

## 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
• 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	No
restaurants or cafes	No
take-away food and drink premises	No
neighbourhood shops and supermarkets	No
educational establishments	No
early education and care facilities	Yes
health services facilities	No
markets	No
community facilities	Yes
recreation areas	Yes
Strategy 3.2 Planning proposals will incorporate:	
• a small neighbourhood centre if the proposed residential yield exceeds 1,500 dwellings or	N/A

<ul style="list-style-type: none"> <li>a large neighbourhood centre if the proposed residential yield exceeds 4,000 dwellings.</li> </ul>	N/A
The neighbourhood centre will:	N/A
<ul style="list-style-type: none"> <li>support a floor area informed by a local retail demand analysis</li> </ul>	N/A
<ul style="list-style-type: none"> <li>have enough developable area to accommodate the uses over one level with at grade parking to reduce costs</li> </ul>	N/A
<ul style="list-style-type: none"> <li>be located to maximise its convenience for the vast majority of residents of which it serves</li> </ul>	N/A
<ul style="list-style-type: none"> <li>be located in a high-profile location (i.e. main arterial road or precinct with strong pedestrian traffic)</li> </ul>	N/A
<ul style="list-style-type: none"> <li>be supported by a walkable catchment and pedestrian friendly environment.</li> </ul>	N/A

Performance outcomes:	Compliance
1. Urban settlement patterns maximise the use of existing infrastructure and reduce travel demand, especially by car.	Yes
2. Neighbourhoods maximise mobility independence and active and public transport opportunities.	Yes
3. Neighbourhoods provide local access to education, jobs, services, open space, and community activities.	Yes
4. Neighbourhoods encourage healthy lifestyles with opportunities to experience and engage in the cultural, entertainment, sport, and recreation, and educational and activities.	Yes
5. Neighbourhoods establish or reinforce local identity.	Yes
6. Public spaces are designed to invite community interactions and economic, social, and cultural activity. They enable a sense of social inclusion, wellbeing, comfort and belonging.	Yes
7. Places are designed to be greener to support the regeneration of and connection to the natural environment.	Yes

Objective 3 identifies the North West Lake Macquarie regionally significant growth area as evolving into, amongst other aspects, a housing hub where 10,000 new residents will be located east of Cockle Creek and supporting 15-minute neighbourhoods.

The proposed amendments will provide additional land for residential development within a 15-minute catchment of relevant transport services, including Cockle Creek Station and retail and employment services at Boolaroo, Glendale, Cardiff and Speers Point, all supported by existing infrastructure.

The Hunter Regional Plan 2041 identifies the need to “Deliver and maximize the potential of urban infill opportunities at the Pasminco redevelopment area in Boolaroo.” The proposed amendments will facilitate residential development. The planning proposal does not prohibit any uses that are already permissible in the zone.

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

<b>Strategy 4.10 Planning proposals will:</b>	<b>Compliance</b>
<ul style="list-style-type: none"> <li>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;</li> </ul>	N/A
<ul style="list-style-type: none"> <li>maximise opportunities to increase capacity to manage freight through the ports/airports and provide access to new markets; and</li> </ul>	N/A
<ul style="list-style-type: none"> <li>protect ports and airports via assessment of the impacts of development on the port/airport to avoid land limiting their future growth.</li> </ul>	N/A
<b>Strategy 4.11 Planning proposals must not undermine the long-term capacity of inter-regional connections to meet future freight and logistics movements.</b>	Yes
<b>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.</b>	N/A

Objective 4 relates to the role of North West Lake Macquarie as a regionally significant growth area.

The proposed amendment facilitates delivery of up to 22 infill dwellings serviced by existing infrastructure. The proposal is located in close proximity to Cockle Creek Station and shops and services at Boolaroo, Glendale, Cardiff and Speers Point reducing reliance on car dependency. The proposal aims to improve public transport linkages from Munibung Hill to Cockle Creek Station.

The proposal land is outside key freight and logistics corridors, and land use is compatible with long term growth of this key strategic location.

The proposal is consistent with the vision for this precinct in the draft North West Lake Macquarie Place Strategy.

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

<b>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:</b>	<b>Compliance</b>
attached dwellings	Yes
boarding houses	Yes
dual occupancies	Yes
group homes	Yes
multi dwelling housing	Yes
secondary dwellings	Yes
semi-detached dwellings.	Yes

The planning proposal will contribute to this objective by enabling a diversity of housing typologies consistent with the Lake Macquarie LEP and DCP. The proposal will deliver low density in-fill housing, consistent with the surrounding area. The planning proposal does not prohibit any uses that are already permissible in the zone.

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

	Compliance
<b>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.</b>	Yes
<b>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.</b>	N/A
<b>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.</b>	N/A

The subject land is currently zoned for environmental conservation, consistent with early master planning for the former Pasminco site. The site had the potential to connect Munibung Hill to open space in Cockle Creek and provide some scenic relief from surrounding residential development on the western slopes of Munibung Hill.

However, land to the north, west and south of the subject site has subsequently been rezoned for low density residential development. This change of use has impacted biodiversity and fragmented vegetation corridors.

The supporting ecological report undertaken by AEP found that the extent of native vegetation within the site is highly degraded and there are no biodiversity values within the site.

Due to the lack of biodiversity and proximity to other R2 zones, the change in zone from C2 to R2 is considered suitable.

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

<b>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.</b>	N/A
--	-----

**OBJECTIVE 8: Plan for businesses and services at the heart of healthy, prosperous, and innovative communities**

	Compliance
<b>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.</b>	N/A
<b>Strategy 8.6 Planning proposals to facilitate tourism activities will:</b>	
• 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

	Compliance
<b>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.</b>	N/A
<ul style="list-style-type: none"> <li>demonstrate that the tourism land use would support the function of nearby tourism gateways or nodes</li> </ul>	N/A
<ul style="list-style-type: none"> <li>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.</li> </ul>	N/A

The subject site is within the master planned Weemala residential development that envisages a local mix use centre within five hundred metres.

## OBJECTIVE 9: Sustain and balance productive rural landscapes

	Compliance
<b>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.</b>	N/A
<b>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.</b>	N/A
<b>Strategy 9.4 Planning proposals for lands within or near critical industry cluster land will demonstrate they are</b>	
<ul style="list-style-type: none"> <li>compatible with equine and viticultural activities and:</li> </ul>	N/A
<ul style="list-style-type: none"> <li>complements scenic values, visual amenity, and local character</li> </ul>	N/A
<ul style="list-style-type: none"> <li>provides suitable separation distances for sensitive uses, like tourist accommodation, having regard to spray, noise, and lighting considerations</li> </ul>	N/A
<ul style="list-style-type: none"> <li>considers existing and likely future agricultural and rural uses of adjoining lands and the cumulative impact of similar proposals on the locality.</li> </ul>	N/A