**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** |
| * 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 |
| **Performance outcomes**  | **Compliance** |
| 1. Power stations and coal mines facilitate diverse job opportunities on their land either during operation or following closure, with land uses responsive to the characteristics of the locality.
 | N/A |
| 1. Employment lands provide a variety of employment uses and diversify the employment base.
 | N/A |
| 1. Employment lands close to inter-regional links support freight, logistics and industries which benefit from connections to inter-regional or global markets.
 | N/A |
| 1. Employment lands close to renewable energy zones support manufacturing related to renewables and energy intensive industries and clustering of business which supports those activities.
 | N/A |
| 1. Circular economy industries and facilities are in appropriate sites.
 | N/A |
| 1. New employment lands are serviced, manage biodiversity impacts and are situated to avoid land use conflict.
 | N/A |
| 1. Employment lands are retained and safeguarded by limiting the encroachment of sensitive land uses.
 | N/A |

**Council response:**

Although, the subject site has historically been used as a quarry to extract resources. It has been disused for several years with associated infrastructure being removed. The site is now able to be adaptively reused, remediated, and developed into a future residential subdivision.

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

**Council response:**

No applicable to this application. Nevertheless, the proposal does offer housing choice and supply to the Aboriginal community via the private market.

**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 | Yes |
| restaurants or cafes | Yes |
| take-away food and drink premises | Yes |
| neighbourhood shops and supermarkets | Yes |
| educational establishments | Yes |
| early education and care facilities | Yes |
| health services facilities | Yes |
| markets | Yes |
| 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 |
| * a large neighbourhood centre if the proposed residential yield exceeds 4,000 dwellings.
 | N/A |
| The neighbourhood centre will:* support a floor area informed by a local retail demand analysis
 | N/A |
| * 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 |
| **Performance outcomes:**  | **Compliance** |
| 1. Urban settlement patterns maximise the use of existing infrastructure and reduce travel demand, especially by car.
 | Yes |
| 1. Neighbourhoods maximise mobility independence and active and public transport opportunities.
 | Yes |
| 1. Neighbourhoods provide local access to education, jobs, services, open space and community activities.
 | Yes |
| 1. Neighbourhoods encourage healthy lifestyles with opportunities to experience and engage in the cultural, entertainment, sport and recreation, and educational and activities.
 | Yes |
| 1. Neighbourhoods establish or reinforce local identity.
 | Yes |
| 1. 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 |
| 1. Places are designed to be greener to support the regeneration of and connection to the natural environment.
 | Yes |

**Council response:**

The proposal does not seek to develop a neighbourhood centre as the dwelling yield estimation is well below 1,500 homes and will be a density of 10-11 dwellings per hectare, and is categorised as ‘General Suburban’, within the HRP 2041, which seeks an aspiration target of 30 dwellings per hectare. As stated above in this proposal, the site’s constraints and characteristics limits the number of lots; however, the flexibility of the proposed R1 zone and ability for landholders to undertake a diversity of denser development will likely increase this estimated density.

The proposal is consistent with several performance outcome. The proposal is a unique and somewhat isolated site surrounded by remnant vegetation, which not only will contribute to the enhancement of the Thorton biodiversity corridor, but also provide a unique local identity for this neighbourhood. The proposal will also contain a public open space to encourage healthy lifestyles with opportunities to experience and engage in the cultural, entertainment, sport and recreation, and educational and activities. While providing a 15-minute neighbourhood with walkable access to jobs and services to the employment precinct within the adjoining Brickworks Road site, which will reduce the need for vehicle travel to these services. The area will also be serviced by public transport and active transport linkages for residents to access surrounding schools, such as those located in Chisholm, Metford and Thorton.

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

| **Strategy 4.10 Planning proposals will:** | **Compliance** |
| --- | --- |
| * align with the growth of defence, aeronautics, aerospace, freight and logistics capacity at Williamtown 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 |
| **Performance outcomes** | **Compliance** |
| 1. Access is provided to housing, jobs and services by walking, cycling and public transport.
 | Yes |
| 1. Urban areas and densities support the efficient and viable operation of public transport services.
 | Yes |
| 1. Key transit corridors provide for the efficient movement of freight.
 | N/A |
| 1. Access to global gateways is maintained or enhanced and their operation is unimpeded by new development.
 | N/A |
| 1. A robust digital infrastructure network to service business and social interaction.
 | N/A |

**Council response:**

The proposal is consistent with several performance outcomes. The site will be designed with an active transport network connecting local roads with, to be developed, and existing active transport networks along Raymond Terrace Road, Haussman Drive and Brickworks Road. These active transport networks, along with existing public transport services will enable a 15-minute neighbourhood from future residents’ homes to surrounding jobs and services, such as the to the adjoining future employment precinct at Brickworks Road.

The proposal is estimated to contain a density of 10-11 dwellings per hectare, and is categorised as ‘General Suburban’ within the HRP 2041, which seeks an aspiration target of 30 dwellings per hectare. As stated above, in this proposal, the site’s constraints and characteristics limits the number of lots; however, the flexibility of the proposed R1 zone and ability for landholders to undertake a diversity of denser development will likely increase this estimated density. Regardless the Thorton, Chilsom and Metford areas are either well established urban areas or are undergoing considerable housing development. The area already is serviced by a number of bus and train public transportation systems and with the additional housing from the proposal will further induce the demand for additional public transportation services.

**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 | Yes |
| boarding houses | Yes |
| dual occupancies | Yes |
| group homes | Yes |
| multi dwelling housing | Yes |
| secondary dwellings | Yes |
| semi-detached dwellings. | Yes |
| **Performance outcomes** | **Compliance** |
| 1. Efficient use of existing infrastructure and services.
 | Yes |
| 1. Appropriate access to employment, goods, services and infrastructure.
 | Yes |
| 1. A variety and choice of housing types for existing and future housing needs.
 | Yes |
| 1. Densities support local business and public transport services.
 | Yes |
| 1. Protection of agricultural, environmental, resource and industrial lands.
 | Yes |
| 1. Maintains scenic and recreational values of natural, rural and coastal landscapes.
 | Yes |
| 1. A diversity of housing provides for choice, independence and affordability to match the specific needs of different communities.
 | Yes |

**Council response:**

The proposed R1 General Residential zoning will enable the greatest extent of flexibility to permit almost all residential accommodation types. This will result in a variety of housing choice, densities (i.e. secondary dwellings, dial occupancies etc.) and affordable price ranges due to the varying size of lots or future infill development.

The subject site will use efficient use of surrounding existing infrastructure and services to activate the site, while providing additional infrastructure such as public open space, detention basin and active transport network.

Although the subject site will be part reasoned to a R1 General Residential, measure have been taken to ensure the existing remnant vegetation that services as the Thorton biodiversity corridor is preserved and rezoned to C3 Environmental Management. The current RU2 Rural Landscape zone footprint is characterised by the historic quarry and is highly disturbed, containing no vegetation or agricultural value. Additionally, the scenic landscape will largely be maintained and enhanced via the future construction of the residential development which will include public street trees.

**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.** | Yes |
| **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.** | Yes |
| **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.** | Yes |
| **Performance outcomes** | **Compliance** |
| 1. Areas of high environmental value are protected to contribute to a sustainable region.
 | Yes |
| 1. The biodiversity network is sustainably managed and provide social, environmental, health, cultural and economic benefits.
 | Yes |
| 1. Development outcomes maintain or improve the environmental value or viability of the biodiversity network.
 | Yes |
| 1. Connection with Country is at the core of designing and planning new projects and places.
 | Yes |
| 1. Aboriginal cultural heritage is recognised and celebrated as living and dynamic and not dealt with statically through harm prevention and protection alone.
 | Yes |
| 1. Items, areas, objects and places of heritage significance are conserved.
 | Yes |
| 1. Water management uses innovative approaches in urban, rural and natural areas to enhance and protect the health of waterways, wetlands, coast and bays.
 | Yes |
| 1. Water quality in drinking water catchments is protected.
 | Yes |

**Council response:**

Although the proposal does seek to clear part of the remanent vegetation of the subject site to satisfy APZ requirements under the Planning for Bushfire Guideline (refer to Section 8 or Attachment 5), much of the critical biodiversity and biodiversity connectivity of the Thorton biodiversity corridor is sought to be maintained, where possible (refer Section 8, Attachment 1). Council is currently working with the proponents of this proposal, and the adjoining properties to resolve ecological issues at a precinct scale. Independent advice is being commissioned to determine ecological principles for viable corridor widths.

The proposal is also generally consistent with the *Thorton North Masterplan Plan 2003 (pg.15).* The Plan, at the time, did not see a use for the site other than for a quarry purpose. However, indicated where vegetation should be maintained to ensure biodiversity connectivity and function. This corridor is almost identical to the proposed zoning and development footprint, with much of the development occurring in the footprint of the historic mining site (refer Figure 1).



Figure 1: Open space and vegetation map from North Thorton Masterplan 2003

The proposal has also undertaken an Aboriginal Due Diligence report (Section 8, or Attachment 6) which has identified items or objects relating to Aboriginal heritage surround the outskirts of the site, but are not within the development footprint, therefore there will be no impact to Aboriginal heritage.

The proposal has also undertaken both contamination (Section 8, or Attachment 7) and surface water assessments (Section 8, or Attachment 8) due to the site’s historic extractive resource quarrying use, and location of a watercourse that traverses the south-eastern boundary. Both assessments found that the subject site was suited for residential development and that environmental measures such as the proposed detention basin could manage the surface water from infill development, while coincidingly creating a greater amenity for the proposed development by combining the detention basin with the public open space and vegetation surrounding the future housing. Measures would also be put in place to improve water quality over time.

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

| **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.** | Yes |
| --- | --- |
| **Performance outcomes** | **Compliance** |
| 1. Communities are designed and equipped to be safe, hazard-resilient places.
 | Yes |
| 1. Neighbourhoods have inbuilt flexibility and adaptability to accommodate new uses and users in the long-term.
 | Yes |
| 1. The effects of climate change are managed to optimise safety and resilience for communities and the natural environment.
 | Yes |
| 1. Development is located away from high-risk areas to avoid community exposure to natural hazards as far as is practical.
 | Yes |
| 1. Places are designed to support the goal of net zero emissions by 2050 and opportunities for mitigation and adaptation to a changing climate and environment.
 | Yes |

**Council response:**

The proposal has undertaken a number of environmental hazard assessments to ensure the future residential development can be resilient and respondent to a number of threats such as bushfire, urban heat, electrotechnology infrastructure and surrounding roads etc. The subject site is unique, in that it is characterised by remnant vegetation surrounding the boundary of the site creating a natural buffer from the impacts of noise, odour, and pollution from roads, rail, electrical substation infrastructure and future employment lands. The historic quarry has also created a footprint that reduces the risk of bushfire threat, with a secondary access being incorporated to ensure emergency evacuation.

The future residential development will incorporate public street trees, public open space, and a detention basin to reduce the impacts of urban heat. Additionally the preliminary concept subdivision layout (**Figure 1**) has orientated housing to be adaptable to solar orientation, installing future solar and other renewable energy infrastructure and be constructed to the standard of BASIX, therefore accommodating any advance in climate change impact.

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

|  | **Compliance** |
| --- | --- |
| **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.** | N/A |
| **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 |
| **Performance outcomes** | **Compliance** |
| 1. The function and vitality of centres, and main streets is strengthened, and urban renewal responds to heritage and local character
 | N/A |
| 1. Centres and main streets provide a diverse array of land uses and activities.
 | N/A |
| 1. New centres or main streets support the existing network and do not undermine its function or future growth.
 | N/A |
| 1. Centres and main streets adapt to the demands of a transitioning economy, serve the current and future economic and social needs of the community and business, and drives productivity, collaboration and economic growth.
 | N/A |
| 1. Knowledge clusters are globally and nationally connected vibrant, collaborative places that drive innovation and creativity in the market, attract investment and enhance human capital.
 | N/A |
| 1. Tourism activities support domestic and international visitors, providing diverse and sophisticated tourism experiences, and complement the landscape setting and avoid land use conflict.
 | N/A |

**Council response:**

Not applicable. The proposal does not propose to develop a centre as it is below the dwelling threshold.

**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.** | Yes |
| **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 |
| * provides suitable separation distances for sensitive uses, like tourist accommodation, having regard to spray, noise, and lighting considerations
 | N/A |
| * considers existing and likely future agricultural and rural uses of adjoining lands and the cumulative impact of similar proposals on the locality.
 | Yes |
| **Performance outcomes** | **Compliance** |
| 1. Mines, quarries and irrigated or important agricultural lands are protected from encroachment by sensitive uses.
 | Yes |
| 1. Food and fibre processing facilities, service and value-adding industries related to agriculture and primary industry production are increased.
 | N/A |
| 1. Dispersed rural settlement is prevented to protect agricultural production and avoid unreasonable or uneconomic demands for public infrastructure or services.
 | N/A |
| 1. Existing towns and villages in and around the equine and viticulture clusters are strengthened by orienting residential growth toward these locations.
 | N/A |
| 1. The productive capacity and resource base for agriculture is recognised and managed for long-term agricultural production, particularly for irrigated or important agricultural land.
 | N/A |

**Council response:**

The subject site will utilise a disused quarry which has not been in operation for over a decade. The quarry infrastructure has long been removed and site has remained mainly cleared with unsealed access to the site. As the quarry is not in operation it does not require ongoing protection, additionally, the site has been identified as a *Residential Investigation Area* within the superseded MUSS since 2001 and in the currently adopted LSPS.

The proposal also does not require any noise study to demonstrate impacts on operations, as the quarry is not in operation.

The subject site is also not identified to contain irrigation or important agricultural lands under its RU2 zoning, as stated above due to the historic use of the quarry.

**PART 3 DISTRICT AND GROWTH AREAS: PLANNING PRIORITY 4: Grow Maitland’s strategic centres along the New England Highway**

| **Planning Priority 4: Desired future outcome for the proposed site and surrounds** | **Compliance**  |
| --- | --- |
| Maitland is a growing metropolitan area, with strategic centres servicing the hinterland and rural areas of Dungog, several large urban release areas, centres undergoing revitalisation and historic rural villages.Given the challenges in servicing this number of development fronts and increasing dwelling density near centres, transport nodes, the NSW Government and Maitland City Council will coordinate services and infrastructure to enable the provision of new housing and employment.East Maitland, as an emerging strategic centre for health and retail, will accommodate economic, housing and services growth. The health precinct around the new Maitland Hospital will provide modern healthcare facilities and be a place of innovation and high-quality healthcare for decades. The Greenhills precinct will remain a place for modern retail, dining and entertainment, together with diverse housing options.It is expected to house more than 30,000 people over the next 20 years and critical industrial and specialised retail precincts. Challenges include providing infrastructure and services, ensuring connectivity along the New England Highway into Maitland, maintaining important vistas, and enhancing biodiversity corridors.These development fronts form the New England Growth Corridor, with each area enjoying its own distinct character. A holistic and coordinated planning approach will ensure each area achieves its potential. | Yes |
| **Council response:** The proposal aligns and complements the with the desired future outcome and planning priority as follows: The subject site has been identified as a Residential Investigation Area since MUSS 2001, and LSPS. This will enable additional housing within the wider East Maitland Catalyst Area an be in close proximity to future services and jobs. This proposal will also complement the work currently being undertaken for the EMCA Place Strategy which will aspire for greater density, infrastructure sequencing and delivering and creating healthier and better wellbeing communities anchored by the Maitland Hospital, Greenhills regional shopping centre and future Brickworks employment precinct.The site has been included in the development contribution boundary and schedule for works within the North Thorton Development Contribution Plan, as such it’s development will assist in funding and delivering needed future infrastructure to deal with the increase in population for this brownfield site.Due to the short-term timeframe of developing the Brickworks Road and subject site, upgrades are currently underway to improve the capacity and safety of the Government Road and Raymond Terrace Road intersection.  |

**PART 3 DISTRICT AND GROWTH AREAS: National Pinch Point regionally significant growth area**

|  | **Compliance**  |
| --- | --- |
| **Place Strategy Outcomes: 3 Thorton** | Yes |
| * Reinforce business and light industrial uses to service the surrounding residential community and to complement services offered at Thornton local centre.
 | N/A |
| * Create a continuous green corridor linking land south of the rail line through to land north of Raymond Terrace Road.
 | N/A |
| * Encourage development of the former brickworks site on the corner of Haussman Drive and Raymond Terrace Road into a new employment precinct.
 | Yes |

**Council response:**

The separate proposal Brickworks Road Employment Precinct (PP-2022-1187) was recently adopted by Council for endorsement for finalisation. Therefore, this Place Strategy outcome has been achieved. The subject site will contribute to this employment precinct by increasing the residential population catchment who will be 400m away from accessing these services and obtaining potential future jobs.

Apart from this Place Strategy Outcome, the subject site is identified as being zoned for ‘residential land’ which is consistent with this proposal.