

Wallalong Urban Release Area

Proposal Title : **Wallalong Urban Release Area**

Proposal Summary : This planning proposal (PP) would rezone a 620 ha site nearby the existing rural village of Wallalong. The new town would broadly consist of residential (low (R2) and medium density (R3), large lot (R5)), business (B2), industrial (IN2), recreation (RE1) and environmental (E3) land components. Once fully developed, the expansion would facilitate an additional 3,200 dwellings (approximate), increasing the population of Wallalong from approximately 900 people to 9000.

The PP would amend the Port Stephens LEP 2013.

PP Number : **PP_2014_PORTS_001_00** Dop File No : **14/01525**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Resubmit**

- S.117 directions :
- 1.1 Business and Industrial Zones**
 - 1.2 Rural Zones**
 - 1.3 Mining, Petroleum Production and Extractive Industries**
 - 1.5 Rural Lands**
 - 2.1 Environment Protection Zones**
 - 2.3 Heritage Conservation**
 - 2.4 Recreation Vehicle Areas**
 - 3.1 Residential Zones**
 - 3.2 Caravan Parks and Manufactured Home Estates**
 - 3.3 Home Occupations**
 - 3.4 Integrating Land Use and Transport**
 - 3.5 Development Near Licensed Aerodromes**
 - 4.1 Acid Sulfate Soils**
 - 4.2 Mine Subsidence and Unstable Land**
 - 4.3 Flood Prone Land**
 - 4.4 Planning for Bushfire Protection**
 - 5.1 Implementation of Regional Strategies**
 - 6.1 Approval and Referral Requirements**
 - 6.2 Reserving Land for Public Purposes**
 - 6.3 Site Specific Provisions**

Additional Information : **The PP should not proceed through the Planning Proposal process at this point in time.**

Stage 1 investigations should be undertaken outside of the Planning Proposal process and include;

- The following assessments: Site Context Report, Infrastructure Delivery Strategy, Housing Delivery Plan, Housing Market Analysis, and Community Engagement Plan.
- In addition to the studies listed above, Council should include the Access and Transport study, Commercial and Employment Land study, and the River and Stormwater study as relevant to determining the timing and need for infrastructure provision, as well the Impact on Agricultural Land study.
- Consult with Roads & Maritime Services, Department of Education & Communities, Department of Primary Industries (Agriculture), Department of Primary Industries (Minerals), Office of Environment & Heritage, State Emergency Services, NSW Police, Fire and Rescue NSW, Ambulance Service of NSW, NSW Health, Hunter Water, Energy Australia, Maitland City Council and the Department of Defence for a minimum of 21 days.

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Although the submitted PP is inadequate to proceed directly to a Gateway Determination, further consideration of the Proposal may be warranted in the future subject to;

- the outcomes of current regional planning strategies underway for the Lower Hunter in particular the Regional Growth Plan and Growth Infrastructure Plan, and
- the completion of stage 1 investigations to deal with the outstanding issues.

Supporting Reasons :

There is currently insufficient independent evidence to justify a proposal to rezone 620 ha of land at Wallalong.

The site is not identified as a proposed urban area in the Lower Hunter Regional Strategy (LHRS). Nor does it satisfy the Strategy's Sustainability Criteria – a requirement for any potential release area not listed in the Strategy. It is inconsistent with several s117 directions and the Rural Lands SEPP.

The PP as submitted does not demonstrate that the site can be developed to the scale proposed.

Allowing the PP to proceed, even under Council's 2 stage approach, implies a level of support for the proposal ahead of the work being undertaken for the Regional Growth Plan and creates greater expectations that a subsequent LEP amendment will be supported.

Panel Recommendation

Recommendation Date : 24-Apr-2014

Gateway Recommendation : Rejected

Panel

Recommendation :

The planning proposal should not proceed for the following reasons:

1. The planning proposal is not supported because the proposal, as submitted by Council, does not provide adequate strategic justification nor sufficiently demonstrate that the subject land is suitable for urban development. The site is subject to various constraints including flood isolation, road access constraints and inadequate infrastructure provision. The planning proposal does not adequately demonstrate that these constraints can be resolved.
2. The planning proposal is inconsistent with the Lower Hunter Regional Strategy because the site is not identified as a proposed urban area and does not satisfy the Strategy's Sustainability Criteria. Further strategic work is to be carried out before consistency with the Sustainability Criteria can be determined.
3. The planning proposal is inconsistent with various applicable S117 Directions and State Environmental Planning Policy (SEPP) Rural Lands 2008, as it proposes to rezone rural land for urban purposes, not in accordance with a department endorsed strategy, and with limited access to infrastructure and services.
4. The planning proposal pre-empts the strategic work being carried out on the draft Lower Hunter Regional Growth Plan, which will guide local planning in the subregion and inform decisions on service and infrastructure delivery.

Signature:



Printed Name:

JAMES MATTHEWS

Date:

5/5/14.