

Attachment 1: Assessment of Hunter Regional Plan 2041 Strategies

OBJECTIVE 1: Diversify the Hunter's mining, energy and industrial capacity

| Strategy 1.1 Planning proposals for mine or power station sites identified as regionally significant growth areas will be supported by a place strategy which demonstrates how the proposal will | Compliance |
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| • maximise employment generation or will attract visitors to the region. | N/A |
| • make use of voids and/or site infrastructure such as rail loops, hard stand areas, power, water and road access. | N/A |
| • support the growth of adjoining industrial areas or settlement areas. | N/A |
| • enhance corridors within the landscape such as biodiversity corridors or disused infrastructure corridors. | N/A |
| • complement areas with special amenity value such as critical industry clusters, open space, villages and residential areas | N/A |
| • have considered the existing and likely future uses of adjoining land and avoid land use conflict. | N/A |
| • align with any specific guidance in the district planning priorities section of this plan | N/A |
| Strategy 1.4 Planning proposals for new employment lands will demonstrate they: | Compliance |
| • are located in areas which will not result in land use conflict. | N/A |
| • can be adequately serviced and any biodiversity impacts are manageable | N/A |
| • respond to the employment land needs identified for that local government area. | N/A |

OBJECTIVE 2: Support the right of Aboriginal residents to economic self-determination

No relevant PP matters

OBJECTIVE 3: Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities

| Strategy 3.1 Planning proposals that propose a residential, local centre or commercial centre zone will not prohibit the following land uses within urban core, general urban, inner suburban and general suburban contexts: | Compliance |
|--|------------|
| business premises | N/A |
| restaurants or cafes | N/A |
| take-away food and drink premises | N/A |
| neighbourhood shops and supermarkets | N/A |
| educational establishments | N/A |
| early education and care facilities | N/A |
| health services facilities | N/A |
| markets | N/A |
| community facilities | N/A |
| recreation areas | N/A |
| Strategy 3.2 Planning proposals will incorporate: | |
| • a small neighbourhood centre if the proposed residential yield exceeds 1,500 dwellings or | N/A |
| • a large neighbourhood centre if the proposed residential yield exceeds 4,000 dwellings. | N/A |
| The neighbourhood centre will: | N/A |

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| • support a floor area informed by a local retail demand analysis | |
| • have enough developable area to accommodate the uses over one level with at grade parking to reduce costs | N/A |
| • be located to maximise its convenience for the vast majority of residents of which it serves | N/A |
| • be located in a high profile location (i.e. main arterial road or precinct with strong pedestrian traffic) | N/A |
| • be supported by a walkable catchment and pedestrian friendly environment. | N/A |

OBJECTIVE 4: An inter-connected and globally-focused Hunter without car dependent communities

| Strategy 4.10 Planning proposals will: | Compliance |
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| • align with the growth of defence, aeronautics, aerospace, freight and logistics capacity at Williamstown and the Port of Newcastle, taking into consideration the Port of Newcastle Port Master Plan 2040; | N/A |
| • maximise opportunities to increase capacity to manage freight through the ports/airports and provide access to new markets; and | N/A |
| • protect ports and airports via assessment of the impacts of development on the port/airport to avoid land limiting their future growth. | N/A |
| Strategy 4.11 Planning proposals must not undermine the long-term capacity of inter-regional connections to meet future freight and logistics movements. | N/A |
| Strategy 4.13 Planning proposals will not allow incompatible land uses that could affect the long-term growth of defence -related assets, key strategic links and training areas. | N/A |

OBJECTIVE 5: Plan for ‘nimble neighbourhoods’, diverse housing and sequenced development

| 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: | Compliance |
|---|-------------------|
| attached dwellings | N/A |
| boarding houses | N/A |
| dual occupancies | N/A |
| group homes | N/A |
| multi dwelling housing | N/A |
| secondary dwellings | N/A |
| semi-detached dwellings. | N/A |

OBJECTIVE 6: Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments

| | Compliance |
|--|-------------------|
| Strategy 6.3 Planning proposals will ensure the biodiversity network is protected within an appropriate conservation zone unless an alternate zone is justified following application of the avoid, minimise, offset hierarchy. | N/A |
| Strategy 6.4 Planning proposals should promote enterprises, housing and other uses that complement the biodiversity, scenic and water quality outcomes of biodiversity corridors. Particularly, where they can help safeguard and care for natural areas on privately owned land. | N/A |

| | Compliance |
|--|------------|
| Strategy 6.3 Planning proposals will ensure the biodiversity network is protected within an appropriate conservation zone unless an alternate zone is justified following application of the avoid, minimise, offset hierarchy. | N/A |
| Strategy 6.11 Planning proposals will demonstrate that development within a drinking water catchment or sensitive receiving water catchment will achieve a neutral or beneficial effect on water quality. | N/A |

OBJECTIVE 7: Reach net zero and increase resilience and sustainable infrastructure

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| Strategy 7.5 Planning proposals will: protect sensitive land uses from sources of air pollution, such as major roads, railway lines and designated freight routes, using appropriate planning and development controls and design solutions to prevent and mitigate exposure and detrimental impacts on human health and wellbeing. | N/A |
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OBJECTIVE 8: Plan for businesses and services at the heart of healthy, prosperous and innovative communities

| | Compliance |
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| Strategy 8.2 Planning proposals will accommodate new commercial activity in existing centres and main streets unless it forms part of a proposed new community or is an activity that supports a 15-minute neighbourhood. | Yes |
| Strategy 8.6 Planning proposals to facilitate tourism activities will: | |
| • demonstrate that the scale and type of tourism land use proposed can be supported by the transport network and complements the landscape setting | N/A |
| • be compatible with the characteristics of the site and existing and likely future land uses in the vicinity of the site | N/A |
| • demonstrate that the tourism land use would support the function of nearby tourism gateways or nodes | N/A |
| • be supported by an assessment prepared in accordance with the Department of Primary Industries' Land Use Conflict Risk Assessment Guide if the use is proposed on or in the vicinity of rural zoned lands. | N/A |

OBJECTIVE 9: Sustain and balance productive rural landscapes

| | Compliance |
|--|------------|
| Strategy 9.1 Planning proposals will consider the location of mineral and energy resources, mines and quarries and ensure sensitive land uses would not encroach on those operations. A noise study may be required to demonstrate impacts on the operations can be avoided or mitigated. | N/A |
| Strategy 9.6 Planning proposals to expand rural town and village growth boundaries will be supported by an assessment prepared in accordance with the Department of Primary Industries' Land Use Conflict Risk Assessment Guide to limit or avoid conflicts between residential uses and agricultural activities. | N/A |
| Strategy 9.4 Planning proposals for lands within or near critical industry cluster land will demonstrate they are | |
| • compatible with equine and viticultural activities and: | N/A |
| • complements scenic values, visual amenity and local character | N/A |

| | Compliance |
|---|------------|
| <ul style="list-style-type: none"> • provides suitable separation distances for sensitive uses, like tourist accommodation, having regard to spray, noise, and lighting considerations | N/A |
| <ul style="list-style-type: none"> • considers existing and likely future agricultural and rural uses of adjoining lands and the cumulative impact of similar proposals on the locality. | N/A |