



Hon Tony Kelly MLC
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MEDIA RELEASE

26 October, 2010

LOWER HUNTER HOUSING AND EMPLOYMENT STRATEGY

A 20 kilometre-long corridor across two Lower Hunter council areas has the potential to accommodate up to 8,000 new dwellings and 1,500 hectares of employment land.

Minister for Planning, Tony Kelly, today approved the Newcastle-Lake Macquarie Western Corridor planning strategy which covers an area from Beresfield in the Newcastle local government area (LGA) to Killingworth in Lake Macquarie LGA.

“The strategy supports housing, jobs, environmental protection and infrastructure and will be used to inform new rezoning decisions,” the Minister said.

“This is a good example of the NSW Government working with local councils and other stakeholders to plan for the future of an important corridor.

“The western corridor lands should play an important part in helping to meet the Lower Hunter’s housing targets to 2031, along with the need for additional employment lands.

“The strategy supports the expansion of existing conservation areas (in conjunction with new development) along with the protection of land in the Watagan to Stockton green corridors, such as Hexham swamplands.

“It also clearly lays out the necessary health, road, power and education infrastructure which is likely to be required to service these new urban areas.”

Under the strategy:

- The northern section of the corridor, around Black Hill, would support employment lands and be well placed to support a future freight hub, as identified in the regional strategy;
- The central development area around Minmi, Wallsend and Edgeworth is identified as a potential residential area on both sides of the Newcastle Link Road; and
- The southern section based at West Wallsend and Killingworth would possibly support employment lands, while a residential investigation area is supported near West Wallsend and Killingworth to provide a buffer between the existing suburbs and the possible employment area.

In response to 32 submissions received during the public exhibition period, the strategy was changed to:

- Ensure it’s consistent with the Lower Hunter conservation plan;
- Make reference to guidelines about creating active and liveable communities;
- Add extra detail to ensure new developments address odour and noise impacts from the existing Summer Hill waste management facility; and
- Clarify the infrastructure requirements of agencies.

A number of workshops were held with Newcastle and Lake Macquarie Councils, Coal and Allied, Xstrata and Hunter Development Corporation, who own the majority of the land, in the strategy’s development.

The strategy can be viewed at www.planning.nsw.gov.au.