

PLANNING PROPOSAL
LARGE LOT RESIDENTIAL

Lot 328 DP 633032, Lot 8 DP 1038606 and Lot 325 DP 590644

374 – 394 HINTON ROAD
HINTON



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Planning Proposal

374 – 394 Hinton Road Hinton

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Background

The planning proposal seeks to amend Port Stephens LEP 2013 so as to allow the site to be divided into allotments with a minimum area of 4000 square metres. The site currently comprises three allotments and four dwellings. If approved the potential number of allotments will increase by five and the potential number of dwellings by four. In order to achieve this outcome the zoning of the site needs to be amended from RU1 Primary Production to RU5 Village with a minimum lot size of 4000 square metres.

The site is located within the village of Hinton. Adjoining the site are properties with areas ranging from 1000 to 4000 square metres. The proposal will result in the village zone being expanded to the east incorporating existing land with urban services. The proposal would not alter the character of the village but would assist in providing a modest increase in housing and improve sustainability of the social fabric of Hinton.

The Site

The village of Hinton comprises 140 dwellings and houses a population of some 360 residents. The proposal involves a parcel of land at 374 to 394 Hinton Road Hinton, described as Lot 328 DP 633032; Lot 8 DP 1038606 and Lot 325 DP 590644. The site has a combined area of 3.7 hectares.

The site is located immediately east of the Village zone boundary and has direct access to Hinton Road. A secondary access is available off Bounty Close to one of the allotments.



Figure 1: Local Context of Site

The site is currently zoned RU1 Primary Production and comprises four dwellings on three allotments. The site is gently sloping towards Hinton Road (<5% grade) with limited vegetation. The site is bounded to the west by the eight lot Bounty Close Rural Residential Estate (4000m² lots). To the north and south lie large agricultural properties. There are scattered smaller allotments with direct access off Hinton Road located both opposite the site (north) and towards the east.



Photo 1 – *View of entrance to #382 Hinton Road*



Photo 2 – *Looking down Hinton Road opposite #382*



Photo 3– *Looking down Hinton Road opposite #382*



Photo 4 – *View of entrance to #394 Hinton Road*



Photo 5 – *Hinton Road beside the site*

Part 1 - Objectives or Intended Outcomes

The proposal is to allow for an extension of the Village of Hinton so as to create an additional five allotments. This will allow for the construction of four additional dwellings and consolidate the pattern of development between dwellings in Bounty Close and those located on smaller sized allotments on Hinton Road. The proposed change to the land use pattern is not considered to be significant in physical terms and due to existing vegetation and the positioning of existing dwellings, the visual impact of the proposal will be minor.

A likely subdivision layout with future dwelling sites shown is provided as **Figure 2**. The proposed density of development is comparable the size of lots in Bounty Close (4000m²).



Figure 2: Possible development outcome – new boundaries shown in yellow.

Part 2 - Explanation of Provisions

The objective of this planning proposal will be achieved by amending Port Stephens LEP 2013 as follows:

1. Amending the zoning map from RU1 to RU5 over the three lots, and
2. Amending the Lot Size Map from 40ha to 4000m² over the three lots.

Part 3 – Justification

Section A - Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not inconsistent with Council's Planning Strategy or Rural Strategy that both support the expansion of existing village communities where there is good road access and an adequate supply of urban facilities and services. There is no detailed strategy for the village of Hinton.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, a change in the Port Stephens LEP 2013 is considered the most appropriate means of enabling the site to be further subdivided so as to provide opportunity for an additional four dwellings in Hinton.

Section B - Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Lower Hunter Regional Strategy applies to the land.

Lower Hunter Regional Strategy (2006 - 2031)

. The aim of this Strategy is to ensure that adequate land is available to accommodate the projected housing and employment growth in the Hunter Region over the next 25 years. The Strategy, among other things, aims to: -

- Accommodate significant accommodation growth
- Provide sufficient land and development opportunities to provide housing for the future growth of the population
- Protect, manage and improve biodiversity and conservation areas
- Protect the rural character and viable agricultural lands in the region, and
- Protect the mineral and coal resources of the region

The Strategy identifies that appropriate development of rural lands can contribute to the character, economy and social fabric of the Region and revitalize local communities. However development needs to be balanced against potential conflict with existing agricultural activities. "The scale of new development within and adjacent to existing villages and rural towns must respect and preserve their character, scale, cultural heritage and social values."¹

The site is adjacent to land, mapped as 'existing urban area'. The existing urban area is surrounded by land mapped as 'rural and resource land' where the objective is to protect agriculture, drinking water aquifers, and mineral and timber resources because they provide valuable economic, environmental and social benefits to the region.

¹ Lower Hunter Regional Strategy, DoP, 2006, p. 37

However, the site :-

- Is already established for residential use
- Is both floristically and faunistically depauperate of native species and disconnected from continuous stands of native vegetation so that it contains limited biodiversity or conservation value
- Is both fragmented and too small in area to contribute as either an agricultural or a mineral resource
- Lies well above the floodplain
- Is provided with urban services, and
- Located between a large number of smaller residential allotments

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Port Stephens Rural Strategy 2011

The Port Stephens Rural Lands Strategy provides directions for the development of rural land in the LGA. The growth management philosophy for the rural lands is as follows:

- o Limit expansion to the towns which have the capacity for growth;
- o Encourage a wide range of agricultural and other complementary rural uses such as tourism having regard to environmental impact.
- o Ensure that communities have an adequate level of facilities and services to ensure a good quality of life for all residents
- o Embody the concepts of Ecologically Sustainable Development

The Strategy provides for the growth and future development of the towns and villages, and gives recognition to Hinton as a 'village'. In respect to housing the Strategy states:

- o Provide for rural residential development only in areas that have adequate access to services and facilities.
- o Provide a mix of housing opportunities which includes urban, rural residential and farm housing.
- o Ensure that any rural residential development is located as close as possible to the nearest urban area.
- o Ensure that any rural residential development is not located on land that is subject to flood inundation in the 1% AEP flood, or bush fire threat.²

The characteristics of rural residential development have been well stated by Sinclair and Bunker:-

Rural residential development can be divided into two main categories: rural fringe and rural living. Rural fringe development is characterised by single detached houses and dual occupancies on lot sizes of approximately 4000 square metres to 1 hectare laid out in an estate. This estate usually joins or is in close proximity to an urban area. Rural living, on the other hand, features single detached houses and dual occupancies on lot sizes between 1 hectare and 40 to 100 hectares and can adjoin farmland or vegetated areas. People living on these lots use the land primarily for residential

² Port Stephens Rural Lands Strategy 2011 – Sections 3.3 – 3.6

purposes, although they may graze some cattle or have horses. This requires lot sizes of more than 2 hectares if land degradation is to be avoided. The lots do not adjoin townships or villages and are scattered throughout the rural landscape.”³

The proposal falls within the category of ‘rural fringe’ due to the site being well serviced and forming part of the village environs and located between small lot development on two sides.

The village of Hinton was assessed as part of the Strategy as follows:

1. Village

The village of Hinton is has a special character which needs to be preserved. The designation of it as village will help to preserve its heritage character.

A set of desired future character statements (which will ultimately become the zone objectives) should be prepared for the designation and it should include the following matters:

- o *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- o *To restrict development to small scale developments which are compatible with the general residential character of village areas and which are unlikely to prejudice the viability of established shopping and commercial centres.*
- o *To ensure that development has proper regard to the environmental constraints of land and minimises any off and on site impacts on biodiversity, water resources and natural landforms.⁴*

The proposal is consistent with the aims and objectives of the *Port Stephens Rural Strategy*.

Port Stephens Strategy 2011

The Port Stephens Planning Strategy 2011 (PSPS) is Council’s adopted comprehensive planning strategy that guides the direction of future growth and sustainability of the LGA. It responds to the principles of the *Lower Hunter Regional Strategy* and Council’s *Community Settlement and Infrastructure Strategy 2007* and *Rural Lands Strategy 2011*. The PSPS provides for growth around existing urban centres, and provides strategic direction for the Rural West catchment.

The PSPS identifies Hinton as a ‘village’ which may experience small growth over the planning period through organic growth of the urban footprint of the village.

Due to the small size of the site, the PSPS did not make specific recommendations of future landuse options. However the strategy did make provision for up to 70 additional dwellings being provided in the Rural West catchment over the planning period. In recognition that the strategy provided direction for larger scale development, the PSPS at 7.5 provided for proposals of a minor nature which were not identified:-

7.5 Land Not Identified For Development PSPS

Land not identified for development in either the LHRS, PSPS or identified in the Green Corridor is unlikely to be supported by Council. It is acknowledged that minor rezoning proposals, which on an LGA wide scale, are considered inconsequential may be considered in the context of minimal/nil

³ Sinclair, I and Bunker, R (2007) *Planning for Rural Landscapes*, in Thompson S (ed) *Planning Australia – An Overview of Urban and Regional Planning*, Cambridge University Press, Melbourne, p52

⁴ *Port Stephens Rural Lands Study 2011*, Edge Land Planning P.141

impact to the establish commercial hierarchy, residential and employment land supply and growth foot prints.

The proposal provides for four additional dwellings which is inconsequential in the land supply provision for the LGA. The proposal is considered to be not antipathetic to the aims, objectives and principles of the PSPS as follows:

- The site adjoins an urban area (Bounty Close) and visually forms part of the village.
- the site lies within the Hinton Heritage Conservation Area which defines the urban form of the village centred on Hinton Road on urban characteristic grounds.
- is well serviced and will give further support to the local community, particularly Hinton Public School.
- will comfortably fit within the fabric of the village as smaller allotments adjoin on three sides
- will not impact on agricultural production due to its small size
- lies well above the floodplain and is not impacted by natural hazards

The proposal is consistent with the aims and objectives of the Port Stephens Strategy.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Consistency (of the planning proposal) with State Environmental Planning Policies is outlined in the table below:

Table 1 - Consideration of State Environmental Planning Policies

SEPP	Applicable	Consistency
State Environmental Planning Policy No 1—Development Standards	No	
State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	No	
State Environmental Planning Policy No 6—Number of Storeys in a Building	No	
State Environmental Planning Policy No 14—Coastal Wetlands	No	
State Environmental Planning Policy No 15—Rural Landsharing communities	No	
State Environmental Planning Policy No 19—Bushland in Urban Areas	No	
State Environmental Planning Policy No 21—Caravan Parks	No	
State Environmental Planning Policy No 22—Shops and Commercial Premises	No	
State Environmental Planning Policy No 26—Littoral Rainforests	No	
State Environmental Planning Policy No 29—Western Sydney Recreation Area	No	
State Environmental Planning Policy No 30—Intensive Agriculture	No	
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	No	

State Environmental Planning Policy No 33—Hazardous and Offensive Development	No	
State Environmental Planning Policy No 36—Manufactured Home Estates	No	
State Environmental Planning Policy No 39—Spit Island Bird Habitat	No	
State Environmental Planning Policy No 41—Casino Entertainment Complex	No	
State Environmental Planning Policy No 44—Koala Habitat Protection	No	See comments at Section 7 below.
State Environmental Planning Policy No 47—Moore Park Showground	No	
State Environmental Planning Policy No 50—Canal Estate Development	No	

State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	No	
State Environmental Planning Policy No 53—Metropolitan Residential Development	No	
State Environmental Planning Policy No 55—Remediation of Land	No	There is no known contamination of the land and the current and former uses of the land are unlikely to have caused risk of contamination.
State Environmental Planning Policy No 59—Central Western Sydney Economic and Employment Area	No	
State Environmental Planning Policy No 60—Exempt and Complying Development	No	
State Environmental Planning Policy No 62—Sustainable Aquaculture	No	
State Environmental Planning Policy No 64—Advertising and Signage	No	The planning proposal does not contain any proposals for advertising or signage
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	No	
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	No	
State Environmental Planning Policy No 71—Coastal Protection	No	
State Environmental Planning Policy (Affordable Rental Housing) 2009	No	
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	No	
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	No	
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	No	
State Environmental Planning Policy (Infrastructure) 2007	No	
State Environmental Planning Policy (Kosciuszko National Park—Alpine	No	

Resorts) 2007		
State Environmental Planning Policy (Major Development) 2005	No	
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	No	
State Environmental Planning Policy (Rural Lands) 2008	Yes	The SEPP provides a set of planning principles for the development of rural land and aims to protect prime agricultural land from fragmentation which could lead to lower production. Provisions also provide for increased settlement in rural areas that will contribute to the social and economic welfare of rural communities. The proposal is not inconsistent with the provisions of the SEPP as the development will not result in a reduction in agricultural production but will strengthen the social and economic welfare of the Hinton village community.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	
State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007	No	
State Environmental Planning Policy (Western Sydney Parklands) 2009	No	
SEPP (State and Regional Development) 2011	No	

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Consistency (of the planning proposal) with State Environmental Planning Policies is outlined in the table below.

Table 2 - Consideration of Section 117 Directions

Section 117 Directions	Applicable	Consistent
1. Employment and Resources		
1.1 Business and Industrial Zones	No	
1.2 Rural Zones	Yes	The proposal is not inconsistent with the Direction as the land is not used for agricultural production. The land adjoins land zoned for urban development and gives support to the social and economic future of an established rural community of some 350 residents. The proposal is not inconsistent with the objectives of the Lower Hunter Strategy and is considered to be of minor significance in the context of rural land in the LGA.
1.3 Mining, Petroleum Production and Extractive Industries	No	

1.4 Oyster Aquaculture	No	
1.5 Rural Lands	Yes	As the site comprises three small parcel of land which are not used for agricultural production, there will be no detrimental impact on agricultural production.
2. Environment and Heritage		
2.1 Environment Protection Zones	No	
2.2 Coastal Protection	No	
2.3 Heritage Conservation	Yes	The site is located within the Hinton Conservation Area. The provisions of PSLEP 2013 provides provisions which facilitate the conservation of heritage items and places. Neither of the existing buildings on the site are listed heritage items. A preliminary heritage impact assessment concluded that the proposal will not material affect to heritage character of Hinton, with any likely impact being able to be mitigated through landscape treatment. See Attachment 1.
2.4 Recreation Vehicle Areas	No	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	No	
3.2 Caravan Parks and Manufactured Home Estates	No	
3.3 Home Occupations	Yes	Home Occupation is exempt development under SEPP (Exempt and Complying Development Codes) 2008. Home businesses are not impacted by the proposal.
3.4 Integrating Land Use and Transport	No	
3.5 Development Near Licensed Aerodromes	No	
3.6 Shooting Ranges	No	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	No	
4.2 Mine Subsidence and Unstable Land	No	
4.3 Flood Prone Land	No	The site lies well above the 1% flood contour of 6.8m AHD.

4.4 Planning for Bushfire Protection	No	
5. Regional Planning		
5.1 Implementation of Regional Strategies	Yes	Yes, the Planning Proposal is not inconsistent with the Lower Hunter Regional Strategy and does not undermine achievement of its vision, land use strategy, policies, outcomes, or actions.
5.2 Sydney Drinking Water Catchments	No	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	
5.4 Commercial and Retail Development	No	

along the Pacific Highway, North Coast		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	NA	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	NA	
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	NA	
5.8 Second Sydney Airport: Badgerys Creek	No	
6. Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The planning proposal is consistent with Direction 6.1
6.2 Reserving Land for Public Purposes	No	
6.3 Site Specific Provisions	No	

Section C - Environmental, social, and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Located on the northern boundary of #374 Hinton Road is a stand of mature eucalypts which have been mapped a *Hunter Lowland Redgum Forrest* (EEC). This is an isolated community with no understory. This vegetation will not be impacted by the proposal due to its location on the allotment. It is very unlikely that this community will be impacted by the proposed development.

Hinton lies above the floodplain and is surrounded by wide open agricultural lands and well removed from areas of native vegetation. The nearest large stand of vegetation which may support a koala population is located some 3.4 kilometres to the north. While tree species known to be feed trees for koala exist on the site, there have been no recorded sittings of koala in or around Hinton. A preliminary assessment has concluded that the site does not support habitat for koala due to the lack of connectivity to other areas of preferred habitat.

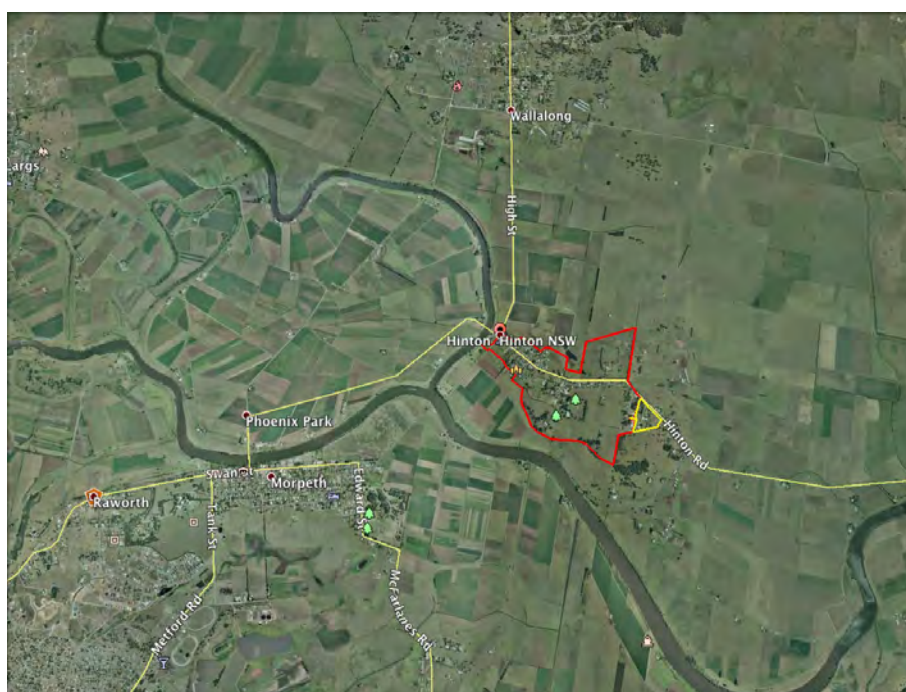


Figure 3: Hinton lies within a landscape devoid of native vegetation.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Heritage

The site lies within the Hinton Heritage Conservation Area. There are no listed items of environmental heritage on site. Any future development proposals will be controlled via the existing template heritage provisions contained within the PSLEP 2013. *Caste studio* were commissioned to undertake a preliminary assessment of the likely heritage impact of the site and concluded that the proposal would not have a detrimental impact on the heritage character of the village. Fencing and landscape treatments would be recommended via a heritage impact assessment when proposals for subdivision and dwellings are being considered. See **Attachment 1.**

Contamination

There is no known contamination of the land and the current and former uses of the land are unlikely to have caused risk of contamination.

Traffic Impacts and Vehicular and Pedestrian Access

Hinton Road is speed limited to 50kph past the site. This road carries relatively low volumes of traffic and has the capacity to accommodate additional traffic movements generated by an additional four dwellings. Recent roadworks along Hinton road have extended kerb and guttering along the northern side of the road finishing to the west of the site. A concrete kerb and drainage swale extends along the full frontage of the site.

Bushfire

The site does not lie within a mapped bushfire risk area.

Effluent disposal

Local soil conditions are supportive of on-site effluent disposal systems (aerated) and the use of on site disposal systems in the adjoining Bounty Close subdivision has been shown to operate efficiently with no detrimental impact on lots with areas of 4000m² or less.

Flooding

While the village of Hinton lies generally above the 1% flood contour, the village becomes isolated during major flood events. This situation is well understood and accepted by Hinton residents. The proposal has the potential to increase the population by about 10 persons and increase the population of the village from 360 to 370 persons. This is considered to be a negligible increase in likely demand for assistance from SES during a flood event. It is not considered that the increase in population generated by the development will result in an unacceptable risk or place an unreasonable burden on emergency services.

Odour

Located on a rural property to the north is a poultry farm. The single shed is located 420 metres from the nearest potential dwelling to be created by the proposal. There have been no recorded complaints from residents of Hinton of noxious odours from this facility even though there are several dwellings located within 350 metres of the facility. The poultry sheds are located so as they benefit from prevailing north westerly winds which would effectively push odour away from the subject site and onto lands with a lower elevation.

It is concluded that the subject site is not unduly affected by odour emanating from the poultry shed to the north.

9. Has the planning proposal adequately addressed any social and economic effects?

The proposal has the potential to:-

- consolidate the effective use of a small parcel of land that adjoins the village of Hinton and represents a natural extension to the pattern of development established in Bounty Close.
- Consolidate the effective use of a small land parcel without diminishing the localities existing level of agricultural production.
- Providing for the expansion of the village.
- Make effective use of existing urban infrastructure.
- Protect the viability of public bus services established for Hinton.
- Give increased support to Hinton Public School, Hinton School of Arts and Stuart Park as community assets.
- Protecting the current levels of patronage of Hinton's Hotel; and
- Slightly increase the population of Hinton.

Section D - State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

Yes, the site is adequately serviced by public utilities. Reticulated water, electricity and telephone services are located in Hinton Road while local soil conditions have proven to adequately support on-site effluent disposal on lots with areas of less than 4000 square metres on adjoining lands. The existing road, being kerbed and guttered along the full frontage to the site, displays the sites urban character.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No State or Commonwealth public authorities have been consulted at this stage, but this consultation will be carried out in accordance with the requirements of the gateway determination.

Part 4 – Mapping

The planning proposal seeks to amend the PSLEP maps by extending the RU5 zoning on Land Zoning Map - Sheet LZN_002A to include the subject lands. Changes to Lot Size Map – Sheet LSZ_002A from AB3 to W over the subject site.

Part 5 – Community Consultation

The planning proposal is considered as low impact in accordance with the Department of Planning guidelines. The level of community consultation will be determined by the Council. All relevant agencies will be consulted in accordance with the requirements of the gateway determination.

Part 6 – Project Timeline

The Council will determine the timeline for the proposal.

Part 7 – Sustainability Criteria

As Hinton is too small a locality to be specifically identified in the Lower Hunter Regional Strategy 2006 a sustainability criteria assessment was undertaken.

Threshold sustainability criteria for any proposed development site outside designated area in regional strategy	Measurable explanation of criteria	Comment
1. Infrastructure Provision Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way	- Development is consistent with any regional strategy, subregional strategy, State Infrastructure Strategy, or section 117 direction. - The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on Government methodology for determining infrastructure development contributions. - Preparedness to enter into development agreement.	The site is currently serviced with urban utilities and has good road access. The proposed development can occur without the need for augmentation of these facilities.
2. Access Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided	- Accessibility of the area by public transport and/or appropriate road access in terms of: > Location/land use — to existing networks and related activity centres. > Network — the area's potential to be serviced by economically efficient transport services. > Catchment — the area's ability to contain, or form part of the larger urban area which contains adequate transport services. Capacity for land use/ transport patterns to make a positive contribution to achievement of travel	The village is located within close proximity to Morpeth (4 kms)which provides a range of commercial services.

	and vehicle use goals. • No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.	
3. Housing Diversity Provide a range of housing choices to ensure a broad population can be housed	• Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing.	Four additional dwellings would result from the proposal and these would be located in a rural village environment.
4. Employment Lands Provide regional/local employment opportunities to support the Lower Hunter's expanding role in the wider regional and NSW economies	• Maintain or improve the existing level of subregional employment self-containment. • Meets subregional employment projections. > Employment-related land is provided in appropriately zoned areas.	Not Applicable
5. Avoidance of Risk Land use conflicts, and risk to human health and life, avoided	• No residential development within 1:100 floodplain. • Avoidance of physically constrained land, e.g. > high slope > highly erodible. • Avoidance of land use conflicts with adjacent existing or future land use as planned under relevant subregional or regional strategy. • Where relevant available safe evacuation route (flood and bushfire).	The site lies above the 1:100 year floodplain, is gently sloping and not subject to bushfire risk. The development will not impact adjoining agricultural activity as there are currently dwellings located to the rear of the site and the agricultural activity is not impacted by these existing residential uses. During times of flooding residents have several hours to safely evacuate to Morpeth if so required. Over the last 20 years the community has safely lived with being isolated for extended periods by floodwaters and there is a acceptance that this inconvenience is both understandable and a means for the making of an inclusive community.
6. Natural Resources Natural resource limits not exceeded/environmental footprint minimised	• Demand for water within infrastructure capacity to supply water and does not place unacceptable pressure on environmental flows. • Demonstrates most efficient/suitable use of land: > avoids identified significant agricultural land > Avoids productive resource lands — extractive industries, coal, gas and other mining, and quarrying. • Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy — requires demonstration of efficient and sustainable supply solution.	The proposal does not result in impacts on agricultural production or water resources.

7. Environmental Protection Protect and enhance biodiversity, air quality, heritage and waterway health	• Consistent with Government-approved Regional Conservation Plan (if available). • Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DEC). This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitats. • Maintain or improve existing environmental condition for air quality. • Maintain or improve existing environmental condition for water quality: > consistent with community water quality objectives for recreational water use and river health (DEC and CMA) > consistent with catchment and stormwater management planning (CMA and council). • Protects areas of Aboriginal cultural heritage value (as agreed by DEC).	No native vegetation is required to be removed to support the proposal while any impact on water quality can be effectively managed due to the large size of each of the proposed allotments.
8. Quality and Equity in Services Quality health, education, legal, recreational, cultural and community development and other Government services are accessible	Available and accessible services: > Do adequate services exist? > Are they at capacity or is some capacity available? > Has Government planned and budgeted for further service provision? > Developer funding for required service upgrade/access is available.	The development would assist in improving the viability of existing services in Hinton.

Attachment 1 – Preliminary Heritage Assessment