If your project requires works to be undertaken on Council Land or on a Council owned building and involves an external third party, the details of the third party must be included as part of the application.

9. Any works or improvements undertaken as part of the project must comply with recognised Australian Standards, and Government regulations and guidelines.

10. Any works or improvements undertaken on a Council owned facility under the Grant Scheme are retained by Council as part of the facility asset. There will

be no consideration for monetary reimbursement should the group/ organisation vacate the facility.

11. Council support for any Grant Scheme funded project must be acknowledged whenever formal written and verbal references to the project are made and on any promotional material regarding the project.

12. It is preferred that grant funded projects are completed within a twelve month period. Larger projects can be staged over more than twelve months.

13. Applicants should address any ongoing maintenance and/or expenses associated with the proposed project.

14. Late applications will not be considered.

PLEASE NOTE

Applicants are advised to read the Guidelines specific to the particular Grant Scheme they are applying for prior to completing their application.

Sporting Facilities Guidelines

Eligibility Requirements

Grants are offered to local sporting groups for projects that aim to improve or refurbish Council owned sporting facilities or purchase of equipment for the long term benefit of the group and Council.

Grants are awarded on a Dollar for Dollar basis. Donated materials or voluntary labour will not be considered.

Applicants must have sufficient funds to match 50% of the grant funds requested.

Council can resolve to cap funding at \$3000 per project pending number of applications lodged.

Applicants must have an Australian Business Number.



To discuss your project please contact
Recreation Officer (02) 4993 4100

Community Facilities Guidelines

Eligibility Requirements

Grants are offered to Community Facility Management Committees and associated facility user groups to assist in developing Council's general purpose community assets.

The intention of the Grant Scheme is to provide assistance to complete minor capital works and purchase equipment for Council's community assets in order to improve the utilisation of the facilities by user groups and the general public.

The target facilities are Council community halls and buildings which cater for a broad range of uses including, but not limited to, management committees, play groups, community support providers, indoor sporting and recreation.

Section 355 Committee applicants must provide the specified number of quotations in line with Council's Procurement Policy, see application form for details. If the specified number of quotations cannot be obtained, a written explanation must be submitted to Council for consideration.

Grants are awarded on a Dollar for Dollar basis. Donated materials or voluntary labour will not be considered.

Applicants must have sufficient funds to match 50% of the grant funds requested.

Council can resolve to cap funding at \$3000 per project pending number of applications lodged.

Applicants must have an Australian Business Number.

Priorities for Funding

1. Enhancement of a Council owned facility. Minor improvements/upgrades e.g. painting, kitchen refurbishment, fence installation etc.
2. Ground improvements and maintenance.
3. Purchase of minor plant and appliances e.g. fridge, air conditioner etc.
4. Retrospective projects and purchases i.e. projects and/or items that have been purchased and/or completed prior to applying for Dollar for Dollar funding. Projects and purchases must have been made within the past twelve months.
5. Purchase of equipment e.g. chairs, crockery etc.

To discuss your project please contact
Recreation Officer (02) 4993 4100



Community and Cultural Development Guidelines

Eligibility Requirements

Grants are offered to not-for-profit community, arts and cultural groups to:

- a) Undertake projects, activities and events that increase opportunities for community participation and improve community wellbeing.
- b) Undertake projects, activities and events that can demonstrate a benefit to the cultural or artistic development of the wider community.
- c) Undertake improvements to Council owned facilities licenced to, occupied or leased by the group which will contribute to the cultural or artistic use of the facility.

Council can resolve to cap funding at \$3000 per project pending number of applications lodged.

Applicants must match 50% of the project costs. Where matching 50% contribution funds cannot be met, in-kind matching contributions will be considered and all in-kind contributions must be itemised in

the project budget. Donated materials or voluntary labour can be included as in-kind matching contributions.

Community based organisations from outside the Cessnock LGA may apply and be considered for funding, but must demonstrate how the project directly benefits the Cessnock LGA community.

Schools are not eligible to apply, however School P & C's are eligible to apply for projects that can demonstrate community, arts and/or cultural benefit to the wider community. Applications from P & C's will also need to demonstrate the project is not the responsibility of the school's funding body.

Funds will not be given to:

- a) Applicants that request funds retrospectively i.e. projects or activities that have already been completed.
- b) Projects or activities that distribute grant funds to other persons or organisations in the form of prizes, gifts or donations. Acquisitive art prizes will be considered for funding.



Priorities for Funding

1. Foster community spirit, identity and connection.
2. Create opportunities to celebrate together.
3. Engage the community in reconciliation activities.
4. Engage young people.
5. Engage disadvantaged members of the community.
6. Celebrate heritage and culture.
7. Improve the use of cultural facilities.
8. Support diversity and inclusion in the community.
9. Address community safety and perception of community safety.

To discuss your project please contact
Community Development Officer
(02) 4993 4100

Sustainable Communities Tidy Towns Guidelines

Eligibility Requirements

Grants are offered to Sustainable Communities – Tidy Towns groups to undertake projects that:

- a) Make 'on the ground' improvements to the local environment.
- b) Encourage community pride.
- c) Promote a positive community image.

Grants are available to not-for-profit community environmental groups (such as adopted Section 355 Committees of Council, Landcare, etc.) for projects that meet the objectives for the grant program.

Applicants must match 50% of the project costs. Where matching 50% contribution funds cannot be met, in-kind matching contributions will be considered and all in-kind contributions must be itemised in the project budget. Donated materials or voluntary labour can be included as in-kind matching contributions.

Projects must occur on Council owned land or public property. Projects that are located on private property may be considered for funding if the project is deemed by Council to have significant benefit to the wider community and the environment.

The care, control and management of all equipment, material and other assets that are the product of grant initiatives will be the responsibility of the respective grant recipient.

Should a grant recipient cease to exist, all assets will remain the property of the local community with Cessnock City Council as custodian of such assets.

Priorities for Funding

1. Applications from adopted Section 355 Committees of Council will be assessed first.
2. Applications from other not-for-profit community environmental groups will be assessed second.

To discuss your project please contact Sustainability Officer – (02) 4993 4100 or environment@cessnock.nsw.gov.au



Schools Environment Guidelines

Eligibility Requirements

Grants are offered to Schools to undertake projects that:

- Integrate environmental improvement into the school curriculum and lesson plans.
- Assist schools in protecting and enhancing their natural environment.
- Encourage student participation in environmental management within their school.

Grants are for a maximum amount of \$1000 each for high schools, \$500 each for primary schools and \$200 each for preschools. Donated materials or voluntary labour should be valued and included as in-kind matching contributions, as well as any cash matching contributions available.

Grants are available to all preschools and schools (infants, primary and secondary, public and private) in the Cessnock LGA that have an Australian Business Number.

Priorities for Funding

1. Applications will be prioritised on the basis of achieving environmental improvements.
2. Priority will be given to schools who did not receive funding the previous year (enabling every school equal opportunity to access this funding).
3. If grants are for structures, relevant Development or Construction Consent must be granted prior to Council funding being made available.

To discuss your project please contact Sustainability Officer – (02) 4993 4100 or environment@cessnock.nsw.gov.au





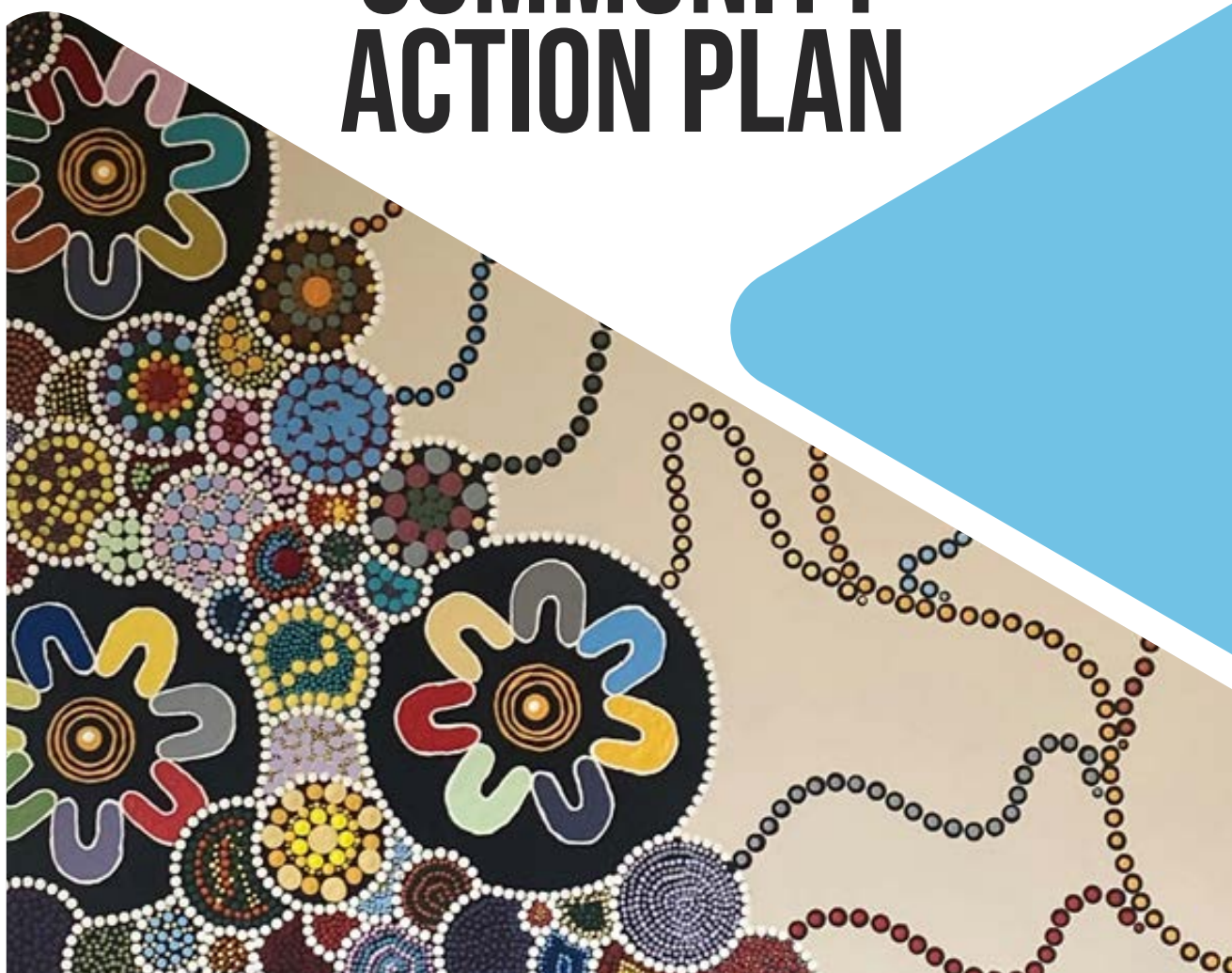
62-78 Vincent Street, Cessnock NSW 2325 | PO Box 152 Cessnock NSW 2325
02 4993 4100 | council@cessnock.nsw.gov.au | www.cessnock.nsw.gov.au



Community & Cultural Development



ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITY ACTION PLAN



CESSNOCK CITY COUNCIL



Journey Through Time, created by local school students and artist Steven Campbell.

Acknowledgement of Country

Cessnock City Council acknowledges that within its local government area boundaries are the traditional lands of the Wonnarua people, the Awabakal people and the Darkinjung people. We acknowledge these Aboriginal peoples as the traditional custodians of the land on which our offices and operations are located, and pay our respects to Elders past and present. We also acknowledge all other Aboriginal and Torres Strait Islander people who now live within the Cessnock Local Government Area.

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Front cover: Artwork designed by Michelle Napanangka Earl with participants in a community art project and visitors to Performance Arts Culture Cessnock. Full artwork alongside



Mayor's message

It is my great pleasure to present Cessnock City Council's Aboriginal and Torres Strait Islander Community Action Plan.

Council embarked on its first Reconciliation Action Plan, 'Reflect' in 2015. Building on this, we embraced 'Innovate' as our next Reconciliation Action Plan in 2018. Now, with this Aboriginal and Torres Strait Islander Community Action Plan, we have the path set to advance and enrich our previous initiatives.

At the core of this Plan is our ongoing commitment to forging meaningful relationships and partnerships with local Aboriginal and Torres Strait Islander people. The focus areas of this plan speak to enhancing awareness and understanding of Aboriginal and Torres Strait Islander peoples' rich histories, connection to country, and vibrant cultures. We aim to further elevate employment opportunities and foster growth in the business sector. This plan also incorporates the significance of cultural tourism, acknowledging it as a vital avenue for fostering understanding and appreciation of our diverse heritage.

I extend my thank you to all Aboriginal and/or Torres Strait Islander people that have shaped this Action Plan and guided this important journey. Together we work to preserve the rich history, traditions, and cultures that have thrived in this region for thousands of years.

Councillor Daniel Watton
Cessnock City Mayor



Message from the 2022-24 Aboriginal and Torres Strait Islander Advisory Committee

Cessnock Local Government Area lies upon the Traditional Custodian country of the Wonnarua, Darkinjung and Awabakal peoples.

In 2013, Council formed the Aboriginal Advisory Committee with the view to acknowledgement, respect and include local Aboriginal histories, cultural heritage and Aboriginal peoples in the development of an innovative progressively inclusive plan for Council to implement reconciliation actions.

In 2017 the Committee had a name change to the "Aboriginal and Torres Strait Islander Advisory Committee" to include all our Traditional Peoples.

Since the Committee's formation two earlier reconciliation plans have been developed with the support of the Committee. The first was a one year Reflect Reconciliation Action Plan adopted in 2015 and endorsed by Reconciliation Australia. The 2018-2020

Innovate Reconciliation Action Plan was the second Reconciliation Australia endorsed plan. The shift from a Reconciliation Action Plan to a Community Action Plan was resolved by the Committee in 2021 and the preparation of this third plan commenced in 2022.

This Plan has had the most extensive and open community engagement of any of the former Plans. It incorporates meaningful and sound actions to build and to create stronger links between Council and Aboriginal and Torres Strait Islander peoples.

The Committee determinedly has guided staff in the development of the Aboriginal and Torres Strait Islander Community Action Plan. We support the actions within the plan and the paths taken by Council to engage meaningfully with the Community. We look forward to its implementation over the coming years.

Our Vision for Reconciliation

Our vision for reconciliation is for Cessnock City Council to build unity and respect between Aboriginal and Torres Strait Islander peoples and other Australians. We recognise Aboriginal and Torres Strait Islander peoples as Australia's First Peoples and respect their connections to lands, waters, places and cultures. In particular, Cessnock City Council acknowledges that within its local government area boundaries are the traditional lands of the Wonnarua people, the Awabakal people, and the Darkinjung people. We aim to create a welcoming community where the histories, cultures, knowledges, achievements and aspirations of Aboriginal and Torres Strait Islander peoples are acknowledged, respected, considered and celebrated.

We support the national objectives of closing the social, economic and health gaps between Aboriginal and Torres Strait Islander peoples and the broader Australian community, and achieving reconciliation in Australia. We will ensure reconciliation is alive in our organisation by increasing our understanding and appreciation of Aboriginal and Torres Strait Islander cultures and current issues, by being accountable and taking responsibility for change. By walking together along our two paths, Council will work with Aboriginal and Torres Strait Islander peoples and other community members to build a better future for Aboriginal and Torres Strait Islander peoples.

This Action Plan has five focus areas:

1. Cultural awareness and understanding

Respect of Aboriginal and Torres Strait Islander peoples and culture is fundamental to reconciliation. Council is committed to increasing its understanding of local Aboriginal culture and histories.

2. Histories, cultures, countries, peoples and languages

There is a rich local Aboriginal histories and culture. Council aims to provide opportunities for all people to learn and engage with local Aboriginal culture.

3. Employment

Council aims to both support and help recruit Aboriginal and/or Torres Strait Islander peoples and make it a safe place where histories and culture is respected.

4. Business and cultural tourism development

Aboriginal histories and culture are an important part of the Cessnock Local Government Area and there is great opportunity for residents and visitors to engage in and learn Aboriginal culture. There is also opportunity to engage with and promote local businesses owned by

Aboriginal and/or Torres Strait Islander peoples.

5. Community participation and shared decision making

A major part of reconciliation involves working together. Council is committed to ensuring that Aboriginal and/or Torres Strait Islander peoples are involved in decisions that impact on them.



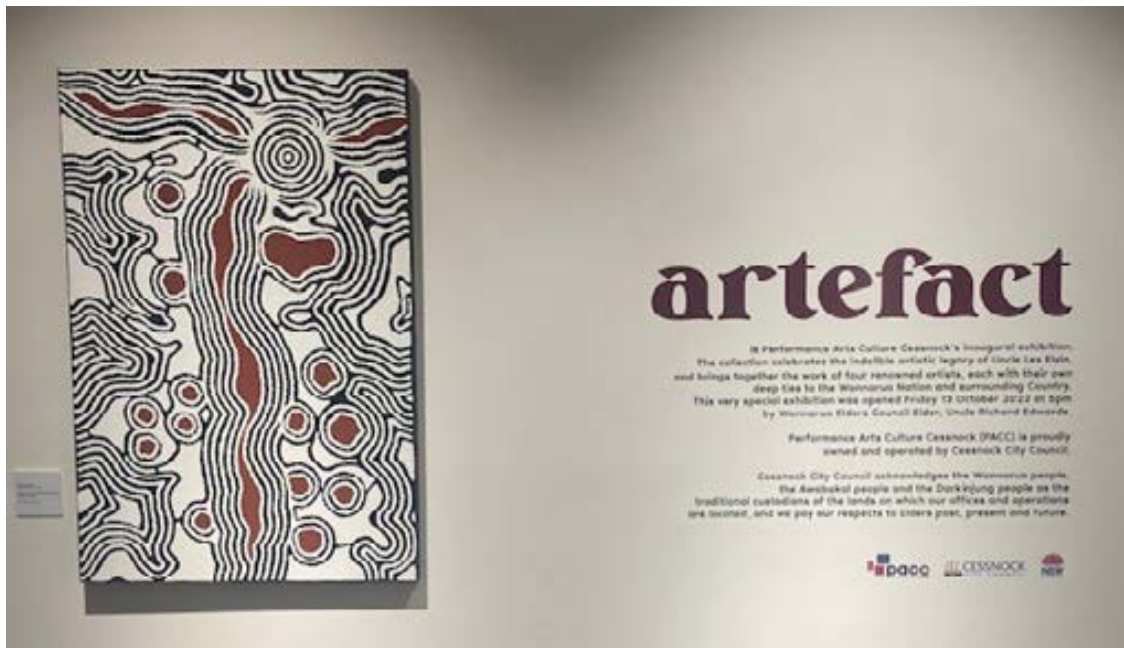
Grinding Groves. Photo credit: Wonnarua Elder Uncle Richard Edwards

City of Cessnock

The City of Cessnock is predominantly situated on the lands of the Wonnarua people, the Awabakal people and the Darkinjung people and within its boundaries are many significant Aboriginal sites. Wonnarua means “land of hills and plains”. The local government area is home to many places with Aboriginal names and histories. Towns, villages and localities in the local government area with Aboriginal names include Kurri Kurri (meaning “the beginning” or “the first”), Wollombi (“meeting place” or “meeting of the waters”), Congewai, Nulkaba and Laguna. The Wollombi Valley is home to many significant sites of Aboriginal cultural heritage. Mount Yengo, located in Yengo National Park is of particular significance to Aboriginal peoples and is home to many important sites of Aboriginal spiritual and cultural association.



Above: Acknowledgement of Country in Council's Administration Building foyer



Above: The inaugural exhibition at Performance Arts Culture Cessnock titled 'artefact'. A retrospective of renowned local Indigenous artist the Late Uncle Les Elvin, and also featured work by Lesley Salem (nee Elvin), Saretta Fielding and Ryan Andrew Lee

COMMUNITY SNAPSHOT

As at Census 2021 **10.2% or 6,480** people living in the Cessnock Local Government Area identified as an Aboriginal and/or Torres Strait Islander person.



23
Median age



3.3
Median household size



\$587
Median individual income per week



\$1,672
Median household income per week



57%
Households are fully owned or owned with a mortgage



9.5%
Have a need for assistance



Between Census 2016 and 2021

Certificate, Diploma, Bachelor or Graduate qualifications increased.

As at 2024 **5.927%** of Cessnock City Council's workforce identify as an Aboriginal and/or Torres Strait Islander person.

References: Demographic data is sourced from the Australian Bureau of Statistics – 2021 Census of Population and Housing – Aboriginal and Torres Strait Islander Peoples Profile – Cessnock Local Government Area.

Our Progress So Far

Council developed its first Reconciliation Action Plan called Reflect in 2015. In 2018, Council adopted its next Reconciliation Action Plan called Innovate.

The below is a summary of our reconciliation journey so far:

- The Cessnock City Council Aboriginal Committee was first formed in 2013 and in 2015 it became the Cessnock City Council Aboriginal and Torres Strait Islander Committee.
- Additional flag poles were installed at Council's Administration Building in 2016 enabling the inclusion of the Aboriginal and Torres Strait Islander Flags.
- NAIDOC Week 2018 received a Highly Commended in the Local Government NSW RH Dougherty Awards – Innovation and Special Events. The award recognised the collaboration between Council and community in putting together an engaging program of events.
- Portable pull-up banners acknowledging traditional owners were produced in 2018 and are made available for Council staff to use at events and activities across the Local Government Area.
- In 2018 and 2019 NAIDOC Week street banners were produced and continue to be displayed annually during NAIDOC Week in Cessnock, Kurri Kurri, Branxton, Weston and Greta Central Business Districts.
- In addition to NAIDOC Week, Council hosted Reconciliation Week events are now held annually and commenced 2015.
- Cessnock Youth Centre and Outreach Service (CYCOS), a Council owned and operated service received grant funding from the NSW Department of Communities and Justice under the Targeted Earlier Intervention Program to appoint an Aboriginal Community Youth Worker from 2020 to 2025.
- The annual Performance Arts Culture Cessnock (PACC) program has included performances presented by Aboriginal and/or Torres Strait Islander theatre companies and/or featured Aboriginal and/or Torres Strait Islander actors.
- An acknowledgement statement has been incorporated into the Cessnock City Council website banner.



Above: Cessnock City Council's previous Reconciliation Action Plan (cover)

- A plaque acknowledging Wonnarua people as the traditional custodians has been installed in Council's Administration Building and incorporated Wonnarua Language translation.
- Wonnarua Country has been included on gateway signage at Pokolbin and Branxton and an acknowledgement of country statement included on signage at information bays across the Local Government Area.
- Council's Leave Protocol provides employees with access to leave for participation in NAIDOC week activities.
- A review of Council's procurement procedures was undertaken and changes were initiated to encourage Aboriginal and Torres Strait Islander supplier diversity.
- Two Aboriginal art murals installed on the grounds at Hunter Valley Visitor Information Centre by Artist Jess Hopcroft, Dhiyaan Art. Complimenting the artworks is two Welcome to Wonnarua Country signage and have been installed at the entrances of the outdoor seating area.
- The Bridges Hill Park Playground incorporated elements of Wonnarua culture into the design of the playground. The entry signage to the site acknowledges Wonnarua Country and site elements include canoes, a yarning circle, native vegetation, and public artwork that reflects this significance. The inclusion of cultural components and artworks recognise Wonnarua peoples' connection to the area and provide an opportunity to educate, inspire and engage visitors.



Tiddalik. Photo credit: Wonnarua Elder Uncle Richard Edwards



Above: Reconciliation Week, Bridges Hill Park Cessnock 2023

Community Engagement

A total of **108** engagements occurred in developing the plan, and 29 invitations were sent to local organisations including Aboriginal and Torres Strait Islander organisations.

The following details the consultation methods used to gather people's ideas and feedback.





COMMUNITY ACTION PLAN

This Action Plan has five focus areas:

1. Cultural awareness and understanding
2. Histories, cultures, countries, peoples and languages
3. Employment
4. Business and cultural tourism development
5. Community participation and shared decision making



Above: Bridges Hill Park Cessnock. Artist Silky Street Art

1. Cultural awareness and understanding

Objective

Respect of Aboriginal and Torres Strait Islander peoples and culture is fundamental to reconciliation. Council is committed to increasing its understanding of local Aboriginal culture and histories.

Strategy

1.1. Provide cultural awareness training for Councillors and Council staff and promote opportunities to develop an understanding of Aboriginal and Torres Strait Islander culture, histories and heritage.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
1.1.1 Engage Council in continuous cultural learning opportunities to increase understanding and appreciation of Aboriginal and Torres Strait Islander cultures, histories and achievements.	Cultural awareness training to be included in the induction program for the future, newly elected Council.	Within first year of new Council	General Manager
1.1.2 Undertake cultural awareness training with new staff.	Cultural awareness is included in the onboarding program with all new staff as part of their commencement of employment.	Ongoing	People and Culture

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
1.1.3 Establish local Aboriginal and Torres Strait Islander culture information sessions and immersive experience opportunities for staff.	<p>All staff are provided with opportunities to learn about local Aboriginal and Torres Strait Islander culture, through a series of information sessions and immersive experience opportunities.</p> <p>Council staff develop a deeper understanding of local Aboriginal and Torres Strait Islander heritage and experiences.</p>	2026-27	People and Culture

Strategy

1.2 Council promotes awareness and understanding of local Aboriginal and/or Torres Strait Islander culture.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
1.2.1 Use Council's public resources, including website, libraries and community events to promote awareness to increase understanding and appreciation of local Aboriginal cultures, histories and achievements.	<p>Council website details resources and links to learn more about Aboriginal culture.</p> <p>Library has resources available of local Aboriginal culture and histories.</p> <p>Hunter Valley Visitor Information Centre promotes Aboriginal Culture to visitors.</p>	Ongoing	<p>Communications and Engagement</p> <p>Community and Cultural Development</p> <p>Economic Development</p>

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
1.2.2 Engage staff in understanding and recognising the significance of Aboriginal and Torres Strait Islander cultural protocols, such as Welcome to Country and Acknowledgement of Country.	An Acknowledgement of Country or a Welcome to Country continues to be delivered at all Council meetings, civic occasions and Council initiated events. Review of Council's Acknowledgement of Country statement in consultation with Aboriginal and Torres Strait Islander peoples.	Ongoing	Community and Cultural Development Communications and Engagement
1.2.3 Inclusive images are incorporated into Council plans.	Where Aboriginal Art work is included in Council plans, the artist is to be recognised and should be accompanied by the story behind the artwork.	Ongoing	All



Above: Little Yengo Gallery, located at Wollombi Cultural Centre

2. Histories, cultures, countries, peoples and languages

Objective

There is a rich local Aboriginal histories and culture. Council aims to provide opportunities for all people to learn and engage with local Aboriginal culture.

Strategy

2.1. Work with groups to support increased awareness of local culture and histories.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT	
2.1.1	Provide opportunities to support Aboriginal and Torres Strait Islander organisations with cultural development.	Local organisations who are researching local Aboriginal language are informed of Council's Community, Sporting and Environment Grant programs as a potential funding opportunity for projects.	Ongoing	Community and Cultural Development
		Work with local organisations to assist with applying for grants to further facilitate the development of their service provision.		
2.1.2	Investigate the recording of oral histories with the Aboriginal and Torres Strait Islander community.	Investigation to involve consultation with local Aboriginal and Torres Strait Islander organisations and Cessnock City Council Aboriginal and Torres Strait Islander Advisory Committee.	2025-26	Community and Cultural Development
		An approach to developing an oral history is identified as part of the investigation.		

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
2.1.3 Provide opportunities to support Aboriginal and Torres Strait Islander organisations with sharing their culture and histories with others to increase cultural awareness.	Consultation with local Aboriginal and Torres Strait Islander organisations to deliver cultural awareness programs within the community.	2026-27	Community and Cultural Development

Strategy

2.2 Council celebrates the achievements of Aboriginal and Torres Strait Islander peoples.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
2.2.1 Celebrate and participate in National Reconciliation Week (NRW) by providing opportunities to build and maintain relationships between Aboriginal and Torres Strait Islander peoples and other Australians.	Host Reconciliation Week events in partnership with local Aboriginal and Torres Strait Islander Community organisations. Event includes participation by local Aboriginal and/or Torres Strait Islander peoples. Consult with the Cessnock City Council Aboriginal and Torres Strait Islander Committee on diversifying the program of events.	Annually during Reconciliation Week	Community and Cultural Development

Strategy

2.2 Council celebrates the achievements of Aboriginal and Torres Strait Islander peoples.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
2.2.2 Celebrate and participate in NAIDOC Week by providing opportunities to build and maintain relationships between Aboriginal and Torres Strait Islander peoples and other Australians.	Develop a community wide NAIDOC Week calendar and includes Council hosted activities. Council event promotions to include where funds allow advertising of the NAIDOC Week theme.	Annually during NAIDOC Week	Community and Cultural Development
2.2.3 Engage with Aboriginal and/or Torres Strait Islander people in a diverse range of programs, activities and community events.	Programs delivered across a range of Council services which includes Cessnock Library, Kurri Kurri Library, Performance Arts Culture Cessnock and Cessnock Youth Centre and Outreach Service. Participation in local events and activities with other organisations.	Ongoing	Community and Cultural Development

3. Employment

Objective

Council aims to both support and help recruit Aboriginal and/or Torres Strait Islander peoples and make it a safe place where histories and culture is respected.

Strategy

3.1 Ensure Council is a safe and welcoming environment for Aboriginal and Torres Strait Islander peoples to work.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
3.1.1 Develop information that demonstrates our achievements since Council's Innovate Aboriginal and Torres Strait Islander Reconciliation Action Plan, including changes in our Aboriginal and Torres Strait Islander employment figures, our cultural awareness training and Aboriginal employment initiatives.	Achievements to be included in Diversity, Equity and Belonging Strategy and shared on the Diversity page of Council's website.	2025-26	People and Culture
3.1.2 Continue to collect information on our current rates of employment for Aboriginal and Torres Strait Islander people and use to inform future employment opportunities, recruitment and retention.	Employment statistics are collated and assessed to identify progress with our recruitment of Aboriginal and Torres Strait Islander peoples. Feedback from cultural awareness training through staff participation surveys.	Ongoing	People and Culture

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT	
3.1.3	Investigate how to make new, or prospective employees more comfortable about disclosing their Aboriginal and/or Torres Strait Islander background.	Consider including a statement advising the purpose of the question.	2025-26	People and Culture
3.1.4	Encourage new and existing employees to identify their Aboriginal and Torres Strait Islander heritage.	Provide all employees with an opportunity to update their current Personal Details in Councils HRIS including data in relation to their diversity.	2025-26	People and Culture
3.1.5	Increase the employment and retention of Aboriginal and Torres Strait Islander employees as a percentage of our overall workforce.	Ensure identified positions are available in our workforce. Where possible include an Aboriginal and/or Torres Strait Islander person on interview panels for all identified roles. Review and amend Talent Acquisition protocols and procedures to remove barriers to Aboriginal and Torres Strait Islander people applying for current vacancies.	2026-27	People and Culture

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT	
3.1.6	Further investigate and increase pathways for Aboriginal and Torres Strait Islander peoples including training pathways, apprenticeships, traineeships, the Elsa Dixon Aboriginal Employment program, graduate programs and work experience.	Build an external network of career advisors and specialists for Aboriginal and Torres Strait Islander work placement students. Ensure identified positions are available as part of our Apprentice, Trainee and Undergraduate program.	2026-27	People and Culture
3.1.7	Build networks and establish formal relationships with external career advisors and specialists to discuss employment opportunities and career pathways for Aboriginal and Torres Strait Islander employees and applicants.	Advertise job vacancies (including traineeships and apprenticeships) through networks such as Job Services Australia and job fairs, and within Aboriginal and Torres Strait Islander media outlets. Build an external network of career advisors and specialists for Aboriginal and Torres Strait Islander applicants and include these contact in our weekly current vacancies communication.	2025-26	People and Culture
3.1.8	Provide opportunities for Aboriginal and Torres Strait Islander staff to engage with their cultures and communities by celebrating NAIDOC Week.	Aboriginal and Torres Strait Islander staff are advised they have the opportunity to celebrate in NAIDOC Week events in work time.	Annually and at induction	People and Culture

4. Business and cultural tourism development

Objective

Aboriginal histories and culture are an important part of the Cessnock Local Government Area and there is great opportunity for residents and visitors to engage in and learn Aboriginal culture. There is also opportunity to engage with and promote local businesses owned by Aboriginal and/or Torres Strait Islander peoples.

Strategy

4.1 Elevate and champion cultural tourism across the Hunter Valley.

	ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
4.1.1	Promote Aboriginal and Torres Strait Islander tourism to people who live and visit the Cessnock Local Government Area.	Four bookable Aboriginal tourism experiences on www.winecountry.com.au .	2026-27	Visitor Information Centre
4.1.2	Investigate the best way to present Cessnock as a place of Aboriginal history and culture.	Completion of investigation that details promotional opportunities and resources.	2025-26	Economic Development
4.1.3	Support awareness of Aboriginal cultural heritage and tourism across the region.	Four bookable Aboriginal tourism experiences on www.winecountry.com.au .	Ongoing	Visitor Information Centre
4.1.4	Identify Aboriginal and Torres Strait Islander tourism experiences and products.	Four bookable Aboriginal tourism experiences on www.winecountry.com.au .	Ongoing	Economic Development

Strategy

4.2 Facilitate the development of Aboriginal and/or Torres Strait Islander tourism businesses.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
4.2.1 Offer space at the Hunter Valley Visitor Information Centre to Aboriginal and/or Torres Strait Islander cultural tourism businesses under a Licence Agreement that is aimed at developing new cultural products.	Space at the Hunter Valley Visitor Information Centre licenced to Aboriginal and/or Torres Strait Islander cultural tourism businesses.	Ongoing	Economic Development



Above: Information Bay signage at Pokolbin with Acknowledgement of Country

Strategy

4.3 Support the development of local Aboriginal and/or Torres Strait Islander Businesses.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
4.3.1 Collaborate with key stakeholders to support building capacity and growth of established Aboriginal and Torres Strait Islander businesses.	Identify a mentor for an established Aboriginal tourism business.	2026-27	Economic Development
4.3.2 Support the establishment of Aboriginal and Torres Strait Islander businesses to become export ready.	At least one export ready business.	Reporting annually	Economic Development
4.3.3 Review current procurement practices to ensure that there are opportunities for local Aboriginal and Torres Strait Islander businesses to supply services to Council.	Review of (Procurement Policy) complete in accordance with Council's Governance Framework.	2026-27	Finance and Administration
4.3.4 Promote the 'Doing Business with Council' Guide to local Aboriginal and Torres Strait Islander businesses and Council's procurement process.	'Doing Business with Council' guide distributed to local Aboriginal and Torres Strait Islander businesses.	2026-27	Finance and Administration

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
4.3.5 Ensure Aboriginal and Torres Strait Islander businesses are considered first when buying goods and services for NAIDOC Week and National Reconciliation Week events.	A list of Aboriginal and Torres Strait Islander suppliers is prepared and sent to staff.	Ongoing	Community and Cultural Development
4.3.6 Investigate opportunities to incorporate Aboriginal and Torres Strait Islander supplier diversity within our organisation.	Aim to increase annually cultural spend during the life of this report.	2025-26	Finance and Administration

Strategy

4.4 Facilitate communication of the cultural heritage of the Hunter Valley.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
4.4.1 Facilitate the development of Indigenous business-related stories to increase awareness, education and understanding of the cultural heritage of the Hunter Valley.	Two Advance Greater Cessnock Indigenous Business-related eNewsletter stories.	Annually	Economic Development

Strategy

4.5. Promote Aboriginal and Torres Strait Islander business success stories and products.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
4.5.1 Run a minimum of two Indigenous business profiles in the Advance Greater Cessnock Business eNewsletter.	Two Indigenous business profiles in the Advance Greater Cessnock Business eNewsletter.	Annually	Economic Development
4.5.2 Run one 'Support Local' campaign with a focus on Aboriginal and Torres Strait Islander business products and services.	One 'Support Local' campaign with a focus on Indigenous business products and services.	Annually	Economic Development



Above: Les Elvin Kungera Arts Gallery

Strategy

4.6. Promote local history and artists.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
4.6.1 Investigate with the Cessnock City Council Aboriginal and Torres Strait Islander Advisory Committee a project to document Aboriginal Stories for significant local sites.	Consult with the Cessnock City Council Aboriginal and Torres Strait Islander Advisory Committee. Investigation complete.	2027	Community and Cultural Development
4.6.2 Continue to support Aboriginal artworks at the Hunter Valley Visitor Information Centre.	Aboriginal artworks displayed and sold at the Hunter Valley Visitor Information Centre.	Ongoing	Economic Development
4.6.3 Programming at Performance Arts Culture Cessnock (PACC) will be inclusive of Aboriginal and/or Torres Strait Islander performances and artists.	The annual PACC program will include, where available, performances by Aboriginal and/or Torres Strait Islander theatre companies and featuring Aboriginal and or Torres Strait actors. The exhibition space will be inclusive of Aboriginal and Torres Strait Islander artists.	Annually	Community and Cultural Development



Above: Community Facility Information sign at Cessnock Youth Centre and Outreach Service
Aberdare with Wonnarua language 'Kunarr', meaning a group of people that have a connection,
such as a tribe or family

5. Community participation and shared decision making

Objective

Council is committed to ensuring that Aboriginal and/or Torres Strait Islander peoples are involved in decisions that impact on them.

Strategy

5.1 Council to engage effectively with local Aboriginal and Torres Strait Islander organisations and peoples.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
5.1.1 Develop an effective approach to engage local Aboriginal and Torres Strait Islander organisations and peoples in seeking advice and consultation on strategies and plans.	Engagement protocol developed with involvement from Local Aboriginal Land Councils.	2026	Communications and Engagement
5.1.2 Support Council staff to use inclusive engagement practices that involve Aboriginal and Torres Strait Islander stakeholders and community members.	Increase staff awareness of the Referral Protocol for Matters to Consult with the Aboriginal and Torres Strait Islander Committee.	Ongoing	Community and Cultural Development
5.1.3 Prepare a business case for an Aboriginal Liaison Officer.	Business case prepared and funding considered by Council.	2025-26	Community and Cultural Development

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
5.1.4 Support local organisations in the delivery of their services.	Promote and share opportunities that enhance local service provider capabilities. Promote the Community and Cultural Development Grant Scheme Funding program.	Ongoing	Community and Cultural Development

Strategy

5.2 Continue to seek advice from Aboriginal and Torres Strait Islander peoples on relevant Council matters.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
5.2.1 Convene the Cessnock City Council Aboriginal and Torres Strait Islander Advisory Committee.	Committee role and operation complies with its Charter. Committee actions and decisions are communicated to relevant Council departments for action.	Ongoing	Community and Cultural Development
5.2.2 Engage Aboriginal and/or Torres Strait Islander people in the development of strategic documents for community facilities and parks with links to heritage and culture.	Council engages with Aboriginal and/or Torres Strait Islander community members and representatives in the development of strategic documents for community facilities and parks.	Ongoing	Open Space & Community Facilities

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
5.2.3 Ensure all relevant Draft Cessnock City Council Delivery Plan actions are presented to the Cessnock City Council Aboriginal and Torres Strait Islander Advisory Committee for comment.	The Draft Cessnock City Council Delivery Plan is presented to the Aboriginal and Torres Strait Islander Advisory Committee for comment during the exhibition period.	2026-27	Integrated Planning and Reporting
5.2.4 Consider the inclusion of Aboriginal art and interpretation in the development of civic, scenic, town and regional parks.	The inclusion of Aboriginal art and interpretation forms part of the early stages of planning when developing plans for parks within our region.	Ongoing	Open Space & Community Facilities
5.2.5 Further investigate opportunities for signage that recognises and commemorates Aboriginal culture and heritage.	Consult the Aboriginal and Torres Strait Islander Advisory Committee and local organisations who are researching local Aboriginal language.	Ongoing	Community and Cultural Development

Strategy

5.3 Engage with young Aboriginal and Torres Strait Islander people.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
5.3.1 Cessnock Youth Centre and Outreach Service (CYCOS) and in partnership with others to provide early intervention and other programs with young Aboriginal and/or Torres Strait Islander peoples.	Programs are delivered in accordance with the Youth Engagement Strategy. Investigate and partner with other services the delivery of youth mentoring programs.	Ongoing	Community and Cultural Development
5.3.2 Seek continuation of funding for the Aboriginal Community Youth Worker (early intervention) position.	Department of Communities and Justice approached to seek continuation of funding for the Aboriginal Community Youth Worker Position.	2025-26	Community and Cultural Development
5.3.3 Engage young Aboriginal and/or Torres Strait Islander people in programs, activities and seek their views and recommendations on how Council can work in collaboration with young people.	Youth Ambassador program has inclusive principles that encourage participation by young Aboriginal and/or Torres Strait Islander peoples.	Ongoing	Community and Cultural Development

Strategy

5.4. Council to learn tradition waste management and land stewardship practices.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
5.4.1 Work closer with Elders and community leaders to learn about traditional waste management and land stewardship practices.	Local Elders and/or community leaders are consulted. Learnings from traditional waste management and land stewardship practices are considered and, where appropriate, implemented.	Timeline Ongoing	Environment and Sustainability

Strategy

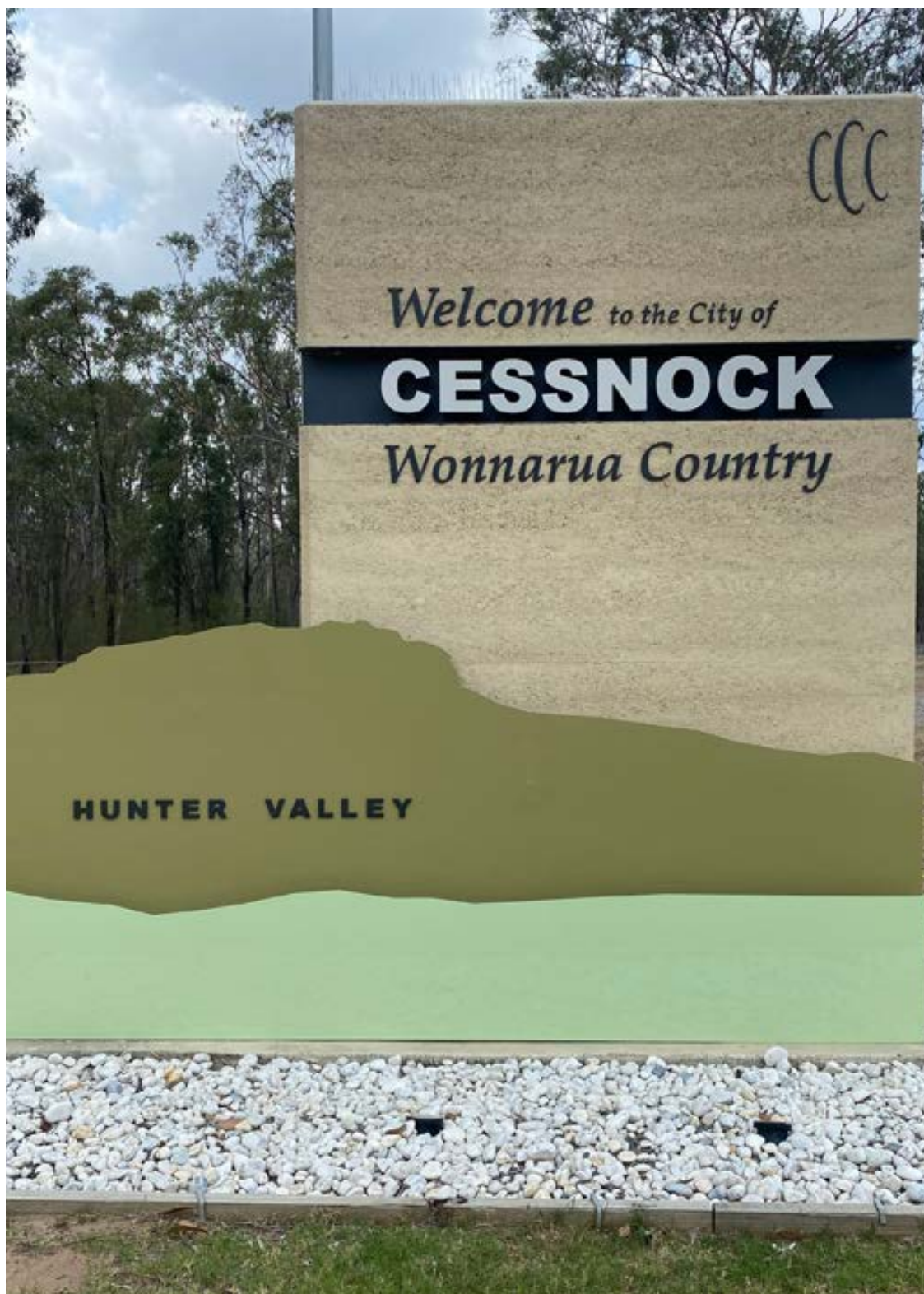
5.5. Investigate the formation of an internal advisory committee for Aboriginal and/or Torres Strait Islander staff.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
5.5.1 Call for expressions of interest from Aboriginal and/or Torres Strait Islander Council employees to participate in an internal advisory committee.	Number and details of staff interested in participating. Opportunities investigated and implemented to further strengthen wellbeing programs available to Aboriginal and/or Torres Strait Islander Council employees.	2025-26	People and Culture

Strategy

5.6. The Aboriginal and Torres Strait Islander Community Action Plan is monitored and reported to Council.

ACTION	OUTCOME/MEASURE	TIMELINE	BUSINESS UNIT
5.6.1 Report progress of the Aboriginal and Torres Strait Islander Community Action Plan to the Cessnock City Council Aboriginal and Torres Strait Islander Advisory Committee and in Council's Annual report.	Outcomes of the plan are presented to the Cessnock City Council Aboriginal and Torres Strait Islander Advisory Committee.		
	Annual report includes details of the outcomes of the plan.		
	The annual report for the Cessnock City Council Aboriginal and Torres Strait Islander Committee to outline funding received for First Nations Grants.	Annually	Community and Cultural Development
	Seek feedback from the community on Council's progress towards implementing the Aboriginal and Torres Strait Islander Community Action Plan.		



Above: Gateway sign acknowledging Wonnarua land, Broke Road Pokolbin



MONITORING AND EVALUATION

Progress towards the completion of the Aboriginal Action Plan and its outcomes will be presented to each meeting of the Cessnock City Council Aboriginal and Torres Strait Islander Advisory Committee. Progress will also be reported to Council quarterly as part of the Operational Plan reporting requirements and documented in Council's Annual report.



Above: Welcome to Wonnarua Country at the Hunter Valley Visitor Information Centre



Above: Mural at the Hunter Valley Visitor Information Centre. Artist Jess Hopcroft, Dhiyaan Art. The artwork is titled 'Connecting', a sense of unity and coming together



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CESSNOCK LGA
2025-2029



DISABILITY INCLUSION ACTION PLAN



CESSNOCK CITY COUNCIL



Journey Through Time, created by local school students and artist Steven Campbell.

Acknowledgement of Country

Cessnock City Council acknowledges that within its local government area boundaries are the traditional lands of the Wonnarua people, the Awabakal people and the Darkinjung people. We acknowledge these Aboriginal peoples as the traditional custodians of the land on which our offices and operations are located, and pay our respects to Elders past and present. We also acknowledge all other Aboriginal and Torres Strait Islander people who now live within the Cessnock Local Government Area.

A note on language used in this Plan

Cessnock City Council has chosen to use ‘people first’ language in this Plan, such as “people with disability”. This is consistent with the language used within the United Nations Convention on the Right of Persons with Disabilities. Council acknowledges that people have different preferences, some preferring ‘identity first’ language for example “disabled person” instead of “person with disability”. We acknowledge that there is diversity across our community and respect every person’s right to choose one use of language over another.

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Mayor's message

Daniel Watton

As someone with a background working with individuals who have experienced barriers, I am pleased to present Council's Disability Inclusion Action Plan 2025-29. The Plan is one that is close to my heart and I firmly believe that communities that are accessible and inclusive are vital to enabling people with disability the opportunity to participate equally in community life.

This Plan demonstrates Council's commitment to improving access and outlines how it intends to address barriers to participation, creating a more inclusive community

for people living in and visiting the Local Government Area.

Consultation with people with disability, friends and family of people with disability and the disability services sector has directly informed the Plan. As such, I would like to thank all the members of our community who contributed to the development of the Plan and have helped to shape it. I look forward to seeing Council delivering the actions, alongside community stakeholders.



General Manager's message

Ken Liddell

The Disability Inclusion Action Plan 2025-29 lays out the key strategies and actions Council will deliver over the next four years to fulfill our commitment to improving opportunities for people with disability and supporting access to services, activities, facilities and information in our community.

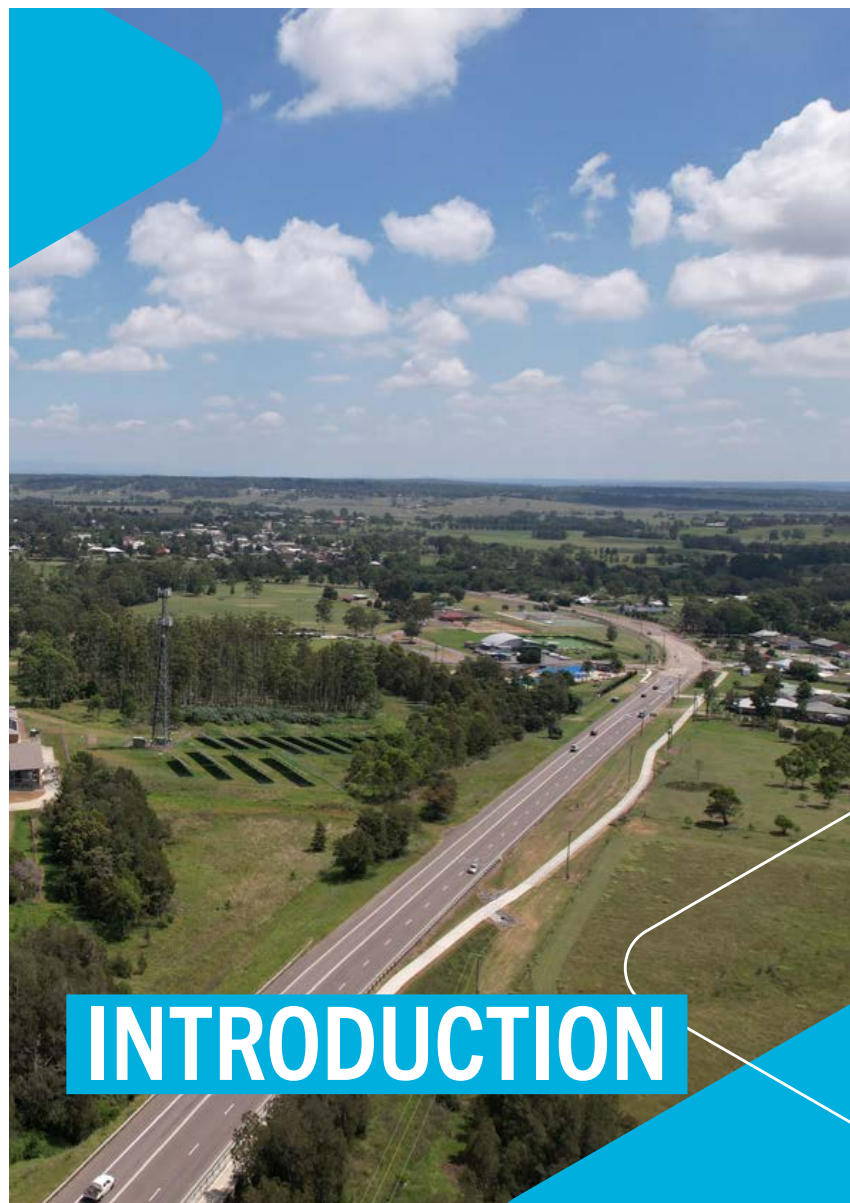
The Plan builds on the work Council has done in previous Disability Inclusion Action Plans, which has seen access upgrades to community infrastructure, introduced systems that support inclusion and improved access at our community events and activities.

Council is committed to reducing barriers for people with disability and ensuring our facilities, services and processes can be accessed by the community equally.

The Plan is embedded in Council's overarching Integrated Planning and Reporting framework and will be reviewed annually with progress reported to the community through the annual report.

I look forward to seeing continued progress in this area as we work together to roll out this Plan.





Introduction

Cessnock City Council's Disability Inclusion Action Plan 2025-29 demonstrates Council's commitment to improving opportunities for people with disability to access services, activities, facilities and information within the local community. The Plan outlines the practical steps Council will take over the next four years to create a more inclusive community for people with disability living in, and visiting, the Cessnock Local Government Area.

At Census 2021, 5.5 million Australians reported having disability. Within the Cessnock Local Government Area 4,952 people reported having disability, and 6,661 people aged 15 years and over reported that they provide unpaid assistance to a person with a disability, long term illness or old age¹.

Council recognises that there are a number of barriers people with disability encounter when accessing services, activities and facilities. We are aware that we can play an important part in working towards removing these barriers to build inclusion and participation in our community.

This Plan is a legislative requirement under the NSW Disability Inclusion Act 2014, which makes sure Councils have a plan in place to help people with disability to be able to participate fully in the community.

Our Plan supports the goals of the NSW Disability Inclusion Plan 2021-25, focusing on the four key areas of action:

1. Developing positive community attitudes and behaviours.
2. Creating liveable communities.
3. Supporting access to meaningful employment.
4. Improving access to mainstream services through better systems and processes.

When developing the Plan, Council engaged with 359 people and included people with disability, family and friends of people with disability, carers and local service providers to help us identify barriers to access and opportunities to improve inclusion within the community. During the consultation, we noticed an increase in discussion around the challenges faced by people with invisible disabilities compared to when we were developing our 2021-25 Plan.

The actions developed in this Plan have been embedded within Council's Integrated Planning and Reporting framework and are aligned to the objectives, strategies and deliverables in the Cessnock Community Strategic Plan 2040 and annual Operational Plan. To keep track of the Plan's commitment to action, our progress will be reported to the community in Council's Annual Report.

By delivering the actions in this Plan we aim for people with disability to feel more considered and included in our community, as well as fostering a more inclusive community with improved awareness.

¹ Australian Bureau of Statistics (2016) Census of Population and Housing, Compiled and presented by .id (informed decisions)



Definitions

Inclusion is the process whereby every person (irrespective of age, disability, gender, religion, sexual preference or ethnicity) who wishes to can access and participate fully in all aspects of an activity or service in the same way as any other member of the community².

Disability, in relation to a person, includes a long-term physical, psychiatric, intellectual or sensory impairment that, in interaction with various barriers, may hinder the person's full and effective participation in the community on an equal basis with others³.

Invisible disabilities refers to impairments that are not immediately visible to other people but which can have a significant impact on a person's daily life, activities, or interactions⁴. These may include neurological, physical or mental health conditions.

Our commitment to our community

This Plan follows a set of guiding principles:

- Council will demonstrate leadership in providing and advocating for an inclusive and accessible community.
- People with disability will be provided with equal opportunity to access Council services and facilities.
- Council community events will be inclusive of people with disability.
- Council will provide the community with information that is able to be understood.
- People with disability will be encouraged to participate and be included in community consultation processes.
- People with disability will be provided the same opportunities to obtain and maintain employment at Council.
- Council will collaborate with other government departments, businesses, community organisations and groups in advocating for and achieving an inclusive and accessible community.

² ACE DisAbility Network, Inclusion in the Community

³ Disability Inclusion Act 2014 (NSW)

⁴ Life Without Barriers – Understanding Invisible Disabilities



Strategic and Legislative Context

Council Framework

Council's Disability Inclusion Action Plan 2025-29 has been developed to align with the Cessnock Community Strategic Plan 2040, the highest-level plan in an interconnected set of documents that allows Council to sustainably plan for the future of the Cessnock Local Government Area. The Cessnock Community Strategic Plan 2040 identifies the community's main priorities and aspirations for the future and guides us to develop and implement strategies for achieving these goals. This Plan sits under the strategic theme 'A connected, safe and creative community'.

Our Community Strategic Plan provides the direction for our Delivery Program, which covers a four-year timeframe, as well as our yearly Operational Plans. The delivery of this Plan will be incorporated into Council's Delivery Program and Operational Plans. The Plan will be monitored as part of Council's Integrated Planning and Reporting framework, and our progress will be reported in Council's Annual Report.



NSW Disability Inclusion Act 2014

The New South Wales Disability Inclusion Act 2014 and Disability Inclusion Regulation 2014 shape the state wide focus on building inclusive communities, and provide a foundation for Local Government. It is important to make sure our Plan aligns with International, Federal and State Legislation, Policies and Plans.

Disability reform impacting inclusion in NSW

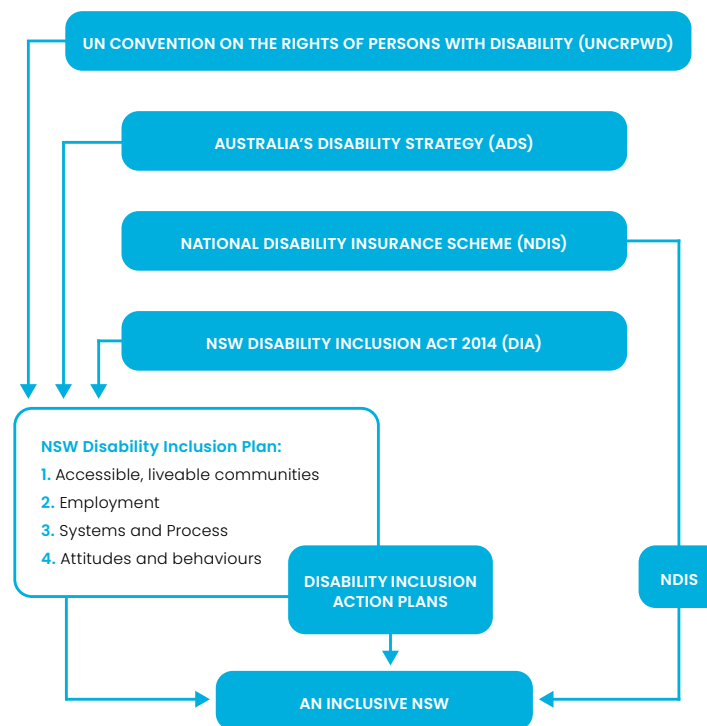
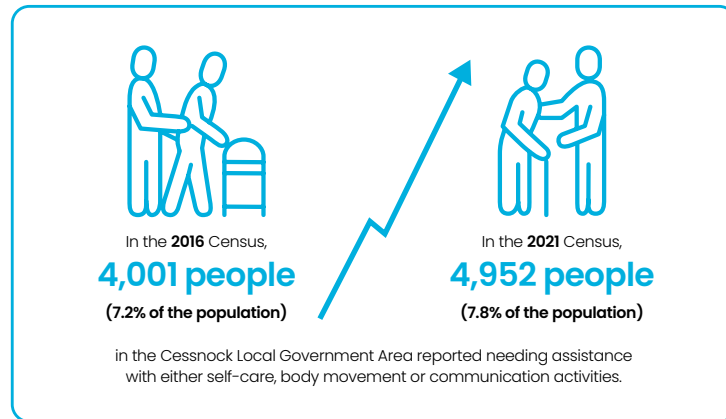


Figure 1: The relationships between the relevant policy and legislative instruments

Source: NSW Government, NSW Disability Inclusion Action Plan Guidelines

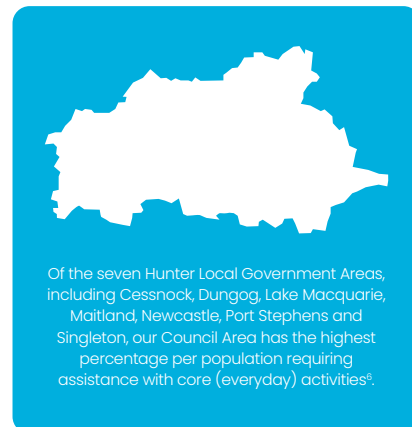


Disability in Cessnock City

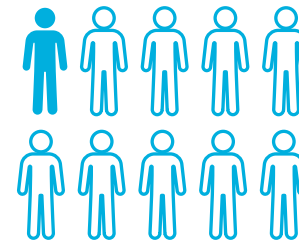


When comparing the **2016** Census data with **2021** Census data, the age group with the highest increase in persons who have a need for assistance was people aged

10-19 years⁵



Carers are critical in supporting people with disability.



1 in 10 people

aged 15 years and over living in the Cessnock Local Government Area at the time of Census **2021** reported providing unpaid care, help or assistance to a person with a disability, long-term illness or older person⁷



⁵ Australian Bureau of Statistics (2016) Census of Population and Housing, Compiled and presented by .id (informed decisions)

⁶ Hunter District Data Profile

⁷ Australian Bureau of Statistics (2016) Census of Population and Housing, Compiled and presented by .id (informed decisions)



Disability in Australia

People with disability are diverse and an individual's disability may have a minimal or a substantial impact on how they participate in their community. Many people believe they are capable of identifying a person with a physical disability, but it is not as apparent identifying people with an invisible disability.

There are hundreds of types of invisible or 'non-apparent' disabilities including mental health conditions, cognitive or learning disability and many others. Living with an invisible disability can add unique challenges to daily life, particularly when others are unable to recognise, acknowledge or understand the challenges faced. Data collected by the Australian Bureau of Statistics in 2022 on Disability, Ageing and Carers across Australia identified almost 1 in 4 people with disability identified as having a mental or behavioural disorder as their main condition.

The more we are aware of the wide range of invisible disabilities, chronic illnesses and health conditions, the more we understand that everyone's experiences are unique. And because everyone's experiences are individual to them, the barriers they face, and their access needs are also unique⁸.

Whilst we rely on Census data to provide a clear picture of the number of people with disability, this can be problematic because individuals have different perceptions of disability and only people who require assistance with day-to-day tasks are captured. It is likely that the number of people with disability across Australia, and living in the Cessnock Local Government Area, is in fact much higher than the number presented in the Census data.



⁸ Diversity Council Australia (2024) The Hidden Disabilities Sunflower: building awareness, accessibility, and inclusion for all



Community Engagement

This Plan has been developed by engaging with people with disability, family and friends of people with disability, carers and local service providers. Talking to the community gave us valuable information about some of the barriers that people with disability can face accessing information and local services, and moving around their community.



How did we talk to our community?

Online

Engagement commenced from 27 July 2024 and concluded 8 September 2024. A Together Cessnock webpage was created that provided multiple ways for people to get involved and provide feedback. The webpage also included a video explaining what the Plan was about and why we believed it was important to talk to people about it.

In Person

We hosted a community workshop in August 2024 where we provided different ways for our community to provide input. From July to September 2024 a number of one-on-one meetings were also held as an opportunity for people to have an in-depth discussion about their lived experience as people with disability, carers or service providers.

Promotion

Consultation was promoted through social media channels, networks, Council's E-News, flyers and local service providers.

Engagement statistics



Survey participants

Of the 84 people who completed the online survey:



43%
were people with disability



49%
were carers, friends or family members of people with disability

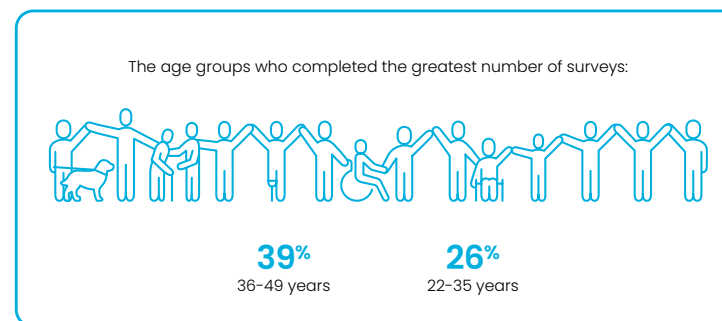


25%
work in the disability services sector



8%
were interested community members

Note: respondents were given the opportunity to select more than one option





Survey and Consultation findings

Summarised below are survey findings and themes that were raised during the community engagement process. These findings have been used to inform the actions in the Plan.

Developing positive community attitudes and behaviours

When asked if the local community is welcoming and inclusive of people with disability:



17%
Agree



46%
Disagree



37%
Unsure

Q: What makes you feel welcome and included in your community?

"Engaging me, and asking me questions about how I experience life... education and positive exposure go a long way"

"Thank you for asking"

"There is a lot of ignorance in the general community about people with invisible disabilities (i.e. not physical). More education is required to support an understanding of these individuals to ensure they are actively included in society"

"There is a mixed response based on people's experience and background with disability"

Creating liveable communities



93%
of people lived or worked in the Cessnock Local Government Area



55%
indicated a lack of accessible transport was a barrier to being able to move about in their community and access employment locally

"I enjoy Branxton pool, when it is open. It is lovely and quiet and the staff are always friendly and happy to answer any questions"

"Can you promote accessible and inclusive infrastructure that you have already a bit more"

There is a "lack of public transport, lack of inclusive play areas"

"Parks should be inclusive for everyone"

"It's good to see the new art gallery is accessible with an elevator"

"It would be great to see 'quiet spaces' at our local events and in our parks"

"Curbs are hard to navigate with my mobility troubles... The area outside Kurri Post Office is well done, it's easy to step up onto – it's a great example"

Supporting access to meaningful employment



63%

of people who took the survey identified lack of employment opportunities as key barriers for people with disability accessing employment locally



57%

identifying workplace culture and attitudes as a barrier

People were asked what type of employment they would be interested in if they wanted to work at Council:



11%

full time



22%

part time



15%

casual

Additionally, there was a clear interest in apprenticeships/traineeships, volunteer roles and work placement opportunities.

Note: respondents were given the opportunity to select more than one option

"My suggestion is a factsheet that is sent to businesses highlighting how they can support people with disability"

"I think Council should be a role model for employing people who live with a disability"

Improving access to mainstream services through better systems and processes



54%

of people who took the survey had experienced some difficulty accessing Council facilities and services



29%

experienced lots of difficulty



17%

reported no difficulty having been experienced

"We're all different, so there isn't a single answer, or a single solution. But there are solutions"

"Provide a podcast/update on projects happening for those who need information verbally"

"Have an awareness page on the Council website"

"Provide 'Easy Read' information. Use visuals to support information..."



What have we done so far?

Council's Disability and Inclusion Action Plan 2021-25, built on the foundation and achievements of Council's first Disability and Inclusion Action Plan (2017-21).

Here is a snapshot of what was achieved as part of the previous Plan's:

- Partnering with Finding Yellow to deliver the 'Including You' tent at the Weston vaccination hub, providing a socially inclusive area for people to retreat to when they needed a quiet space.
- Introduction of access statements on Council's website and in community engagement promotions to welcome feedback, and encourage people to advise Council of any accessibility requirements.
- Partnership developed resulting in pop-up sessions being held by NDIS providers at Cessnock Library Branch and Kurri Kurri Library Branch.
- Promoting Council's Accessible and Inclusive Events Practice Guide to community event organisers who were planning for Youth Week, Seniors Festival and NAIDOC Week events.
- Supporting and participating in Cessnock's International Day of People with Disability annual events.
- Holding Sensory Storytime events at Cessnock and Kurri Kurri Libraries, designed for children with disability, combining story telling with sensory aids to help children feel calm and comfortable.
- Completing an accessibility audit of Council's public amenities to identify actions, as part of Council's Public Amenities Review.
- Through the NSW Government Create Capital Fund, secured and delivered access improvements as part of the refurbishment of Performance Arts Culture Cessnock (PACC).
- Funding sourced and a design prepared for the upcoming reconfiguration of the public amenities at Kurri Kurri Library Branch that includes an accessible toilet.
- The NSW Everyone Can Play Guidelines (Inclusive Play Spaces) were used to design the upgrades for Maybury Peace Park (Weston) and the park at McFarlane Street (Cessnock).



- Installed picnic settings across the City of Cessnock that have offset table legs for a wheelchair to fit under the table.
- Accessibility upgrades were undertaken at Kurri Kurri Town Centre which included the installation of tactile tiles, wheelchair access and gutter ramps.
- Council job advertisements now include a diversity statement.
- A new accessible public amenities building was installed at Cliffield Meadows District Park.
- Upgrades made to Booth Park amenities block to include ambulant toilets.
- Macquarie Avenue Playground (Cessnock) and Harle Street Playground (Abermain) upgraded to include accessible entry and circulation paths, shade, seating and play opportunities in-line with the NSW Everyone Can Play Guidelines.
- Carmichael Park BMX Facility was completed, with the facility now including accessible pathways connecting to a formalised carpark and accessible picnic settings to support the use of the new pump track and multi-purpose court.
- Website improvements made to enable customers to lodge requests online through 'Report an Issue', and to access information and resources to resolve their queries.
- Live Web, ability for the community to 'chat live' with a Customer Relations Officer, implemented.
- In partnership with Balloon Aloft, launched the Hunter Valley Accessible Hot Air Balloon, a first of its kind in NSW. The Accessible Balloon incorporates a unique seat and harnesses to ensure passengers with limited mobility are safe and secure during the flight.
- Accessibility improvements made at local Heritage item 'Marthaville Arts and Cultural Centre'.
- Shared path and pedestrian facilities constructed for improved pedestrian access throughout the city, including:
 - Cessnock CBD to Wine Country Drive.
 - Weston from Fourth Street to Spring Street.
 - Cessnock CBD to Bridges Hill Park.



- Blue Disc Service implemented which is a special waste collection for people who are unable to present their bins (waste, recycling & organics) on the kerb for collection due to mobility issues.



Action plan

Four key outcome areas:

1

Developing positive community attitudes and behaviours

2

Creating liveable communities

3

Supporting access to meaningful employment

4

Improving access to mainstream services through better systems and processes

1. Developing positive community attitudes and behaviours

ACTION	MEASURE	TIMEFRAME	RESPONSIBILITY
1.1	Effectively communicate inclusive practices in Youth Services programming for young people with disability. <ul style="list-style-type: none"> Inclusive practices put in place for youth service programs. Promote the ability to make modifications to enable young people with disability to be actively involved. Community awareness and feedback. 	Ongoing	Community & Cultural Development
1.2	Scope programming for 18-24 year old's with disability in partnership with other service providers. <ul style="list-style-type: none"> Number of opportunities investigated and implemented. Expanded connections with relevant services made. 	2026-27	Community & Cultural Development
1.3	Investigate the inclusion of captioning community civic events. <ul style="list-style-type: none"> Investigation completed and implemented regarding captioning being incorporated into community civic events. 	Ongoing	Community & Cultural Development
1.4	Trial Auslan interpretation at Council's annual Christmas Carols in the Park event. <ul style="list-style-type: none"> Community feedback. 	2025-26	Community & Cultural Development

ACTION	MEASURE	TIMEFRAME	RESPONSIBILITY
1.5	Scope inclusive practices with Library networks for adaptation for children, young people, adults and the lifelong learning program. <ul style="list-style-type: none"> Number of potential programs identified. Number of new or modified programs trialled at Cessnock City Library. 	Ongoing	Community & Cultural Development
1.6	Further develop and implement inclusive practices for the Sensory Storytime program. <ul style="list-style-type: none"> Community feedback from attendees of Sensory Storytime. 	2025-26	Community & Cultural Development
1.7	Deliver inclusive library programming for teens and young adults. <ul style="list-style-type: none"> Number of disability programs delivered and number of attendees. Consultation undertaken with disability groups and service providers to review and implement programming opportunities. 	2025-26	Community & Cultural Development
1.8	Provide the community with information regarding the NSW Mobility Parking Scheme. <ul style="list-style-type: none"> Education program undertaken. 	Ongoing	Regulatory Services
1.9	Facilitate connections between organisations and services whose target groups are people with disability. <ul style="list-style-type: none"> Hold 1 expo-style event in 2026-27. Assess the success of the event through community and stakeholder feedback. 	2026-27	Communications Community & Cultural Development

ACTION	MEASURE	TIMEFRAME	RESPONSIBILITY
1.10	Support and promote The Hidden Disabilities Sunflower initiative (https://hdsunflower.com/au/).	Ongoing	Community & Cultural Development

2. Creating liveable communities

ACTION	MEASURE	TIMEFRAME	RESPONSIBILITY
2.1	Inform the public with regard to the considerations for inclusive and accessible housing.	2026-27	Development Services
2.2	Ensure council facilities are inclusive spaces that promote awareness and acceptance.	2025-26	Open Space and Community Facilities
		Ongoing	Strategic Planning

ACTION	MEASURE	TIMEFRAME	RESPONSIBILITY
2.3	Improve ease of access to Council facilities for people with physical disability.	Ongoing	Open Space and Community Facilities Community & Cultural Development
2.4	Actively seek feedback from community stakeholders for new designs and concept plans to incorporate practical accessibility solutions.	Ongoing	Infrastructure
2.5	Address priority areas for accessibility improvements in accordance with the Operational Plan.	Ongoing	Infrastructure
2.6	Undertake access audits of Council infrastructure, for example park furniture and footpaths.	Ongoing	Asset Planning
2.7	Support inclusive tourism and event practices in the local area.	Ongoing	Economic Development Community & Cultural Development

ACTION	MEASURE	TIMEFRAME	RESPONSIBILITY
2.8	Actively seek feedback from the community regarding liveability for people with disability in the local area.	2025-26	Community & Cultural Development
2.9	Participate in local networks that have an interest in access and inclusion.	Ongoing	Community & Cultural Development

3. Supporting access to meaningful employment

ACTION	MEASURE	TIMEFRAME	RESPONSIBILITY
3.1	Increase awareness of adaptations able to be made by the Information Technology team for people with disability working at Council.	2025-26	Information Technology
3.2	Celebrate and encourage diversity in our workforce.	Ongoing	People and Culture

ACTION	MEASURE	TIMEFRAME	RESPONSIBILITY
3.3	Communicate supports which can be made for applicants and new starters during the recruitment and onboarding process.	Ongoing	People and Culture
3.4	Engage with local service providers supporting people with disability to participate in the workforce.	Ongoing	People and Culture
3.5	Actively seek to diversify our supplier network.	Ongoing	Finance and Administration

4. Improving access to mainstream services through better systems and processes

ACTION	MEASURE	TIMEFRAME	RESPONSIBILITY
4.1	Provide additional support for members of the community with disability to access Council services.	2026-27	Customer Relations
	<ul style="list-style-type: none"> Additional supports implemented for incoming calls and counter enquiries received from persons with disability. Scope the development of a multi-level communication book for enquiries at Council's Administration Building. 		
4.2	Actively promote Council Waste Services which provide support for people with disability.	Ongoing	Environment and Waste Services
	<ul style="list-style-type: none"> Promotion undertaken of appropriate programs at Council and community events. Customer feedback. 		
4.3	Support the development of inclusive and accessible tourism services.	Ongoing	Economic Development
	<ul style="list-style-type: none"> Promotion of grants targeted to building on inclusive practices. Promotion of accessible tour services and events. 		

ACTION	MEASURE	TIMEFRAME	RESPONSIBILITY
4.4	Explore opportunities to upskill staff in the development of accessible documents, for example developing easy read versions of documents.	2025-26	Communications
	<ul style="list-style-type: none"> Training opportunities identified. 		
4.5	Ensure information shared on Council's Social Media platforms is inclusive and accessible.	Ongoing	Communications
	<ul style="list-style-type: none"> Incorporate image descriptors into Council Social Media posts. 		
4.6	Ensure Council documents meet the appropriate accessibility guidelines.	Ongoing	Communications
	<ul style="list-style-type: none"> Publicly available documents are reviewed by Council's Communications team to ensure they adhere to relevant guidelines. 		
4.7	Further develop Social Stories for Council places that are visited by the community.	Ongoing	Community & Cultural Development
	<ul style="list-style-type: none"> Number of Social Stories created and promoted. 		
4.8	Investigate new technologies used to promote and achieve access inclusion.	Ongoing	Community & Cultural Development
	<ul style="list-style-type: none"> Scope the practical delivery, privacy and governance of the use of new technology and its application to Cessnock City Council services and programs. 		



Resourcing

Many actions in this Plan aim to improve existing services, processes and policies and foster community connections to ensure Council's practices are inclusive of people with disability.

Most of these actions can be resourced using existing operational budgets. Council may require additional funds to achieve some of the Plan's actions that involve infrastructure development and upgrade projects and in this case grant funding will be sought.





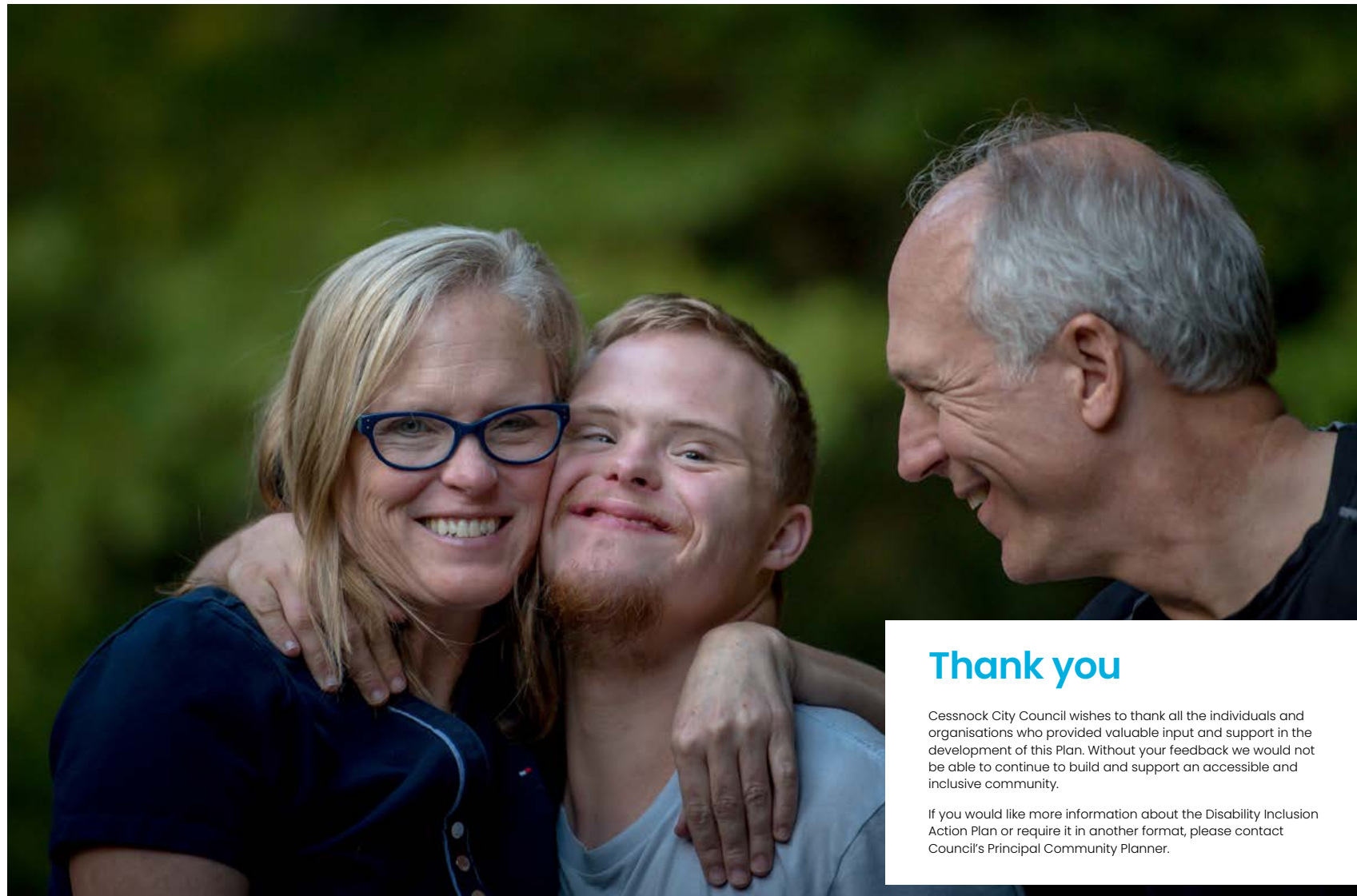
Monitoring, Review and Reporting

The Plan will be monitored through Council's corporate management system that tracks our Integrated Planning and Reporting responsibilities. These responsibilities include the implementation of Council's Delivery Program and Operational Plan. Progress and outcomes of the Plan's actions will be reported to the community in Council's Annual Report. It will be provided to the Disability Council NSW and our progress reported annually to the NSW Department of Communities and Justice as required by the NSW Disability Inclusion Act 2014.

Council will engage with community stakeholders during the life of the Plan to update the community on our progress, to seek feedback on the implementation of actions, to share information and to provide our community with the opportunity to raise important issues.

If significant changes in government strategies and legislation or shifts in community priorities are identified during the life of the Plan, the delivery of actions will be adjusted accordingly.

In 2029, a full review of the Plan will be undertaken coinciding with development of the next four-year Disability Inclusion Action Plan. This process will include an analysis of available data and community and local service provider engagement. The review will also ensure the Plan's actions are relevant and assess whether Council is achieving its vision of creating a more inclusive community for people with disability living in, and visiting the Cessnock Local Government Area.



Thank you

Cessnock City Council wishes to thank all the individuals and organisations who provided valuable input and support in the development of this Plan. Without your feedback we would not be able to continue to build and support an accessible and inclusive community.

If you would like more information about the Disability Inclusion Action Plan or require it in another format, please contact Council's Principal Community Planner.



62-78 Vincent Street, Cessnock NSW 2325 | PO Box 152 Cessnock NSW 2325
02 4993 4100 | council@cessnock.nsw.gov.au | www.cessnock.nsw.gov.au

Enclosure 1 - 46 Wildflower Circuit BELLBIRD Lot 900 DP1278224



▼ PROPERTY ◀ 1 OF 1 ▶	
Parcel No	519425
Title	LOT: 900 DP: 1278224
Property Name	
Property Address	46 Wildflower Circuit BELLBIRD
Owners	Cessnock City Council
Owner Add 1	CARE Infrastructure
Owner Add 2	PO Box 152
Owner Add 3	CESSNOCK NSW 2325
Assessment	391961
Area	1.0400 H
▼ OWNER ◀ 1 OF 1 ▶	
Name No	733136
Owner Name	





Cessnock City Council Investment Policy

Date Adopted: 1~~8~~⁹ June 202~~5~~⁴ Revision: 1~~5~~⁴

1. POLICY OBJECTIVES

- 1.1. To provide a framework for the investing of Council's funds at the most favourable rate of interest available to it at the time whilst having due consideration of risk and security for that investment type and ensuring that its liquidity requirements are being met.
- 1.2. While exercising the power to invest, consideration is to be given to the preservation of capital, liquidity, and the return ~~one~~^{of} investment.
 - 1.2.1. Preservation of capital is the principal objective of the investment portfolio. Investments are to be placed in a manner that seeks to ensure security and safeguarding the investment portfolio, while gaining the most advantageous rate of return with minimal risk. This includes managing credit and interest rate risk within identified thresholds and parameters.
 - 1.2.2. Investments should be allocated to ensure there is sufficient liquidity to meet all reasonable anticipated cash flow requirements, as and when they fall due, without incurring the risk of significant costs due to the unanticipated sale of ~~an~~ investments and to limit the usage of the overdraft facility.
 - 1.2.3. Investments are expected to achieve a market average rate of return.

2. POLICY SCOPE

- 2.1. This policy applies to Council officers implementing this policy.

3. POLICY STATEMENT

3.1. PRUDENT PERSON STANDARD

- 3.1.1. The investment will be managed with the care, diligence and skill that a prudent person would exercise. As trustees of public monies, officers are to manage Council's investment portfolio to safeguard the portfolio in accordance with the spirit of this policy and not for speculative purposes.

3.2. ETHICS AND CONFLICTS OF INTEREST

- 3.2.1. Council officers shall refrain from personal activities that would conflict with the proper execution and management of Council's investment portfolio. This policy requires Council officers to disclose any conflict of interest to the General Manager. Independent advisors (if used) are also required to declare that they have no actual or perceived conflicts of interest.



3.3. APPROVED INVESTMENTS

3.3.1. Investments are limited to those allowed by the most current Ministerial Investment Order that has been issued by the NSW Minister for Local Government (currently 2011) which include:

- a) Commonwealth / State / Territory Government securities e.g. bonds;
- b) Interest bearing deposits and senior ranking securities issued by an eligible authorised deposit-taking institution (ADI) under the Banking Act 1959 (Cth) including fixed rate bonds and floating rate notes from eligible issuers;
- c) Bills of Exchange, (< 200 days duration) guaranteed by an ADI;
- d) Debentures issued by a NSW Council under Local Government Act (1993); and
- e) Deposits with NSW Treasury Corporation (TCorp) &/or Investments in NSW TCorpIM Funds.

3.4. PROHIBITED INVESTMENTS

3.4.1. Consistent with the Ministerial Investment Order, this policy prohibits investments carried out for speculative purposes including:

- a) Derivative based instruments;
- b) Principal only investments or securities that provide potentially nil or negative cash flow; and
- c) Stand-alone investments issued that have underlying futures, options, forwards contracts and swaps of any kind.

3.4.2. This policy also prohibits the use of leveraging (borrowing to invest) of an investment aside from borrowing to invest in land.

3.5. RISK MANAGEMENT GUIDELINES

3.5.1. Investments obtained are to be considered in light of the following key criteria:

- a) Preservation of capital – the requirement for preventing losses in an investment portfolio's total value (considering the time value of money);
- b) Diversification – setting limits to the amounts invested with a particular financial institution or government authority to reduce credit risk;
- c) Credit risk – the risk that an institution Council has invested in fails to pay the interest and/or repay the principal of an investment;
- d) Market Risk – the risk that the fair value or future cash flows of an investment will fluctuate due to changes in the market prices;
- e) Liquidity Risk – the risk an investor is unable to redeem the investment at a fair price within a timely period; and
- f) Maturity Risk – the risk relating to the length of term to maturity of the investment. The larger the term, the greater the length of exposure and risk to market volatilities.



3.6. RISK MANAGEMENT FRAMEWORK

Investments are to comply with the following three-part Risk Management Framework:

- **Overall Portfolio Credit Framework:** limits overall credit exposure of the portfolio;
- **Institutional Credit Framework:** limits exposure to individual institutions based on their credit rating, and;
- **Term to Maturity Framework:** limits exposures based upon maturity of securities and credit ratings of investments.

3.6.1. Overall Portfolio Credit Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the total portfolio exposed to particular credit rating categories.

Long Term Credit Ratings	Portfolio Max %
AAA	100%
AA+, AA, AA-	100%
A+, A, A-	100%
BBB+ and BBB	30%
BBB- and lower & Unrated ADIs	0%
Specific Ministerial Approved Forms of Investment	Portfolio Max%
NSW TCorpIM Funds	30%

3.6.2. Institutional Credit Framework

Council's exposure to an individual institution will be restricted by the institution's credit rating, with the exception of the NSW TCorpIM funds, which do not have credit ratings.

Long Term Credit Ratings	Per Institution Max %
AAA	40%
AA+, AA, AA-	40%
A+, A, A-	40%
BBB+, BBB	15% 10%
BBB- and lower & Unrated ADIs	0%
NSW TCorp IM Funds	Per Fund Max %
Individual TCorpIM Funds	30% 10%

Notes relating to the Credit Framework limits:

- Credit ratings are based on those from Standard & Poor's (S&P) Credit Rating Agency. Moody's or Fitch rating agencies' equivalents accepted in the absence of an S&P rating.
- Investments below Category A (Long Term) are to be restricted to ADIs regulated by, and subject to the prudential standards of the APRA.
- Holdings in Council's principal operating account are excluded from limit constraints, but must be with one of Australia's four major banks.



3.6.3. Term to Maturity Framework

The investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity Limits		
Portfolio % ≤ 1 year	Min 20%	Max 100%
Portfolio % > 1 year	Min 0%	Max 80%
Portfolio % > 3 year ≤ 5 year	Min 0%	Max 30%

- 3.6.4. Not less than three (3) quotations shall be obtained from authorised institutions when an investment is proposed. Investments are to be placed so as to provide the best advantage to Council taking into account capital retention, maximising interest returns, securing support for loan borrowings and to maintain a satisfactory relationship with Council's principal banker.

3.7. GRANDFATHERING PROVISION

- 3.7.1. Council's portfolio mix might not comply with the Office of Local Government's Investment Policy Guidelines (OLG Guidelines) at a particular point in time. Examples which might result in this occurring include:
- a) The policy has been revised to prohibit certain investments or to reduce the exposure allowed and there were investments which resulted in non-compliance; and
 - b) The credit rating of particular entities are revised downwards and this results in Council's investments increasing in a lower credit rating band and exceeding limits that apply.
- 3.7.2. Where such non-compliance occurs (i.e. they do not arise due to the purchase of securities) the portfolio will be deemed to comply with the policy on the condition that as investments reach maturity, investment decisions are made to enable Council to adhere to the OLG Guidelines as soon as is practicable.
- 3.7.3. Council retains its discretion to withdraw funds early from any investment to facilitate faster alignment with this policy if this is deemed a superior option.

3.8. INVESTMENT ADVISOR

- 3.8.1. Council's investment advisor (if engaged and utilised) must be approved by the elected Council and licenced by the Australian Securities and Investment Commission. The advisor must be an independent person who has no actual or potential conflict of interest in relation to investment products being recommended and is free to choose the most appropriate product within the terms and conditions of this policy.
- 3.8.2. The independent advisor is required to provide written confirmation to the Responsible Accounting Officer that they do not have any actual or potential conflicts of interest in relation to the investments they are recommending or reviewing, including that they are not receiving any commissions or other benefits in relation to the investments being recommended or reviewed.
- 3.8.3. The elected Council may seek advice from TCorp as part of their financial and strategic planning processes.



3.9. BENCHMARKING

- 3.9.1. The performance of the investment portfolio shall be measured against the industry standard Bloomberg AusBond Bank Bill Index.

4. RESPONSIBILITIES

4.1. Compliance, monitoring and review

- 4.1.1. Pursuant to section 223 of the Act, the elected Council is responsible for ensuring Council is, as far as possible, financially sustainable therefore it is the responsibility of the elected Council to ensure this policy is designed to achieve that.
- 4.1.2. Pursuant to section 335 of the Act, the General Manager is responsible to conduct the day-to-day management of Council in accordance with the strategic plans, programs, strategies and policies adopted by the elected Council. Therefore, the General Manager is responsible for implementing the elected Council's decisions in relation investment practices as outlined in this policy.
- 4.1.3. The Responsible Accounting Officer is responsible for reporting and reviewing of investments in accordance with clause 4.3.
- 4.1.4. The Chief Financial Officer is responsible for compliance with this policy and its review at least once a year or as required in the event of legislative changes. This policy may also be changed as a result of other amendments that are to the advantage of Council and in the spirit of this policy. Any amendments to this policy must be by Council resolution.

4.2. Delegation of authority

- 4.2.1. Authority for implementation of this policy is delegated by the elected Council to the General Manager in accordance with the Act.
- 4.2.2. The General Manager may in turn delegate the day-to-day management of Council's investments to Council's Responsible Accounting Officer or senior staff, subject to regular reviews. Delegated authority to invest surplus funds in accordance with this policy will be in accordance with the delegations contained within Council's delegations register.
- 4.2.3. Officers' delegated authority to manage Council's investments shall be recorded within Council's delegations register and required to acknowledge they have received a copy of this policy and understand their obligations in this role.

4.3. Reporting and reviewing of investments

- 4.3.1. Documentary evidence must be held for each investment and details thereof maintained in an Investment Register. The documentary evidence must provide Council legal title to the investment.
- 4.3.2. Certificates must be obtained from the financial institutions confirming the amounts of investments held on Council's behalf as at 30 June each year and reconciled to the Investment Register.
- 4.3.3. All investments are to be appropriately recorded in Council's financial records and reconciled at least on a monthly basis.



4.3.4. A monthly report will be provided to the elected Council. The report will detail the investment portfolio in terms of performance, percentage exposure of total portfolio, maturity date and investment interest earned for the year.

4.3.5. Council will also adhere to investment policy disclosures in quarterly reports and annual financial statements, in accordance with relevant legislation and directives.

4.4. Records Management

4.4.1. Staff must maintain all records relevant to administering this policy in accordance with Council's Records Management Policy.

5. POLICY DEFINITIONS

Act	means the <i>Local Government Act 1993</i> (NSW)
Council	means Cessnock City Council
Responsible Accounting Officer	as at the last review of this policy, Council's Responsible Accounting Officer is Council's Chief Financial Officer.



6. POLICY ADMINISTRATION

Business Group	Corporate and Community Services
Responsible Officer	Chief Financial Officer
Associated Procedure (if any)	Not Applicable
Policy Review Date	Annual
File Number / Document Number	DOC2014/013797
Relevant Legislation (reference specific sections)	<ul style="list-style-type: none"> ▪ <i>Local Government Act 1993</i> (NSW); S412 & S625 ▪ <i>Local Government (General) Regulation 2021</i> (NSW); Clause 212 ▪ <i>Banking Act 1959</i> (Cth) ▪ Ministerial Investment Order (2011)
Related Policies / Protocols / Procedures / Documents	<ul style="list-style-type: none"> ▪ Records Management Policy (DOC2019/038769) ▪ Local Government Code of Accounting Practice and Financial Reporting ▪ Office of Local Government's "Investment Policy Guidelines" ▪ Australian Accounting Standards ▪ Office of Local Government Circulars ▪ Investments Register ▪ Delegations register
Relevant desired outcome or objectives	Civic Leadership and Effective Governance Objective 5.3.8: Carry out governance functions to comply with legislation and best practice.

7. POLICY AUTHORISATIONS

No.	Authorised Function	Authorised Business Unit / Role(s)
	Implementation of this policy	General Manager
	Day to day management of Council's investments.	Responsible Accounting Officer when delegated by the General Manager Chief Financial Officer when delegated by the General Manager
	Delegate authority to implement this policy and manage Council's investments	General Manager



8. POLICY HISTORY

Revision	Date Approved / Authority	Description Of Changes
1	23 January 2008 (A/DC&RS 1/2008, 806)	The revised policy adopted conformed to legislative requirements and the Minister's Order "Forms of Investment" issued 29 July 2005.
2	7 September 2011 (PM49/2011 - 1714)	The revised policy conformed to the then Division of Local Government "Investment Policy Guidelines" and the Minister's Order "Forms of Investment". It more closely aligned to the format of the guidelines, particularly in relation to conflicts of interest, prudent person standards and preservation of capital.
3	21 November 2012 (PM97/2012 – 117)	Minor wording changes to the existing policy in the Delegations of Authority section and by the removal of references to Managed Funds in the tables within the Risk Management Guidelines area.
4	18 September 2013 (PM91/2013 – 581)	Periodic review with no changes.
5	16 April 2014 (PM35/2014 – 863)	Periodic review with removal of the grandfathering clause reference for prohibited investments.
6	5 August 2015 (CC67/2015)	Periodic review with no changes recommended to the policy other than correcting minor typographical matters.
7	17 August 2016 (CC54/2016)	The policy has minor changes to incorporate feedback from NSW Treasury Corporation (TCorp) that was provided at the last policy review.
8	18 July 2018 (CC51/2018)	The policy was changed to align with TCorp recommendations for lower rated investments. These changes reduced permissible exposure to lower rated investments and exposure to individual counterparties rated BBB- or unrated.
9	17 July 2019 (CC56/2019)	Periodic review with minor syntax amendments.
10	17 June 2020 (CC50/2020)	Periodic review, no change.
11	16 June 2021 (CC42/2021)	Periodic review with the following changes: <ol style="list-style-type: none"> 1. Clause 3.5.3 individual institution limits was amended to exclude Council's principal operating account from counterparty limits. 2. Clauses 3.5.2 and 3.5.3 were amended to mirror TCorp's table of maximum investment exposures. 3. Clauses 3.7.7 and 4.1.1 were amended to clarify the responsibilities attributed to the Responsible Accounting Officer. 4. Minor syntax and grammatical amendments.



Integrity, Respect, Teamwork, Accountability and Excellence

12	15 June 2022 (CC51/2022)	Major Update after investment advisor review including: <ol style="list-style-type: none"> 1. Remove 3.1.2 due to redundancy 2. Clarification of Investments allowed in 3.3.1 3. Inclusion of 3.4 as Prohibited Investments including the removal of Mortgages for land investment 4. 3.6 Risk Management Framework removing short term ratings for risk, adjustment to portfolio limits and timeframes for investments 5. Change of benchmark metric 6. Noting of change of Responsible Accounting Officer
13	21 June 2023 (GMU4/2023)	Periodic review. Minor syntax and position title changes
14	19 June 2024 (GMU36/2024)	Periodic review. Streamlined Overall Portfolio Credit Framework table and the Institutional Credit Framework table after Investment Advisor review.
15	18 June 2025 (CCxx/2025)	Periodic Review. Minor Changes to Institutional Credit Framework as recommended by the Investment Advisors.

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Attachment to Council Report – INTEGRATED PLANNING & REPORTING TEAM Suite of document

Together Cessnock 2040 - Exhibition Period Changes

WHERE/PAGE	TYPE OF CHANGE	WHO	ACCEPTED Y/N
Together Cessnock 2040			
Page 64	Remove Strategies: 4 Year Plan 1.1.2		
Page 64	Remove Strategies: 4 Year Plan 1.1.3		
Page 64	Change wording for Strategies: 4 Year Plan 1.1.2 (previously 1.1.4) Strengthen outcomes for young people to make our city a vibrant place of opportunity	Community & Cultural Development Manager	
Page 64	Change wording for Strategies: 4 Year Plan 1.1.3 (previously 1.1.5) Support a diversity of housing typologies and configurations that respond to the characteristics of our existing and future community	Strategic Planning Manager	
Page 64	Change wording for Strategies: 4 Year Plan 1.1.4 (previously 1.1.6) Improve opportunities for people with disability to access services, activities, facilities and information	Community & Cultural Development Manager	
Page 64	Add Strategies: 4 year plan 1.4.2 Ensure we have a series of initiatives which assist with connection and facilitate greater resilience for our community before, during and after natural disasters'	Integrated Planning & Reporting Team	
Page 66	Add Service Measure table source for Outcome 1 'Perception of Local Crime' Community Resilience Insights https://communityresilienceinsights.org.au/nsw/map/	Integrated Planning & Reporting Officer	
Page 70	Change wording for Objective 2.1 Diversify and grow our area and its economy	Economic Development Manager	
Page 70	Add missing Strategies: 4 Year Plan to 2.1 Ensure our level of community contributions are reasonable and meet our demands	Chief Financial Officer	

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WHERE/PAGE	TYPE OF CHANGE	WHO	ACCEPTED Y/N
Page 70	Remove Strategies: 4 Year Plan 2.2.2	Chief Financial Officer	
Page 70	Remove Strategies: 4 Year Plan 2.2.3	Chief Financial Officer	
Page 70	Remove Strategies: 4 Year Plan 2.3.3	Chief Financial Officer	
Page 76	Add additional Strategies: 4 Year Plan 3.1.3 Manage disaster risk and preparedness for extreme weather events	Emergency Management & Resilience	
Page 76	Remove Strategies: 4 Year Plan 3.4.3	Integrated Planning & Reporting Team	
Page 76	Remove Strategies: 4 Year Plan from Objective 3.4 3.4.2 Continue landfill extension project (Special Project)	Integrated Planning & Reporting Team	
Page 78	Change Source for 'Open space and green corridors' Council's geographic information system	Open Space & Community Facilities Manager	
Page 78	Change Service Measure for 'Community Satisfaction Plan Action with parks and recreation areas' In 2025 this score was 84% 3.59 – Satisfied	Open Space & Community Facilities Manager	
Page 78	Change Service Measure for Kerbside Collection (recycling) In 2024 this was 39% Hunter Resource Recovery This is the total tonnes diverted from landfill when compared with all waste streams collected and handled within the LGA. IMPROVE	Environment & Waste Services Manager Services Manager	
Page 78	Change Service Measure for Kerbside Collection (organic) In 2024 this was 6,293.14 tonnes per annum Australian Native Landscapes This is a measure of the number of tonnes recycled and re-processed via the kerbside organics collection service.	Environment & Waste Services Manager Services Manager	

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	IMPROVE		
Page 82	Remove Strategies: 4 Year Plan 4.2.2		
Page 82	Remove Strategies: 4 Year Plan 4.2.4		
Page 84	Change Service Measure Access to infrastructure and services – local roads	Asset Planning Coordinator	
Page 84	Remove Service Measure row Local Government Asset Maintenance	Asset Planning Coordinator	
Page 84	Remove Service Measure row Local Government Asset Renewal	Asset Planning Coordinator	
Page 84	Add new Service Measure In 2024 the Renewal ratio was 328.9% In 2024 the Maintenance ratio was 123% Council's infrastructure asset performance indicators This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship Maintain	Asset Planning Coordinator	
Page 84	Update Service Measure for 'Community Satisfaction Plan Action with maintenance of our sealed roads' In 2025 this score was 25% 1.92 - Not at all satisfied'	Integrated Planning & Reporting Team	
Page 84	Update Methodology for 'Community Satisfaction Plan Action with maintenance of our sealed roads' A core element of this community survey was the rating of 41 facilities/services in terms of Importance and Satisfaction Plan Action. Score = somewhat satisfied/satisfied/very satisfied. Scale: 1 = not at all satisfied, 5 = very satisfied	Asset Planning Coordinator	

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Page 84	Update Service Measure for 'Community Satisfaction Plan Action with regulation of traffic flow' In 2025 this score was 54% 2.70 – Somewhat satisfied	Integrated Planning & Reporting Team	
Page 84	Update Methodology for 'Community Satisfaction Plan Action with regulation of traffic flow' A core element of this community survey was the rating of 41 facilities/services in terms of Importance and Satisfaction Plan Action. Score = somewhat satisfied/satisfied/very satisfied. Scale: 1 = not at all satisfied, 5 = very satisfied	Integrated Planning & Reporting Team	
Page 88	Update numbering for 5.3 in ' Outcome 5 – Lead '	Integrated Planning & Reporting Team	
Page 90	Update Service Measure for 'Community Satisfaction Plan Action with our long-term planning & vision' In 2025 this score was 48% 2.60 –Somewhat satisfied	Integrated Planning & Reporting Team	
Page 90	Update Methodology for 'Community Satisfaction Plan Action with our long-term planning & vision' A core element of this community survey was the rating of 41 facilities/services in terms of importance and Satisfaction Plan Action. Scale: 1 = not at all important/not at all satisfied, 5 = very important/very satisfied.	Integrated Planning & Reporting Team	
Page 90	Update Service Measure for 'Community Satisfaction Plan Action with how our council's workforce deals with the public' In 2025 this score was 70%. 3.06 – Satisfied	Integrated Planning & Reporting Team	
Page 90	Update Methodology for 'Community Satisfaction Plan Action with how our council's workforce deals with the public' A core element of this community survey was the rating of 41 facilities/services in terms of importance and Satisfaction Plan Action. Scale: 1 = not at all important/not at all satisfied, 5 = very important/very satisfied.	Integrated Planning & Reporting Team	
Page 90	Update Service Measure for 'Community Satisfaction Plan Action with involvement in decision making' In 2025 this score was 59%.	Integrated Planning & Reporting Team	

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	2.67 – Satisfied		
Page 90	Update Methodology for ‘Community Satisfaction Plan Action with involvement in decision making’ A core element of this community survey was the rating of 41 facilities/services in terms of importance and Satisfaction Plan Action. Scale: 1 = not at all important/not at all satisfied, 5 = very important/very satisfied.	Integrated Planning & Reporting Team	
Page 90	Update Service Measure for ‘Community Satisfaction Plan Action with information supplied to residents about council activities’ In 2025 this score was 57%. 2.48 - Satisfied	Integrated Planning & Reporting Team	
Page 90	Update Service Measure for ‘Community Satisfaction Plan Action with information supplied to residents about council activities’ A core element of this community survey was the rating of 41 facilities/services in terms of importance and Satisfaction Plan Action. Scale: 1 = not at all important/not at all satisfied, 5 = very important/very satisfied.	Integrated Planning & Reporting Team	
23 May 2025	General submission Broadly supportive of the documents but looking for more explicit reference to Shiraz to Shore and cross regional pathways	Terry Lewin, Richmond Vale Rail Trail Inc.	Noted

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Page 82	Change wording for Strategies: 4 Year Plan 1.1.3 Support a diversity of housing typologies and configurations that respond to the characteristics of our existing and future community	Strategic Planning Manager	
Page 82	Change wording for Strategies: 4 Year Plan 1.1.4 Improve opportunities for people with disability to access services, activities, facilities and information	Community & Cultural Development Manager	
Page 84	Add ' 2025-2029 Capital Projects ' to the table Citywide - Various - Pre-Construction Design - Open Space - 2025-29 - General funds - OS&CF Cessnock - Cessnock Aquatic Centre - Pool shade sail - 2025-26 - General funds – OS&CF	Integrated Planning & Reporting Team	
Page 92	Change wording for Objective 2.1 Diversify and grow our area and its economy	Economic Development Manager	
Page 98	Remove Strategies: 4 Year Plan from Objective 3.4 3.4.2 Continue landfill extension project (Special Project)	Integrated Planning & Reporting Team	
Page 100	Add ' 2025-2029 Capital Projects ' to the table Cessnock - Various - Implement Revolving Energy Improvement Program - 2025-26 – Waste Services Citywide - Various - Deliver local road stabilisation program - 2025-29 - Works & Operations	Integrated Planning & Reporting Team	
Page 104	Change Source for 'Open space and green corridors' Council's geographic information system	Open Space & Community Facilities Manager	

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Page 110	Add 2025-2029 Capital Projects Abermain - Cessnock to Abermain - Deliver shared pathway - 2025-26 - Infrastructure	Integrated Planning & Reporting Team	
Page 114	Change Service Measure Access to infrastructure and services – local roads	Asset Planning Coordinator	
Page 114	Remove Service Measure row Local Government Asset Maintenance	Asset Planning Coordinator	
Page 114	Remove Service Measure row Local Government Asset Renewal	Asset Planning Coordinator	
Page 114	Add new Service Measure Asset Maintenance and Renewal	Asset Planning Coordinator	

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	<p>In 2024 the Renewal ratio was 328.9%</p> <p>In 2024 the Maintenance ratio was 123%</p> <p>Council's infrastructure asset performance indicators</p> <p>This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship</p> <p>Maintain</p>		
Page 114	<p>Update Service Measure for 'Community Satisfaction Plan Action with maintenance of our sealed roads'</p> <p>In 2025 this score was 25% 1.92 - Not at all satisfied'</p>	Integrated Planning & Reporting Team	
Page 114	<p>Update Methodology for 'Community Satisfaction Plan Action with maintenance of our sealed roads'</p> <p>A core element of this community survey was the rating of 41 facilities/services in terms of Importance and Satisfaction Plan Action. Score = somewhat satisfied/satisfied/very satisfied. Scale: 1 = not at all satisfied, 5 = very satisfied</p>	Asset Planning Coordinator	
Page 114	<p>Update Service Measure for 'Community Satisfaction Plan Action with regulation of traffic flow'</p> <p>In 2025 this score was 54% 2.70 – Somewhat satisfied</p>	Integrated Planning & Reporting Team	
Page 114	<p>Update Methodology for 'Community Satisfaction Plan Action with regulation of traffic flow'</p> <p>A core element of this community survey was the rating of 41 facilities/services in terms of Importance and Satisfaction Plan Action. Score = somewhat satisfied/satisfied/very satisfied. Scale: 1 = not at all satisfied, 5 = very satisfied</p>	Integrated Planning & Reporting Team	
Page 114	<p>Change Service Measure for Asset Agreed Service Level</p> <p>In 2024 the Renewal ratio was 328.9%</p> <p>In 2024 the Maintenance ratio was 123%</p> <p>Council's infrastructure asset performance indicators</p>	Asset Planning Coordinator	Yes

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Page 142	Add Operational Plan Action for Strategies: 4 Year Plan 1.2.1 Operational Plan Action: Recognise Aboriginal and Torres Strait Islander peoples as Australia's First Peoples and respect their connections to lands, waters, places and cultures Service Area: Strategic Planning Supporting Processes: Aboriginal Cultural Heritage Management Strategy Our Role: Deliver, Collaborate Operational Plan Service Indicator: We have utilised our Cultural Heritage Strategy in our area's planning. Operational Plan Target: Ongoing	Integrated Planning & Reporting Team	
Page 142	Add Strategies: 4 Year Plan 1.2.3 Provide a variety of internment options to the community	Open Space & Community Facilities Manager	
Page 142	Add Operational Plan Action to Strategies: 4 Year Plan 1.2.3 Provide a variety of internment options to the community Operational Plan Action: Review and update the Cessnock Cemetery Strategy 2006. Service Area: Open Spaces & Community Facilities Supporting Processes: Cessnock City Council Cemeteries Masterplan Our Role: Deliver Operational Plan Service Indicator: Our Cessnock Cemetery Strategy has been reviewed and updated. Operational Plan Target: 30 June 2026	Open Space & Community Facilities Manager	

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Page 144	<p>Replace Operational Plan Action in Strategies: 4 Year Plan 1.3.1</p> <p>Operational Plan Action 2: Engage with artists to deliver a variety of exhibitions and workshops at PACC and actively promote across a variety of media platforms to reach a diverse audience. Service Area: Community & Cultural Development Supporting Processes: BAU Our Role: Deliver, collaborate Operational Plan Service Indicator: We held a minimum of 5 exhibitions in our Centre. We held a minimum of 10 workshops in our Centre. Operational Plan Target: 30 June 2026</p>	Community & Cultural Development Manager	
Page 150	<p>Add Operational Plan Action to Strategies: 4 Year Plan 1.4.2</p> <p>Operational Plan Action: Implement our Fire Safety Strategy in accordance with statutory requirements Service Area: Compliance Services Supporting Processes: Fire Safety Plans of Management Our Role: Deliver Operational Plan Service Indicator: No less than 85% of all property owners within our Fire Safety Register Target: 30 June 2026</p>	Regulatory Services Manager	
Page 156	Add missing Strategies: 4 Year Plan 2.1.2 Create a skilled and employment-ready workforce within our Council	People & Culture Manager	
Page 156	<p>Add missing Operational Plan Actions to Strategies: 4 Year Plan 2.1.2 Create a skilled and employment-ready workforce within our Council</p> <p>Operational Plan Action 1: Ensure we have a range of apprentice, trainee and graduate opportunities within our Council. Service Area: People & Culture Supporting Processes: Workforce Management Strategy Our Role: Deliver Operational Plan Service Indicator: We have continued implementation of our Apprentice, Trainee & Graduate Framework Operational Plan Target: Ongoing</p>	People & Culture Manager	

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WHERE/PAGE	TYPE OF CHANGE	WHO	ACCEPTED Y/N
	<p>Operational Plan Action 2: We have a dedicated engineering graduate program to address skill shortages and future skills requirements in our Council Service Area: People & Culture Supporting Processes: Workforce Management Strategy Our Role: Deliver Operational Plan Service Indicator: We have developed an Engineering graduate program. Operational Plan Target: 30 June 2026</p> <p>Operational Plan Action 3: Represent Council at careers expos, University and TAFE open days and school visits to promote career opportunities and pathways available at our Council. Service Area: People & Culture Supporting Processes: Workforce Management Strategy Our Role: Deliver, collaborate Operational Plan Service Indicator: We have participated in 2 external opportunities. Operational Plan Target: 30 June 2026</p> <p>Operational Plan Action 4: Investigate alternative strategies for advertising vacant positions to increase the candidate pool in our Council. Service Area: People & Culture Supporting Processes: Workforce Management Plan Our Role: Deliver, collaborate Operational Plan Service Indicator: Investigation has occurred and opportunities have been identified. Operational Plan Target: 30 June 2026</p>		
Page 168	Add additional Strategies: 4 Year Plan	Emergency Management & Resilience	
	3.1.3 Manage disaster risk and preparedness for extreme weather events		
Page 168	Add Operational Plan Actions to Strategies: Year Plan 3.1.3	Emergency Management & Resilience	
	<p>Operational Plan Action 1: Work with our partners to manage natural disasters in our area. Service Area: Emergency Management & Resilience Supporting Processes: Climate Change Resilience Plan Our Role: Collaborate</p>		

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WHERE/PAGE	TYPE OF CHANGE	WHO	ACCEPTED Y/N
	<p>Operational Plan Service Indicator: Natural disaster committee meetings were regularly attended. Operational Plan Target: 30 June 2026</p> <p>Operational Plan Action 2: Identify and manage high priority stormwater, waterway and floodplain works.</p> <p>Service Area: Emergency Management & Resilience Supporting Processes: Stormwater, Waterway and Floodplain Strategy Our Role: Advocate Operational Plan Indicator: We submitted grant funding applications where appropriate. Operational Plan Target: 30 June 2026</p> <p>Operational Plan Action 3: Ensure expansion of new infrastructure plans for future development considers floodplain impacts. Service area: Asset Planning Supporting Processes: Community Disaster Resilience Strategy Our Role: Deliver Operational Plan Service Indicator: We have incorporated design guidelines, specifications, and development controls into our future development planning. Operational Plan Target: Ongoing</p> <p>Operational Plan Action 4: Facilitate and manage our area's preparedness for local risks, hazards, emergency management and recovery. Service Area: Asset Planning Supporting Processes: Community Disaster Resilience Strategy Our Role: Deliver Operational Plan Service Indicator: We have facilitated Local Emergency Management Committee (LEMC) meetings. Operational Plan Target: 30 June 2026</p>		
Page 176	<p>Add Operational Plan Action to Strategies: 4 Year Plan 3.4.2</p> <p>Operational Plan Action : Continue landfill extension to meet the needs of our growing community Service area: Environment & Waste</p>	Environment & Waste Services Manager Services Manager	

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WHERE/PAGE	TYPE OF CHANGE	WHO	ACCEPTED Y/N
	Supporting processes: Special Project Our role: Deliver Operational Plan service indicator: Our landfill extension project is progressing Operational plan target: Ongoing		
Page 176	Change Operational Plan Action 2 wording NSW EPA Environment Protection License	Environment & Waste Services Manager	
Page 176	Combine Operational Plan Actions : Implement initiatives to remove sharps from our waste stream AND Implement initiatives to remove batteries from our waste stream. Implement a number of initiatives to remove sharps and batteries from our waste streams	Environment & Waste Services Manager	
Page 176	Combine Operational Plan Actions : Undertake our Illegal Dumping Program AND Facilitate community focused litter reduction and illegal dumping awareness programs and events. Undertake our illegal dumping program which includes facilitating community focused litter reduction awareness programs and events	Environment & Waste Services Manager	
Page 204	Update wording for 4 th action under 5.3.4 Submit grant funding applications in accordance with asset management plans for improvements to recreation community facilities.	Integrated Planning & Reporting Team	
Page 222	Operating Statement Fix transposition error Other Revenues - 3,151,580 / 3,343,040 Grants & Contributions Operating - 20,729,096 / 16,040,650 Interest and Investment Revenues - 3,033,830 / 3,102,000	Financial Planning Coordinator	

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WHERE/PAGE	TYPE OF CHANGE	WHO	ACCEPTED Y/N																																								
Page 232	Statement of rates proposed to be levied – Section 405(2) Update table to current figures <table><tr><td>Ordinary Residential</td><td>0.260060</td><td>430</td><td>30.09%</td><td>37,658,019</td></tr><tr><td>Ordinary Residential Rural</td><td>0.192352</td><td>430</td><td>18.01%</td><td>4,274,553</td></tr><tr><td>Ordinary Farmland</td><td>0.150931</td><td>430</td><td>13.82%</td><td>2,594,066</td></tr><tr><td>Ordinary Farmland Mixed Use</td><td>0.402952</td><td>535</td><td>5.69%</td><td>225,635</td></tr><tr><td>Ordinary Farmland Business Rural</td><td>0.392005</td><td>535</td><td>8.09%</td><td>185,157</td></tr><tr><td>Ordinary Business</td><td>1.182532</td><td>535</td><td>10.40%</td><td>8,058,973</td></tr><tr><td>Ordinary Mining</td><td>4.717048</td><td>1,500</td><td>0.45%</td><td>1,682,615</td></tr><tr><td>Total</td><td></td><td></td><td></td><td>\$54,694,636</td></tr></table>	Ordinary Residential	0.260060	430	30.09%	37,658,019	Ordinary Residential Rural	0.192352	430	18.01%	4,274,553	Ordinary Farmland	0.150931	430	13.82%	2,594,066	Ordinary Farmland Mixed Use	0.402952	535	5.69%	225,635	Ordinary Farmland Business Rural	0.392005	535	8.09%	185,157	Ordinary Business	1.182532	535	10.40%	8,058,973	Ordinary Mining	4.717048	1,500	0.45%	1,682,615	Total				\$54,694,636	Finance Coordinator Financial Services	
Ordinary Residential	0.260060	430	30.09%	37,658,019																																							
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Total				\$54,694,636																																							
Page 234	Domestic Wase Services Charge Change paragraphs: This service entitles the property to a single weekly collection of mixed waste, a single weekly collection of food organics/garden organics material, and a single fortnightly collection of recyclable material, all using approved mobile containers as provided by Council and a single fortnightly collection of recyclable material and garden organic material using approved mobile containers as provided by Council. For 2025-2026 each service includes the issue of four (4) waste vouchers and eight (8) recycling vouchers to be used at the Cessnock Waste Management Centre. Each voucher allows 250 kilograms of domestic or general household waste or recycling. If the quantity exceeds 250 kilograms per disposal, additional vouchers may be used, or a fee will apply. Material disposed using vouchers is to be transported in passenger vehicles, utilities or small trailers only.	Environment & Waste Services Manager																																									
Page 234	Waste Management Service Charge Second paragraph This service entitles the property to a single weekly collection of mixed waste, a single weekly collection of food organics/garden organics material, and a single fortnightly collection of recyclable material, all using approved mobile containers as provided by Council.	Environment & Waste Services Manager																																									

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Page 236	Statement of charges proposed to be levied – Section 405(2) Update line item Additional Domestic Waste Management Service Charge – Organics \$196.00	Finance Coordinator Financial Services	
Page 247	Change Budget Forecast for Capital Project Citywide Cessnock City Council Libraries Deliver library book purchases \$207,684	Financial Planning Coordinator	
Page 254	Change Budget Forecast for Capital Project Citywide Various Deliver resealing of regional roads \$1,000,000	Financial Planning Coordinator	
Page 254	Change Budget Forecast for Capital Project Sawyers Gully Sawyers Gully Road Deliver road rehabilitation \$2,625,000	Financial Planning Coordinator	

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Fees and Charges			
Page 24	Change of wording in 'Aerodrome' paragraph FEES APPLY TO ALL VH AND RAAUS FIXED WING - ROTARY WING - PARAWING OR OTHER ULTRALIGHT AIRCRAFT FOR LANDING AND CIRCUITS	Aerodrome Technical Operations Coordinator	
Page 24	Change of wording in 'Aerodrome' paragraph NOTE 2 : 25 % DISCOUNT FOR CESSNOCK BASED FLIGHT SCHOOL AIRCRAFT ON LANDING AND CIRCUIT FEES FOR SUB 1500KG MTOW *APPLICABLE MINIMUM CHARGE FEE APPLIES	Aerodrome Technical Operations Coordinator	
Page 24	Add sentence as 'Note 4' NON CESSNOCK BASED AIRCRAFT WISHING TO OVERNIGHT PARK REQUIRE PRIOR PERMISSION TO PARK AS PER ERSA OTHERWISE OTHER PENALTY FEE APPLIES	Aerodrome Technical Operations Coordinator	
Page 25	Change wording in 'Landing Fees – Billed by AVDATA' DAY SUB 3999.9KG TYPE AIRCRAFT LANDING FEE PER 30 MINUTES PER TONNE PRO RATA (MINIMUM FEE CHARGE \$10.00 GST INCL)	Aerodrome Technical Operations Coordinator	
Page 25	Add to "Landing Fees – Billed by AVDATA" 25/26 GST inclusive fee of '\$0.013	Aerodrome Technical Operations Coordinator	
Page 25	Remove fee DAY AIRCRAFT LANDING FEE PER 30 MINUTES 750-3999KG MTOW PER TONNE PRO RATA (MINIMUM FEE CHARGE \$10.00 GST INCL)	Aerodrome Technical Operations Coordinator	
Page 25	Change wording in 'Landing Fees – Billed by AVDATA' NIGHT ANY REGISTERED AIRCRAFT LANDING FEE PER 30 MINUTES 1 - 3999KG MTOW PER TONNE PRO RATA (MINIMUM FEE \$15.00 INCL GST)	Aerodrome Technical Operations Coordinator	
Page 25	Add to 'Landing Fees – Billed by AVDATA' 25/26 GST inclusive fee of '\$0.014	Aerodrome Technical Operations Coordinator	

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Page 25	Change wording in 'Landing Fees – Billed by AVDATA' to LANDING FEE ANY AIRCRAFT 4000KG AND ABOVE MTOW PER TONNE PRO RATA- PER 30 MINUTES (DAY OR NIGHT)	Aerodrome Technical Operations Coordinator	
Page 25	Add to 'Landing Fees – Billed by AVDATA' 25/26 GST inclusive fee of \$0.015	Aerodrome Technical Operations Coordinator	
Page 25	Remove from table 'Landing Fees – Billed by AVDATA' NIGHT LANDING FEE ANY AIRCRAFT 4000KG AND ABOVE MTOW PER TONNE PRO RATA - PER 30 MINUTES	Aerodrome Technical Operations Coordinator	
Page 25	Change wording in 'Landing Fees – Billed by AVDATA' ANY TYPE AIRCRAFT IN BUSH FIRE OPERATIONS -FEE PER DAY (INCLUDES ALL DAY LANDING, PARKING CHARGES AND ASSOCIATED VEHICLES)	Aerodrome Technical Operations Coordinator	
Page 25	Change wording in 'Landing Fees – Billed by AVDATA' CIRCUIT TRAINING HOURS OUTSIDE OF PUBLISHED TRAINING HOURS * Note 1 - PER 30 MINUTES ASSOCIATED LANDING FEES APPLY	Aerodrome Technical Operations Coordinator	
Page 25	Change in 'Aircraft Parking – Billed by AVDATA' ROTARY WING GRASS PARKING PER DAY OR PART DAY WITH PRIOR PERMISSION AS PER ERSA	Aerodrome Technical Operations Coordinator	
Page 26	Change in 'Aircraft Parking – Billed by AVDATA' ROTARY WING HARDSTAND PARKING PER DAY OR PART DAY PRIOR PERMISSION AS PER ERSA	Aerodrome Technical Operations Coordinator	
Page 26	Change in 'Aircraft Parking – Billed by AVDATA'	Aerodrome Technical Operations Coordinator	
Page 26	Change wording to name of the fourth row in 'Aircraft Parking – Billed by AVDATA' FIXED WING GRASS PARKING PER DAY OR PART DAY PRIOR PERMISSION AS PER ERSA	Aerodrome Technical Operations Coordinator	

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Page 26	Add new table named 'EXEMPTED FLIGHTS'			Aerodrome Technical Operations Coordinator	
	LITTLE WINGS. ANGEL FLIGHTS WITH PRIOR PERMISSION WESTPAC HELI RESCUE / TOLL MEDEVAC / RFDS MERCY / NSW POLICE AND HOSPITAL TRANSFER MISSIONS UPON APPLICATION - training flights will be billed at applicable rate.				
Page 142	Move Mattresses to Recoverable & Recyclable waste			Environment & Waste Services Manager Services Manager	
Page 143	REMOVE			Environment & Waste Services Manager Services Manager	
	Additional 240L waste bin (fortnightly collection) charges				
	Weekly waste bin collection				
	The words 'draft fee' from the opt-in fortnightly waste collection				
	CHANGE to "Additional Weekly Organics Collection bin"				
	New Line items:			Environment & Waste Services Manager Services Manager	
	Replacement Kitchen Caddy - \$5.25 incl GST				
	Supply of compostable kitchen caddy liners (for residents exceeding 2 rolls per year)- \$11.45 incl GST				
	Postage of compostable kitchen caddy liners - \$17.00				
Item	Matter for which fee is payable	New 2025/26 Fee	2025/26 Draft Exhibition fee		
2.1	Development application for development, other than a development application referred to in item 2.2 or 2.3, involving the erection of a building, the carrying out of a work or the demolition of a work or building with an estimated cost of development—			Finance Coordinator Financial Services	

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	Up to \$5,000	\$147.00	\$144.00	Finance Coordinator Financial Services	
	\$5,001–\$50,000— (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000	\$226.00 \$3.00	\$220.00 \$3.00	Finance Coordinator Financial Services	
	\$50,001–\$250,000— (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$50,000	\$469.00 \$3.64	\$459.00 \$3.64	Finance Coordinator Financial Services	
	\$250,001–\$500,000— (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$250,000	\$1,544.00 \$2.34	\$1,509.00 \$2.34	Finance Coordinator Financial Services	
	\$500,001–\$1 million— (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000	\$2,325.00 \$1.64	\$2,272.00 \$1.64	Finance Coordinator Financial Services	
	\$1,000,001–\$10 million— (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1 million	\$3,483.00 \$1.44	\$3,404.00 \$1.44	Finance Coordinator Financial Services	
	More than \$10 million— (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10 million	\$21,146.00 \$1.19	\$20,667.00 \$1.19	Finance Coordinator Financial Services	
2.2	Development application for development for the purposes of 1 or more advertisements, but only if the fee under this item exceeds the fee that would be payable under item 2.1 (a) 1 advertisement, plus (b) for each additional advertisement	\$379.00 \$93.00	\$371.00 \$93.00	Finance Coordinator Financial Services	

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2.3	Development application for development involving the erection of a dwelling house with an estimated cost of \$100,000 or less	\$606.00	\$592.00	Finance Coordinator Financial Services	
2.4	Development application involving subdivision, other than strata subdivision, involving the opening of a public road— (a) base fee, plus (b) for each additional lot created by subdivision	\$885.00 \$65.00	\$865.00 \$65.00	Finance Coordinator Financial Services	
2.5	Development application involving subdivision, other than strata subdivision, not involving the opening of a public road— (a) base fee, plus (b) for each additional lot created by subdivision	\$440.00 \$53.00	\$430.00 \$53.00	Finance Coordinator Financial Services	
2.6	Development application involving strata subdivision— (a) base fee, plus (b) for each additional lot created by subdivision	\$440.00 \$65.00	\$430.00 \$65.00	Finance Coordinator Financial Services	
2.7	Development application for development not involving the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a work or building	\$379.00	\$371.00	Finance Coordinator Financial Services	
	Part 3: Additional Fees for development applications – other than State significant development			Finance Coordinator Financial Services	
3.1	Additional fee for development application for integrated development— (a) fee payable to consent authority (b) fee payable to approval body	\$187.00 \$426.00	\$182.00 \$417.00	Finance Coordinator Financial Services	
3.2	Additional fee for development application for development requiring concurrence, other than if concurrence is assumed under this Regulation, section 55— (a) fee payable to consent authority (b) fee payable to concurrence authority	\$187.00 \$426.00	\$183 \$416	Finance Coordinator Financial Services	
3.3	Additional fee for development application for designated development	\$1,226.00	\$1,198.00	Finance Coordinator Financial Services	

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3.4	Additional fee for development application that is referred to design review panel for advice	\$3,996.00	\$3,905.00	Finance Coordinator Financial Services	
3.5	Giving of notice for designated development	\$2,957.00	\$2,890.00	Finance Coordinator Financial Services	
3.6	Giving of notice for nominated integrated development, threatened species development or Class 1 aquaculture development	\$1,472.00	\$1,438.00	Finance Coordinator Financial Services	
3.7	Giving of notice for prohibited development	\$1,472.00	\$1,438.00	Finance Coordinator Financial Services	
3.8	Giving of notice for other development for which a community participation plan requires notice to be given	\$1,472.00	\$1,438.00	Finance Coordinator Financial Services	
	Part 4: Fees for modification of development consents – other than State significant development			Finance Coordinator Financial Services	
4.1	Modification application under the Act, section 4.55(1)	\$95.00	\$92	Finance Coordinator Financial Services	
4.2	Modification application— (a) under the Act, section 4.55(1A), or (b) under the Act, section 4.56(1) that involves, in the consent authority's opinion, minimal environmental impact	Lesser of- (a) \$859.00, or (b) 50% fee for original application	lesser of: (a) \$839.00 or (b) 50% fee for original application	Finance Coordinator Financial Services	
4.4	Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if— (a) the fee for the original development application was 1 fee unit or more, and (b) the original development application involved the erection of a dwelling house with an estimated cost of \$100,000 or less	\$253.00	\$247.00	Finance Coordinator Financial Services	
4.5	Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the fee for the original application was 1 fee unit or more and the			Finance Coordinator Financial Services	

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	application relates to an original development application, other than an original development application specified in item 4.3 or 4.4, with an estimated cost of development of—				
	Up to \$5,000	\$73.00	\$71.00	Finance Coordinator Financial Services	
	\$5,001–\$250,000— (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000	\$113.00 \$1.50	\$110.00 \$1.50	Finance Coordinator Financial Services	
	\$250,001—\$500,000— (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$250,000	\$666.00 \$0.85	\$651.00 \$0.85	Finance Coordinator Financial Services	
	\$500,001 - \$1 million - (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$50,000	\$949.00 \$0.50	\$927.00 \$0.50	Finance Coordinator Financial Services	
	\$1,000,001–\$10 million— (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1 million	\$1,314.00 \$0.40	\$1,285.00 \$0.40	Finance Coordinator Financial Services	
	More than \$10 million (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10 million	\$6,310.00 \$0.27	\$6167.00 \$0.27	Finance Coordinator Financial Services	
4.6	Additional fee for modification application if notice of application is required to be given under the Act, section 4.55(2) or 4.56(1)	\$886.00	\$866.00	Finance Coordinator Financial Services	
4.7	Additional fee for modification application that is accompanied by statement of qualified designer	\$1,013.00	\$990	Finance Coordinator Financial Services	

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4.8	Additional fee for modification application that is referred to design review panel for advice	\$3,996.00	\$3,905.00	Finance Coordinator Financial Services	
	Part 7: Fees for reviews and appeals			Finance Coordinator Financial Services	
7.1	Application for review under the Act, section 8.3 that relates to a development application not involving the erection of a building, the carrying out of a work or the demolition of a work or building	50% fee for original development application	50% fee for original development application	Finance Coordinator Financial Services	
7.2	Application for review under the Act, section 8.3 that relates to a development application involving the erection of a dwelling house with an estimated cost of \$100,000 or less	\$253.00	\$247.00	Finance Coordinator Financial Services	
7.3	Application for review under the Act, section 8.3 that relates to a development application, not referred to in item 7.1 and 7.2 for development with an estimated cost of—			Finance Coordinator Financial Services	
	Up to \$5,000	\$73.00	\$71.00	Finance Coordinator Financial Services	
	\$5,001-\$250,000- (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000	\$114.00 \$1.50	111	Finance Coordinator Financial Services	
	\$250,001-\$500,000- (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$250,000	\$666.00 \$0.85	651	Finance Coordinator Financial Services	
	\$500,001-\$1 million- (a) base fee, plus (b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000	\$949.00 \$0.50	927	Finance Coordinator Financial Services	
	\$1,000,001 – \$10 million- (a) base fee, plus	\$1,314.00 \$0.40	1285	Finance Coordinator Financial Services	

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	(b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1 million				
	More than \$10 million-	\$6,310.00	6167	Finance Coordinator	
	(a) base fee, plus	\$0.27		Financial Services	
	(b) for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10 million				
7.4	Application for review of decision to reject and not determine a development application under the Act, section 8.2(1)(c) if the estimated cost of development is—	\$73.00	\$ 71	Finance Coordinator	
	(a) less than \$100,000	\$199.00	\$195	Financial Services	
	(b) \$100,000–\$1 million	\$333.00	\$325		
	(c) more than \$1 million				
7.5	Appeal against determination of modification application under the Act, section 8.9	50% fee that was payable for the application the subject of appeal	50% fee that was payable for the application the subject of appeal	Finance Coordinator	
				Financial Services	
7.7	Notice of application for review of a determination under the Act, section 8.3	\$826.00	\$807.00	Finance Coordinator	
				Financial Services	
	Part 9: Other Fees			Finance Coordinator	
				Financial Services	
9.7	Application for planning certificate under the Act, section 10.7(1)	\$71.00	\$69.00	Finance Coordinator	
				Financial Services	
9.8	Additional fee if planning certificate includes advice under the Act, section 10.7(5)	\$107.00	\$105.00	Finance Coordinator	
				Financial Services	
9.9	Provision of certified copy of a document, map or plan under the Act, section 10.8(2)	\$71.00	\$69.00	Finance Coordinator	
				Financial Services	
Workforce Management Strategy					
	Nil recorded				
Long Term Financial Plan					
	Nil recorded				

- **Community Strategic Plan: Together Cessnock 2040**
 - **2025-29 Delivery Program incorporating the 2025-26 Operational Plan, Budget and Revenue Policy**
 - **Resourcing Strategy incorporating the Long Term Financial Plan, Workforce Management Plan and Asset Management Strategy**
 - **2025-26 Fees & Charges**
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WHERE/PAGE	TYPE OF CHANGE	WHO	ACCEPTED Y/N
Asset Management Strategy/Plans			
	Nil recorded		

Action Sheets Report		Division: Committee: Ordinary Council Officer:	Date From: Date To:	Printed: Tuesday, 10 June 2025 9:33:58 AM		
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
CC23/2025 155	Ordinary Council 21/05/2025	Walters, Lorna Maginnity, Robert	Quarterly Budget Review Statement - Quarter 3, 31 March 2025	18/06/2025	22/05/2025	22/05/2025
22 May 2025 12:38pm Walters, Lorna - Completion Completed by Walters, Lorna (action officer) on 22 May 2025 at 12:38:30 PM - Revised Budget uploaded						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
CC24/2025 156	Ordinary Council 21/05/2025	Wade, Craig Maginnity, Robert	Tender T2025-11 Weston Bears Park Grandstand, Amenities & Carpark Upgrade	18/06/2025	22/05/2025	22/05/2025
22 May 2025 12:22pm Wade, Craig - Completion Completed by Wade, Craig (action officer) on 22 May 2025 at 12:22:04 PM - advised supplier ans executing contract						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
CC12/2025 117	Ordinary Council 19/03/2025	Plumridge, Matthew Maginnity, Robert	Authorisation to Borrow	31/05/2025	24/03/2025	29/05/2025
06 May 2025 9:18am Anderson, India - Target Date Revision Target date changed by Anderson, India from 16 April 2025 to 31 May 2025 - Assessing quotes being recieved. 29 May 2025 10:12am Plumridge, Matthew - Completion Completed by Plumridge, Matthew (action officer) on 29 May 2025 at 10:12:11 AM - Loan secured and to be drawn down prior to the end of May.						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
UB1/2025	Ordinary Council 21/05/2025	Liddell, Ken Liddell, Ken	Meeting Regarding Homeless	18/06/2025	22/05/2025	26/05/2025
23 May 2025 2:41pm Lorenzen, Cherie Letters drafted for State & Federal MPs, sent to Mayor for his approval. 26 May 2025 4:06pm Lorenzen, Cherie - Completion Completed by Lorenzen, Cherie on behalf of Liddell, Ken (action officer) on 26 May 2025 at 4:06:15 PM - Correspondence sent to Federal and State MPs per council resolution.						
Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
PE13/2025 153	Ordinary Council 21/05/2025	Stokes, Lachlan Chrystal, Peter	Cessnock City Council and Maitland City Council Boundary Adjustment	18/06/2025	22/05/2025	27/05/2025
27 May 2025 9:54am Stokes, Lachlan - Completion Completed by Stokes, Lachlan (action officer) on 27 May 2025 at 9:54:11 AM - A copy of the resolution has been forwarded to Maitland City Council						

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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
UB2/2025	Ordinary Council 21/05/2025	Waghorn, Peter		Review of Existing Policy governing leasing agreements with Sporting Clubs	18/06/2025	
160 MOTION 161 RESOLVED	Moved:	Maginnity, Robert Councillor Jurd	Seconded:	Councillor Madden		
That Council urgently reviews the existing policy governing leasing agreements with sporting clubs with a view to simplifying processes and supporting sustainability of local clubs.						
27 May 2025 8:47am Meyers, Kristy - Reallocation Action reassigned to Maginnity, Robert by Meyers, Kristy - Hi Robert - Paul has advised this one is for C&CS.						
27 May 2025 11:23am Anderson, India - Reallocation Action reassigned to Waghorn, Peter by Anderson, India - Per DC&CS request						
28 May 2025 4:31pm Waghorn, Peter Review in progress						

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC10/2025	Ordinary Council 19/03/2025	Waghorn, Peter	Corporate and Community	Land Acquisition - South Cessnock Bund Wall	30/06/2025	
114 MOTION 114 RESOLVED	Moved:	Maginnity, Robert Councillor Lea	Seconded:	Councillor Harrington		
<ol style="list-style-type: none"> That Council acquires by voluntary agreement of Austar Coal Mine Pty Ltd land and easement rights, being portions of lots 34, 35 and 36 in DP 755215, required for the South Cessnock Flood Mitigation Scheme Bund Wall project. That Council delegates authority to the General Manager to acquire the land at the assessed market value for the sum of \$43,300 and compensate the landowner for reasonably incurred valuation and legal costs on presentation of paid invoices in accordance with the <i>Land Acquisition (Just Terms Compensation) Act 1991</i>. That Council authorise the General Manager to execute all documents relating to the acquisition and/or documents relating to any application to the Office of Local Government for the approval of the Minister and the Governor for compulsory acquisition if required. That Council authorise the General Manager in the event of failure to acquire by agreement to make any application to the Office of Local Government for the approval of the Minister and the Governor for compulsory acquisition. That on transfer of ownership, Council resolves to classify the land being portions of lots 34, 35 and 36 in DP 755215 as operational land. 						
26 Mar 2025 10:40am Anderson, India - Reallocation Action reassigned to Waghorn, Peter by Anderson, India - Whitney on leave						
26 Mar 2025 1:43pm Waghorn, Peter - Target Date Revision Target date changed by Waghorn, Peter from 16 April 2025 to 30 June 2025 - Verbal acceptance of Council's purchase offer was voluntarily agreed and a formal letter of offer has been sent. It is anticipated contracts will exchange no later than 31 March and be finally settled in four to six weeks.						
28 May 2025 3:08pm Waghorn, Peter Settlement delayed due to a requisition from Land Registry Services. The requisition relates to an issue holding up title transfer of the White Energy Co land acquisition, also required for the Bund Wall project.						

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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC16/2025	Ordinary Council 19/03/2025	Waghorn, Peter	Corporate and Community	Authorisation to Purchase Property adjacent to Council Facility	18/07/2025	
128 MOTION 128 RESOLVED	Moved:	Maginnity, Robert Councillor Suvaal	Seconded:	Councillor Hill		
<ol style="list-style-type: none"> That Council delegate to the General Manager authority to purchase Lot: 4 DP: 835450, known as 69 Vincent Street, Cessnock to facilitate the future expansion of the Cessnock Library Building. That Council delegate to the General Manager authority to enter negotiations for purchase of the property within 10% of the recommendation associated with this report + GST. That Council authorises the General Manager authority to execute the Transfer documentation of the purchase between Cessnock City Council and the private property owner. That the Council authorises use of funds from the Development Contributions Plan for purchase and fit out of the property. That on transfer of ownership, Council resolves to classify the land being Lot: 4 DP: 835450, as operational land. <p>26 Mar 2025 1:46pm Waghorn, Peter - Target Date Revision Target date changed by Waghorn, Peter from 16 April 2025 to 30 May 2025 - The property owner's managing agent has been advised of Council's authorisation of the proposed purchase and a formal letter of offer was issued 25 March 2025.</p> <p>06 May 2025 3:29pm Waghorn, Peter Council's lawyers emailed 5/5/2025 advising the vendors have instructed their own lawyers to exchange sale contracts in anticipation of prompt settlement</p> <p>29 May 2025 9:10am Waghorn, Peter - Target Date Revision Target date changed by Waghorn, Peter from 30 May 2025 to 18 July 2025 - Council's solicitor is still liaising with the vendor's agent and lawyers to finalise the contract details for exchange. Revised advice re expected settlement date to account for these negotiations</p>						

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC19/2025	Ordinary Council 16/04/2025	Plumridge, Matthew	Corporate and Community	Engagement of Advisor for Special Rate Variation	30/06/2025	
141 MOTION 141 RESOLVED	Moved:	Maginnity, Robert Councillor Pascoe	Seconded:	Councillor Mason		
<ol style="list-style-type: none"> That Council notes the report of the Institute for Regional Futures of the University of Newcastle, outlining the financial sustainability challenges for Cessnock City Council. That Council authorises the General Manager to: <ol style="list-style-type: none"> engage an independent advisor to provide further advice to Council on the potential for a special rate variation report to Council on the recommendations of the advisor prior to any decision being made on a Special Rate Variation application by Council. <p>06 May 2025 9:18am Anderson, India - Target Date Revision Target date changed by Anderson, India from 14 May 2025 to 30 June 2025 - Commenced discussions and currently negotiating contract.</p>						

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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC18/2025	Ordinary Council 16/04/2025	Varghese, Arun	Corporate and Community	Placement of Integrated Planning and Reporting Documents 2025-26 on Public Exhibition	14/05/2025	
140 MOTION 140 RESOLVED	Moved:	Maginnity, Robert Councillor Pascoe	Seconded:	Councillor King		
<p>That Council places the draft Integrated Planning and Reporting documents comprising the:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Community Strategic Plan <i>Cessnock 2040</i>; <input type="checkbox"/> Resourcing Strategy consisting of the Long Term Financial Plan, Asset Management Strategy and Workforce Management Strategy; <input type="checkbox"/> Delivery Program incorporating the 2025-26 Operational Plan including the budget, Revenue Policy, and Statement of Fees and Charges; <p>on public exhibition for 28 days in accordance with Section 405 of the <i>Local Government Act 1993</i>.\</p>						

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
W12/2021	Ordinary Council 17/02/2021	Waghorn, Peter	Works and Infrastructure	Sale of Land to Bellbird Bowling Club	30/06/2025	
1571 MOTION 1571 RESOLVED	Moved:	Maginnity, Robert Councillor Dunn	Seconded:	Councillor Fitzgibbon		
<ol style="list-style-type: none"> 1. That Council authorises the General Manager to undertake the process to reclassify the seven metre strip of land along the southern boundary of the Bellbird Park Bowling Club from Community to Operational. 2. That Council agrees to sell the subject parcel of land once reclassified to Bellbird Park Bowling Club at the nominal cost of one dollar (\$1.00) provided the Bellbird Park Bowling Club fund associated costs for the land transfer. 3. That Council authorises the General Manager to execute documents related to the reclassification and transfer of land between Cessnock City Council and the Bellbird Park Bowling Club. <p>04 Mar 2021 11:58am Benson, Nicole - Reallocation Action reassigned to Rathborne, Michael by Benson, Nicole - Michael please commence the actions as per the resolution. Liaise with my team if required. Thanks</p> <p>24 Mar 2021 4:49pm Keegan, Robyn - Target Date Revision Target date changed by Keegan, Robyn from 17 March 2021 to 30 June 2021 - Information sent to surveyor for the club to prepare and lodge forms,</p> <p>29 Mar 2021 4:04pm Rathborne, Michael - Target Date Revision Target date changed by Rathborne, Michael from 30 June 2021 to 30 August 2021 - Surveyor preparing documents for registration.</p> <p>28 Apr 2021 10:33am Rathborne, Michael - Target Date Revision Target date changed by Rathborne, Michael from 30 June 2021 to 30 September 2021 - Pending survey and documentation being prepared by surveyor.</p> <p>25 Jun 2021 12:30pm Keegan, Robyn - Target Date Revision Target date changed by Keegan, Robyn from 30 September 2021 to 31 December 2021 - Bellbird Park Bowling Club has taken responsibility for survey registration. Further work by Council Property Services to effect the transfer of land is deferred pending Strategic Property obtaining Council approval for a site-specific planning proposal to reclassify the land.</p> <p>02 Sep 2021 3:11pm Keegan, Robyn - Target Date Revision</p>						

Action Sheets Report	Division: Committee: Officer:	Ordinary Council	Date From: Date To:
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<p>Target date changed by Keegan, Robyn from 31 December 2021 to 31 December 2021 - Peter Waghorn advised that there is no further update.</p> <p>26 Oct 2021 2:19pm Keegan, Robyn - Target Date Revision Target date changed by Keegan, Robyn from 31 December 2021 to 21 January 2022 - Advised by Chief Financial & Administration Officer no update was available but will investigate.</p> <p>25 Jan 2022 10:12am Waghorn, Peter In accordance with the resolution, Bellbird Park Bowling Club management are responsible for organising and registering the survey of land to be acquired but are yet to do so. A registered plan and reclassification of the land are required before the land transfer can be transacted.</p> <p>29 Mar 2022 7:55am Boughton-Ingham, Petra 28 Mar 2022 Peter Waghorn, [Confidential]: BPBC's Secretary Manager was contacted with an offer of assistance and advised that the club had not sought quotes for land survey work to date due to their financial situation. As the cost of a partial survey is not anticipated to be high, Council Officers contacted a local surveyor on the club's behalf and was told that the previous Board had engaged Marshall Scott Surveyors to prepare a plan and the draft was sent to the club last year. MSS is following up directly with club management.</p> <p>12 Apr 2022 10:21am Keegan, Robyn - Target Date Revision Target date changed by Keegan, Robyn from 21 January 2022 to 15 June 2022 - The Bellbird Park Bowling Club Secretary Manager was contacted with an offer of assistance and advised that the club had not sought quotes for land survey work due to a recent change of voluntary board membership. Council Officers contacted a local surveyor on the club's behalf and were advised that the previous Board had engaged Marshall Scott Surveyors to prepare a plan and the draft was sent to the club last year. Principal of Marshall Scott Surveyors is following up with the new club management directly.</p> <p>28 Apr 2022 3:32pm Waghorn, Peter Mark Scott of Marshall Scott Surveyors is still following up with the new club Secretary Manager regarding a survey plan previously prepared and sent to the Club in draft for their review.</p> <p>26 May 2022 9:22am Waghorn, Peter Bellbird Park Bowling Club officials have confirmed that Marshall Scott Surveyors were engaged by the previous Board to prepare a plan of acquisition. Once the draft plan is provided to Council for review and verification, the process to reclassify the identified portion of Bellbird Park can be commenced. Transfer of the land to the Club can only be effected on gazettal of the reclassification.</p> <p>26 May 2022 9:50am Waghorn, Peter - Target Date Revision Target date changed by Waghorn, Peter from 15 June 2022 to 30 December 2022 - The planning proposal to amend the LEP and reclassify a portion of Bellbird Park is a lengthy process and yet to be commenced. Transferring ownership to the Club is deferred pending gazettal of the land reclassification for Community to Operational land.</p> <p>30 Jun 2022 3:12pm Waghorn, Peter An LEP amendment request to reclassify the portion of Bellbird Park the Club requires has been scheduled with Strategic Planning.</p> <p>28 Jul 2022 2:49pm Waghorn, Peter A survey plan prepared by Marshall Scott Surveyors on behalf of Bellbird Park Bowling Club has been provided to Strategic Planning. A planning proposal requesting amendment of the Cessnock LEP land classification of the nominated portion of Bellbird Park is in progress.</p> <p>31 Aug 2022 4:46pm Keegan, Robyn Further updates are subject to progression of a planning proposal to amend the Cessnock LEP and change the community land classification of the nominated portion of Bellbird Park.</p> <p>25 Nov 2022 3:47pm Waghorn, Peter Internal Property staff followed up with Marshall Scott Surveyors 24/11/2022 and were advised that the survey plan detailing the area to be acquired by the club and prepared by their firm on behalf of Bellbird Park Bowling Club is yet to be lodged with Land Registry Services for assessment. Council staff actions are deferred pending plan registration and gazettal of the proposed land reclassification.</p> <p>16 Jan 2023 12:12pm Waghorn, Peter Property staff visited BPBC on 4/1/2023 to enquire with management as to the status of survey plan approval and were advised that they will follow up with Marshall Scott Surveyors. As at 16/1/2023, Mark Scott of MSS has not been contacted by BPBC.</p> <p>16 Jan 2023 12:21pm Waghorn, Peter - Target Date Revision Target date changed by Waghorn, Peter from 30 December 2022 to 31 March 2023 - Delayed pending Bellbird Park Bowling Club approval of draft survey plan of acquisition and the outcome of a Council request to reclassify the relevant portion of Carmichael Park to be acquired</p> <p>03 Apr 2023 10:44am Waghorn, Peter The Strategic Planning unit has scheduled a report seeking approval to submit the LEP amendment required to reclassify the portion of Bellbird Park the Club requires. Reclassification to operational land is required to facilitate any transfer of council community land. The report will be considered at the April 2023 Ordinary Council Meeting. .</p> <p>03 Apr 2023 11:11am Waghorn, Peter - Target Date Revision Target date changed by Waghorn, Peter from 31 March 2023 to 30 June 2023 - The report seeking approval to submit an LEP amendment to reclassify the required portion of Bellbird Park is scheduled for the April 2023 OCM. Reclassifications necessarily involve state planning departments and completion of that process cannot be accurately determined at this time.</p> <p>26 May 2023 3:16pm Waghorn, Peter - Target Date Revision</p>			

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<p>Target date changed by Waghorn, Peter from 30 June 2023 to 31 March 2024 - A planning proposal to amend the Cessnock LEP community land classification of a portion of Carmichael Oval adjoining Bellbird Park Bowling Club was approved for submission to Dept. of Planning & Environment (DPE) on 19 April 2023. Subject to obtaining a DPE Gateway determination to reclassify the land from community to operational use, consultation will be undertaken with public authorities and the community. Unresolved objections must be submitted to Council for consideration before DPE is requested to make the Plan and publish LEP changes in the Government Gazette. This process is anticipated to take six to nine months. On completion, Property staff will prepare contract documentation to transfer the required land.</p> <p>25 Sep 2023 3:37pm Waghorn, Peter - Email On 15 September, Officers arranged for surveyors to attend and mark the site, allowing a partially installed fence to be completed along the new boundary with a lockable pedestrian access. Illegal private vehicular use of CCC community land is understood to have been occurring and neighbouring residents will be notified prior to erection of the final stage of fencing. Formal transfer of the land portion to BPBC is subject to land reclassification and the revised target date is still projected as March 2024.</p> <p>24 Nov 2023 9:41am Waghorn, Peter No further updates from Property Services pending completion of land reclassification process and subsequent land transfer</p> <p>28 Mar 2024 11:17am Waghorn, Peter - Target Date Revision Target date changed by Waghorn, Peter from 31 March 2024 to 30 May 2024 - Council's Strategic Planning unit advise the planning proposal seeking to amend the LEP land classification is currently being reviewed by the relevant state government planning department</p> <p>25 Jun 2024 10:52am Waghorn, Peter - Target Date Revision Target date changed by Waghorn, Peter from 30 May 2024 to 29 November 2024 - On 29/5/2024 Council's Strategic Planner advised Planning proposal PP-2023-1296 to amend Cessnock Local Environmental Plan 2011 (LEP) has received Gateway determination. The advice refers to issues remaining to be addressed and requires the amending LEP to be finalised on or before 6 months of the Gateway determination date.</p> <p>27 Nov 2024 4:33pm Waghorn, Peter - Target Date Revision Target date changed by Waghorn, Peter from 29 November 2024 to 31 January 2025 - Department Planning Housing and Infrastructure has endorsed the Planning Proposal to rezone and reclassify the strip of land at Bellbird Park Bowling Club for finalization. Once the public reserve status is removed from title, the portion required by the club can be excised from Carmichael Park and transferred to the Club in accordance with the resolution.</p> <p>26 Mar 2025 2:27pm Waghorn, Peter - Target Date Revision Target date changed by Waghorn, Peter from 31 January 2025 to 31 March 2025 - Planning Proposal PP-2023-1296 was sent to DPHI for gazettal on 27 November 2024. The Department recently advised to expect further delays associated with the PP dealing with reclassification of land owned by a council.</p> <p>06 May 2025 3:05pm Waghorn, Peter - Target Date Revision Target date changed by Waghorn, Peter from 31 March 2025 to 30 June 2025 - Planning Proposal PP-2023-1296 to amend Cessnock Local Environmental Plan 2011 (LEP) is still with Department of Planning, Housing and Infrastructure</p>		

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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
CC32/2024	Ordinary Council 15/05/2024	Plumridge, Matthew	Corporate and Community	Minutes of the Confidential Strategic Property & Community Facilities Committee meeting held on 1 May 2024	30/06/2025	
763 MOTION 763 RESOLVED	Moved:	Maginnity, Robert Councillor Hill	Seconded:	Councillor Paynter		
<p>That Council:</p> <ol style="list-style-type: none"> Undertakes an Expression of Interest process to determine potential uses for lot 31 DP 594396 and lot 2 DP 716009, being Council-owned operational land comprising the former Richmond Main Colliery land and buildings, that outlines the community benefit of the future proposed use of the site. Requests the Expression of Interest results be provided to the Strategic Property and Community Facilities Committee for consideration and advice to Council. <p>12 Jun 2024 11:50am Anderson, India - Target Date Revision Target date changed by Anderson, India from 12 June 2024 to 31 December 2024 - The EOI process has commenced.</p> <p>29 Jul 2024 2:42pm Hooper, Carolyn Initial planning commenced on EOI process.</p> <p>13 Feb 2025 3:11pm Anderson, India - Target Date Revision Target date changed by Anderson, India from 31 December 2024 to 25 March 2025 - The EOI is currently on exhibition and closes on 25 Feb 2025.</p> <p>06 May 2025 9:19am Anderson, India - Target Date Revision Target date changed by Anderson, India from 25 March 2025 to 30 June 2025 - EOI closed and applicants being assessed.</p> <p>06 May 2025 3:03pm Anderson, India Stage 1 of the EOI process ran from November to February 2025. Following a preliminary evaluation, complying respondents were invited to participate in Stage 2 (Select Tender) which closed on 29 April 2025. Two tenders were received and a Tender Evaluation Panel has been convened to assess the submissions and identify the preferred proponent. Completion of assessments is expected no later than 9 May 2025 and the outcome of the EOI/tender and a recommendation responding to the resolution* dated 15 May 2024 will be reported to Council. The assessment will be completed this week, reported to ELT and likely to the June council meeting for endorsement.</p>						

Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE8/2025	Ordinary Council 16/04/2025	Mewing, Jenny	Planning and Environment	Draft Villages Strategy	31/07/2025	
135 MOTION 135 RESOLVED	Moved:	Chrystal, Peter Councillor Hill	Seconded:	Councillor Mason		
<ol style="list-style-type: none"> That Council place the draft Villages Strategy on public exhibition for a minimum period of 28 days. That Council receive a further report following public exhibition of the draft Villages Strategy. <p>29 Apr 2025 3:19pm Mewing, Jenny - Target Date Revision Target date changed by Mewing, Jenny from 14 May 2025 to 31 July 2025 - Exhibition to commence 1 May 2025.</p> <p>23 May 2025 8:25am Mewing, Jenny Face-to-face engagement activities rescheduled/relocated to account for flooding and closures</p>						

Action Sheets Report		Division: Committee: Ordinary Council Officer:	Date From: Date To: Printed: Tuesday, 10 June 2025 9:12:47 AM			
Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE12/2025	Ordinary Council 21/05/2025	Worthing, Alex	Planning and Environment	Planning Proposal 18/2024/6/1 - Reclassification of Council Land - Post Exhibition	30/10/2025	
152 MOTION 152 RESOLVED	Moved:	Chrystal, Peter Councillor King	Seconded:	Councillor Harrington		
1. That Council notes the outcome of the community consultation for Planning Proposal 18/2024/6/1 - Reclassification of part Lot 312 DP 566724 (Old Maitland Road, Cessnock) from Community Land to Operational Land. 2. That Council forwards the Planning Proposal 18/2024/6/1 for Reclassification of Council Land to the Minister for Planning and Public Spaces with a recommendation that the plan be made pursuant to Section 3.36 of the Environmental Planning and Assessment Act 1979. 3. That Council notifies submission makers of the Minister's decision.						
Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE10/2025	Ordinary Council 16/04/2025	Worthing, Alex	Planning and Environment	Exhibition of draft Development Control Plan - The Vintage	9/10/2025	
137 MOTION 137 RESOLVED	Moved:	Chrystal, Peter Councillor Lea	Seconded:	Councillor Hill		
1. That Council places the draft 'The Vintage' Development Control Plan on public exhibition for a period of 28 days, as required by Council's Community Participation Plan. 2. That Council receive a further report following public exhibition of the Draft Development Control Plan chapters if unresolved objections are received or significant amendment to the Draft Development Control Plan Chapter are made post exhibition. Where there are no unresolved objections nor significant amendments proposed post exhibition, the Draft Development Control Plan Chapters be adopted by Council pursuant to the <i>Environmental Planning and Assessment Regulation 2001</i> . 30 Apr 2025 10:37am Worthing, Alex Public exhibition will commence Friday May 2nd, 2025. At the conclusion of the exhibition a report will be prepared detailing the outcomes.						

Action Sheets Report		Division: Committee: Ordinary Council Officer:	Date From: Date To: Printed: Tuesday, 10 June 2025 9:12:47 AM			
Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE6/2025	Ordinary Council 19/03/2025	Worthing, Alex	Planning and Environment	Exhibition of Draft Cessnock Development Control Plan chapters - 'Tourist Accommodation on Rural and Conservation Lands' and 'Signage and Outdoor Advertising'.	1/12/2025	
112 MOTION 112 RESOLVED	Moved:	Chrystal, Peter Councillor King	Seconded:	Councillor Jurd		
1. That Council place the Draft Tourist and Visitor Accommodation on Rural and Conservation Lands Development Control Plan chapter on public exhibition for a period of 28 days. 2. That Council place the Draft Signage and Outdoor Advertising Development Control Plan chapter on public exhibition for a period of 28 days. 3. That Council receive a further report following public exhibition of the Draft Development Control Plan chapters if unresolved objections are received or significant amendment to the Draft Development Control Plan Chapters are made post exhibition. Where there are no unresolved objections nor significant amendments proposed post exhibition, the Draft Development Control Plan Chapters be adopted by Council pursuant to the <i>Environmental Planning and Assessment Regulation 2001</i> . 30 Apr 2025 10:36am Worthing, Alex These chapters are currently on exhibition until May 24, 2025. A report will be prepared with the outcome of the public exhibition.						
Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE4/2025	Ordinary Council 19/03/2025	Rush, Iain	Planning and Environment	Exhibition of the Draft Cessnock Vineyards District Place Strategy and the Draft Vineyards District Development Control Plan	30/06/2025	
109 MOTION 110 RESOLVED	Moved:	Chrystal, Peter Councillor Pascoe	Seconded:	Councillor Lea		
1. That Council place the Draft Cessnock Vineyards District Place Strategy and Draft Vineyards District Development Control Plan chapter on public exhibition for a period of 40 days. 2. That Council receive a further report following public exhibition of the Draft Vineyards District Place Strategy and Draft Vineyards District Development Control Plan chapter. 01 Apr 2025 12:56pm Rush, Iain - Target Date Revision Target date changed by Rush, Iain from 16 April 2025 to 30 June 2025 - Target date extended to allow time to publicly exhibit the draft documents, respond to submissions and report the final plans to Council for adoption.						

Action Sheets Report		Division: Committee: Ordinary Council Officer:	Date From: Date To:		Printed: Tuesday, 10 June 2025 9:12:47 AM	
Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
PE24/2024	Ordinary Council 20/11/2024	Lewis-Curnoe, Olivia	Planning and Environment	Planning Proposal 18 2022 6 1 - Reclassification and Rezoning of Council Land - Post exhibition	1/08/2025	
50 MOTION 50 RESOLVED	Moved:	Chrystal, Peter Councillor Hill	Seconded:	Councillor Pascoe		
<p>1. That Council note the outcomes of community consultation for Planning Proposal 18/2022/6/1 - Reclassification and Rezoning of Land at Bellbird and Abermain.</p> <p>2. That Council forwards the Planning Proposal for Reclassification and Rezoning of Council Land to the Minister for Planning and Public Spaces with a recommendation that the plan be made pursuant to Section 3.36 of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>3. That Council remove the Public Reserve Status from Part of Lot 3 DP 624793.</p> <p>26 Nov 2024 9:43am Lewis-Curnoe, Olivia - Target Date Revision Target date changed by Lewis-Curnoe, Olivia from 18 December 2024 to 15 January 2025 - Liaising with PC for finalisation.</p> <p>24 Jan 2025 1:42pm Lewis-Curnoe, Olivia - Target Date Revision Target date changed by Lewis-Curnoe, Olivia from 15 January 2025 to 31 March 2025 - Liaising with DPHI to finalise the Planning Proposal.</p> <p>01 Apr 2025 9:03am Lewis-Curnoe, Olivia - Target Date Revision Target date changed by Lewis-Curnoe, Olivia from 31 March 2025 to 10 May 2025 - DPHI is the plan making authority. The Planning Proposal is with DPHI for finalisation.</p> <p>30 Apr 2025 9:11am Lewis-Curnoe, Olivia - Target Date Revision Target date changed by Lewis-Curnoe, Olivia from 10 May 2025 to 31 May 2025 - Planning Proposal still with the Department for Finalisation.</p> <p>27 May 2025 10:09am Lewis-Curnoe, Olivia - Target Date Revision Target date changed by Lewis-Curnoe, Olivia from 31 May 2025 to 01 August 2025 - Currently with Parliamentary Council for Finalisation.</p>						
Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
BN6/2025	Ordinary Council 19/03/2025	McNally, Kate	Business With Notice	Investigation for Opportunities to Reduce Vandalism in Public Spaces	30/06/2025	
123 MOTION 123 RESOLVED	Moved:	McLachlan, Paul Councillor King	Seconded:	Councillor Jurd		
<p>That Council reconvene to further consider options available to help address impacts of crime within the Cessnock LGA after further consultation is undertaken between Cessnock Councillors and NSW Police.</p> <p>05 May 2025 3:53pm Meyers, Kristy A Councillor Briefing to be organised for Crime Prevention Through Environmental Design (CPTED).</p> <p>05 May 2025 3:55pm Meyers, Kristy - Target Date Revision Target date changed by Meyers, Kristy from 30 June 2025 to 30 June 2025 - To organise Councillor Briefing.</p>						

Action Sheets Report	Division: Committee: Ordinary Council Officer:	Date From: Date To: Printed: Tuesday, 10 June 2025 9:12:47 AM
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Type	Meeting	Officer/Director	Section	Subject	Est. Compl.	Completed
WI75/2022	Ordinary Council 14/12/2022	Dennis, Johanna	Works and Infrastructure	Cessnock LGA Hall Booking/Management	31/07/2025	
383 MOTION 383 RESOLVED	Moved:	McLachlan, Paul Councillor Watton	Seconded:	Councillor Burke		
<p>1. That Council notes the information contained within the report with regard to the implications and resourcing requirements required to overhaul the current practices has adopted relating to hall bookings, maintenance and potential promotions;</p> <p>2. That Council completes a hall booking trial using the Bookeasy system at four community halls; and</p> <p>3. That if the hall booking trial is successful, that Council implements the Bookeasy system at all community halls in consultation with the s355 volunteer management committees as resources allow.</p> <p>16 Jan 2023 4:28pm Eveleigh, Nathan - Target Date Revision Target date changed by Eveleigh, Nathan from 11 January 2023 to 30 June 2023 - Test webpage and platform completed for Bellbird Hall. Officers liaising with BookEasy on some minor amendments required for regular bookings., Additional halls will come online after testing is completed with Bellbird Community Hall as per the Council report.</p> <p>02 Mar 2023 9:41am Eveleigh, Nathan BookEasy set-up in final testing phase for Bellbird Community Hall before going live.</p> <p>27 Mar 2023 11:56am Eveleigh, Nathan Bellbird Community Hall Bookeasy portal went live on 20/3/2023. Will roll out 3 additional facilities following initial trials and feedback.</p> <p>28 Jun 2023 11:36am Eveleigh, Nathan Hunter Valley VIC staff have commenced work on Ellalong & Millfield Community Halls following successful roll-out of the BookEasy online bookings at Bellbird Community Hall for 3 months.</p> <p>28 Jun 2023 11:40am Eveleigh, Nathan - Target Date Revision Target date changed by Eveleigh, Nathan from 30 June 2023 to 30 September 2023 - 2 additional halls being set-up. A 4th hall will be added once these two halls are online in the coming months.</p> <p>25 Aug 2023 8:36am Eveleigh, Nathan - Target Date Revision Target date changed by Eveleigh, Nathan from 30 September 2023 to 20 December 2023 - VIC staff working on 2nd & 3rd hall in consultation with open Space staff and s355 committee's.</p> <p>01 Mar 2024 11:29am McNally, Kate 1. Noted, 2. The Bookeasy system is in place for Bellbird Hall. Ellalong and Millfield Hall are ready to go live following training and engagement with the s355 committees., 3. To be completed after item 2.</p> <p>01 Mar 2024 11:31am McNally, Kate - Target Date Revision Target date changed by Harris, Kate from 30 April 2024 to 28 June 2024 - Training must be undertaken with S355 Committee members prior to online bookings progressing.</p> <p>24 Jun 2024 1:26pm McNally, Kate 1. Noted, 2. The Bookeasy system is in place for Bellbird Hall with Millfield Hall coming on line by the end of July 2024. Ellalong Hall will be the next facility to provide online bookings., 3. To be completed after item 2.</p> <p>24 Jun 2024 1:29pm McNally, Kate - Target Date Revision Target date changed by Harris, Kate from 28 June 2024 to 30 August 2024 - Council Officers are in the process of transitioning community halls to the online booking system. Millfield Hall will be complete by the end of July and then moving to Ellalong Hall.</p> <p>30 Oct 2024 1:00pm Dennis, Johanna Council staff undertook system training with Millfield Hall s355 committee volunteers in August and the booking system has been set up and will go live in November.</p> <p>30 Oct 2024 1:05pm Dennis, Johanna - Target Date Revision Target date changed by Dennis, Johanna from 30 August 2024 to 31 December 2024 - AGM being held for Ellalong s355 Committee 18 November. New committee will be trained on booking system before implementation.</p>						

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<p>02 Dec 2024 12:24pm Dennis, Johanna Booking system for Millfield Hall has gone live and is being utilised.</p> <p>03 Feb 2025 1:36pm Dennis, Johanna Booking system for Ellalong Hall is now live. Fourth community hall for online booking system currently being determined in consultation with s355 committees.</p> <p>03 Feb 2025 1:40pm Dennis, Johanna - Target Date Revision Target date changed by Dennis, Johanna from 31 December 2024 to 30 June 2025 - Fourth site for trial will be determined in consultation with s355 committees and training undertaken.</p> <p>30 Apr 2025 9:15am Dennis, Johanna Council Officers are liaising with s355 committees investigating the fourth trial site for online booking system.</p> <p>27 May 2025 9:23am Dennis, Johanna Council staff will be meeting with Branxton Community Hall s355 committee on 4 June to discuss this facility being the fourth trial site for the online booking system.</p> <p>27 May 2025 9:29am Dennis, Johanna - Target Date Revision Target date changed by Dennis, Johanna from 30 June 2025 to 31 July 2025 - Once a fourth facility is determined, volunteers will need to be trained in the booking system.</p>			