



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

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Green light for new homes in Lower Hunter

Land north of Raymond Terrace, in an area known as Kings Hill, has been rezoned to allow up to 4,500 new homes to be constructed over the next 25 years.

The development at Kings Hill will cater for as many as 11,000 new residents and will include a new town centre and community facilities.

The approval of the Port Stephens Local Environmental Plan (Kings Hill North Raymond Terrace) 2010 was announced by Minister for Planning Tony Kelly today.

Mr Kelly said the LEP would rezone rural land to support a range of uses including residential, mixed use development, a local centre zone, environmental management and environmental conservation.

“Kings Hill was identified as a potential urban release area in the Lower Hunter Regional Strategy in 2006 and the development of this precinct is also consistent with the council’s settlement strategy,” Mr Kelly said.

“The Lower Hunter is experiencing significant population growth, and this will continue over the next 25 years.

“The Kings Hill site has the potential to contribute around 180 new homes to the Lower Hunter’s housing supply each year over that period. This will increase housing choice for new and existing residents in the Lower Hunter.”

Mr Kelly said the Department of Planning had worked closely with Port Stephens Council and other government agencies and the community on issues including aircraft noise from the nearby Williamtown RAAF Base.

“There has been an exhaustive process undertaken to examine the potential future noise impacts on the Kings Hill precinct,” he said.

“In November 2009, an independent review of aircraft noise advised that residential development could occur, subject to noise mitigation and restrictions on sensitive land uses on some parts of the site.

“With about half the area located within the 20-25 ANEF noise contour predicted in 2025, the LEP ensures that dwellings in this area must be designed to meet Australian standards for interior noise levels.

“This is in line with the NSW Government’s planning directions to all councils across NSW who are considering rezoning land near airports.



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“Furthermore, residents buying homes or land at Kings Hill will also be made aware of potential noise issues, because planning certificates attached to sale contracts will be required to note if a property is affected by aircraft noise.”

Mr Kelly said the LEP also incorporated a number of key environmental measures.

For example, the natural ridge line of Kings Hill, which is a defining feature of the site, will be rezoned as E2 environmental conservation, protecting it from development.

Mr Kelly said future development applications would also require the developer to negotiate conservation offsets with the Department of Environment, Climate Change and Water to improve and maintain biodiversity, water quality and other environmental qualities of the area.

Mr Kelly said the council would need to conduct further environmental investigations and community consultation before pursuing a reduction in the minimum lot size at the intersection of Winston and Six Mile roads.

The Department recommended an environmental management zone for the 30 hectare parcel of land, in addition to retaining the existing 10 hectare minimum lot size.

Mr Kelly said the LEP included zoning land for a town centre and six neighbourhood centres.

He said the zones were consistent with a retail analysis which recommended up to 2,200 square metres of retail floor space in the town centre, and a number of smaller neighbourhood centres ranging from 200 to 650 square metres in size.

The rezoning of the south-west portion of the Kings Hill site has been deferred to avoid any impacts from the council’s waste management facility.

Mr Kelly said the Department confirmed its advice to Port Stephens Council that it does not support the identification of the land at Wallalong due to a combination of location, access and infrastructure issues.

“There is already an ample supply of suitable urban land has been identified to support the population growth needs of the region,” Mr Kelly said.

“The Metropolitan Development Program, 2008- 2009, identified that Port Stephens has nearly 11,000 potential housing sites which equates to nearly 44 years of supply.

A 5 year review of the LHRS is currently underway and it remains unlikely that the review will identify Wallalong as an appropriate or required location for housing.
