

State Significant Rezoning – Suitability and Readiness Assessment

Candidate profile – Eden Estates

Instructions

- One profile is required for on each candidate site
- Fill out the first table and include the name of the Precinct, the address and details about the land size and use/s. You may wish to include a map of the site to show the location.
- Provide responses based on the information and resources available.
- Refer to prompting questions to guide your response.

Note: this guidance is not an exhaustive list of information to provide. You may include other information if it is relevant to the question being asked.

- Please include the file name of supporting documents attached to your candidate profile. These must be attached to the email when you submit your application.
- All forms must be returned to ssr@planning.nsw.gov.au 7 days prior to State Significant Rezoning Panel meeting.

Candidate details

Precinct address	144 Boundary Road, Wallsend (Lot 3057 DP 1208470)
Precinct name	Eden Estates
Proposal Overview	Rezone C2 Environmental Conservation, C4 Environmental Living and RU6 Transition land to allow urban development including a local centre (238 jobs) and housing (3,200 – 4,200 dwellings) at 144 Boundary Road, Wallsend (Lot 3057 DP 1208470)
Proposed land area (ha)	574 hectares
Proponent / developer	Eden Estates (Newcastle) Pty Ltd

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Land owners	Eden Estates (Newcastle) Pty Ltd
Existing land use	Vacant land zoned C2 Environmental Conservation, C4 Environmental Living and RU6 Transition
Proposed land use	Residential, environmental and employment uses
Justification for State / Regional significance	The Eden Estates site at Newcastle is a strategically located 574-hectare parcel of land with a proposed yield of 3,200 – 4,200 residential dwellings. The site is adjacent existing urban areas to the east and approved future urban development to the west with all infrastructure readily available at the site with any required upgrades being delivered as part of the development
Anticipated key milestones:	Key milestones are dependent upon on-site gas monitoring being undertaken and a potential contamination report being completed and reviewed by an accredited auditor by April 2025. The proponent is currently finalising their methodology for investigating contamination for acceptance by the EPA due to the site's proximity to the Summerhill Waste Management Centre The milestones are also reliant on timely advice from BCS regarding the BCAR
Exhibition	1-Jul-25
Finalisation	3-Nov-25
Potentially contentious issues	Resolution of potential land contamination due to proximity to the Summerhill Waste Management Centre Impacts on biodiversity (City of Newcastle Council oppose any development south of the Newcastle Link Rd due to biodiversity concerns) Traffic Removal of PPA role from local government

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Nature and/or reason for delay (if appropriate)	The proposal is partly within the City of Newcastle LGA and partly within the Lake Macquarie LGA. The City of Newcastle oppose any development south of the Newcastle Link Rd due to biodiversity concerns. This limits opportunities to undertake a holistic and integrated proposal that links the area to adjoining development as envisaged by the proponent and to reach agreement between both Councils on a masterplan for the site. Completion of contamination reports Resolution of BCAR
Political considerations (if required)	City of Newcastle Council are not supportive of development south of the Link Road due to biodiversity impacts and are unlikely to support the appointment of an alternate PPA. City of Newcastle support an approach of each Council undertaking a planning proposal within their LGA consistent with their own vision and assessment. The community is potentially unsupportive of any clearing of vegetation, similar to the 505 Minmi Road rezoning to the north west of the site. The Hon. Sonia Hornery, MP, Deputy Speaker and Member for Wallsend, has publicly raised concerns previously and opposed rezonings in the locality impacting on Newcastle's western green corridor.
Studies required to be included in cost estimate	☐ Urban Design / Master Plan – Planning controls

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	☐ Urban Design / Master Plan – Public domain and open space ☐ Urban Design / Master Plan – Design Guide ☐ Urban Design / Master Plan – Planning for Country ☐ Feasibility and Economics ☐ Contamination ☐ Acoustics ☐ Air quality ☐ Traffic and Transport ☐ Probity ☐ Heritage ☐ Infrastructure / Social and Recreation Study ☐ Affordable Housing ☐ Archaeology ☐ Flooding and Stormwater
<i>* Check boxes where fees for studies are to be included in the project scope</i>	<i>* The proponent has already prepared a number of the above studies to inform the proposal and has indicated a willingness to prepare any further studies and amendments that may be required</i>
Fee estimate (For SAPPs)	1 x Director with an estimated cost of \$20,000 1 x Manager with an estimated cost of \$30,000 1 x Senior Planning Officer with an estimated cost of \$50,000

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Consultation <i>* Check boxes where consultation undertaken</i>	☒ Local Council	The subject land traverses the local government areas of CN and Lake Macquarie Councils CN staff consider that biodiversity matters have not been addressed and that Council is unlikely to be supportive of appointing an alternate PPA. It is CN's position that to meet community expectations around biodiversity conservation, avoid urban sprawl and facilitate new well-located homes that only development to the north of the Link Road is suitable LMCC staff are supportive of an alternate PPA to enable adoption of a single masterplan across the whole site and ensure wholistic consideration of biodiversity matters over the two local government areas
	☒ State Government Agencies	The proponent has undertaken consultation regarding this proposal with BCS, EPA and TfNSW and which remains ongoing
	☐ Community Groups	Comments
	☐ Local MP/Minister	Comments
	☐ Other	Comments
Communication requirements	Communication objective: Outline why the Department has taken on the role of PPA and resolved to progress this application	Details:

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Key Messages

The subject land is identified by the Hunter Regional Plan 2041 as being within the National Pinch Point Regional Significant Growth Area as well as subject to the Urban Development Program

The proponent has advised that the development will enable commencement of 1,000 dwellings within the 5-year Housing Accord timeframe and 3,000+ in the ensuing years. This development forms an important component of the greenfield housing supply pipeline within the Lower Hunter region

The site is located in the local government areas of CN and LMCC. Appointment of a single planning proposal authority is likely to:

- facilitate consistent development outcomes across both LGAs;
- facilitate consistent biodiversity conservation assessment across the entire site;
- ensure the expedient delivery of housing

The proposal includes the provision of 80 dwellings (2% of the project yield) as affordable housing to be managed by a registered community housing provider

The proposal also includes the delivery of 400 key worker dwellings in a dedicated key worker housing precinct in proximity to the John Hunter Medical Precinct and the University of Newcastle, both of which are located within 5km of the site

The proposal incorporates delivery of two local neighbourhood retail centres and two double sports fields as well as community centres and local parkland

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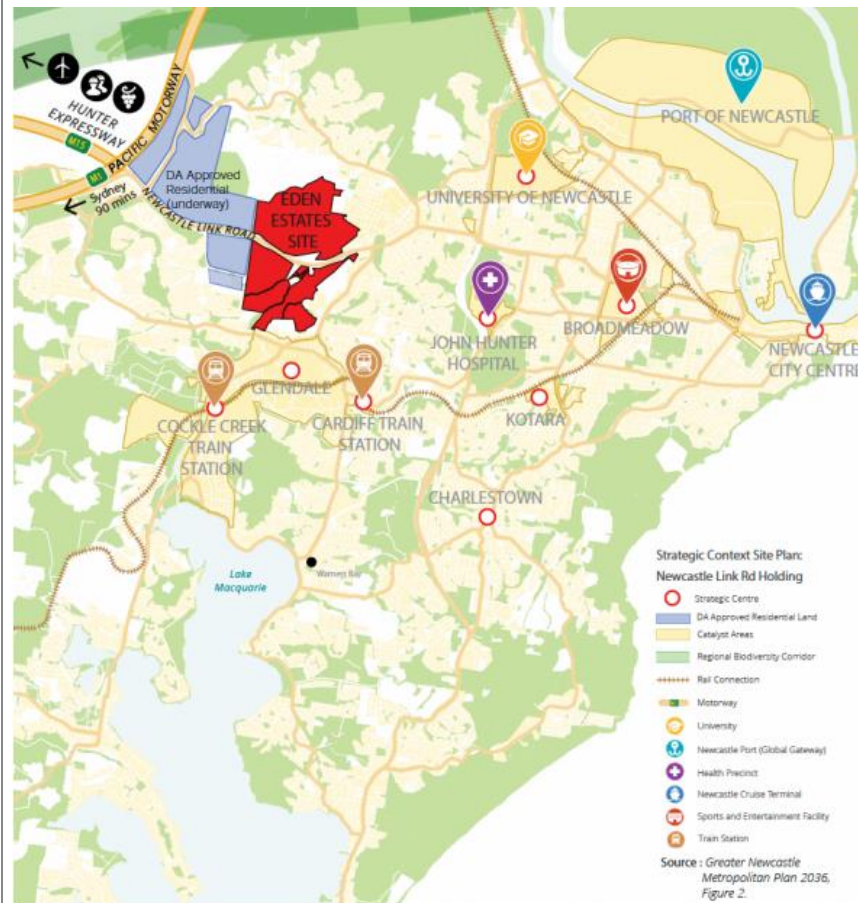
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	☒ Media Release ☐ Joint Media release	
	Channels ☒ Website ☒ Direct Mailout ☐ Information sessions ☐ Other Engagement ☐ Other comms activities	Further details:

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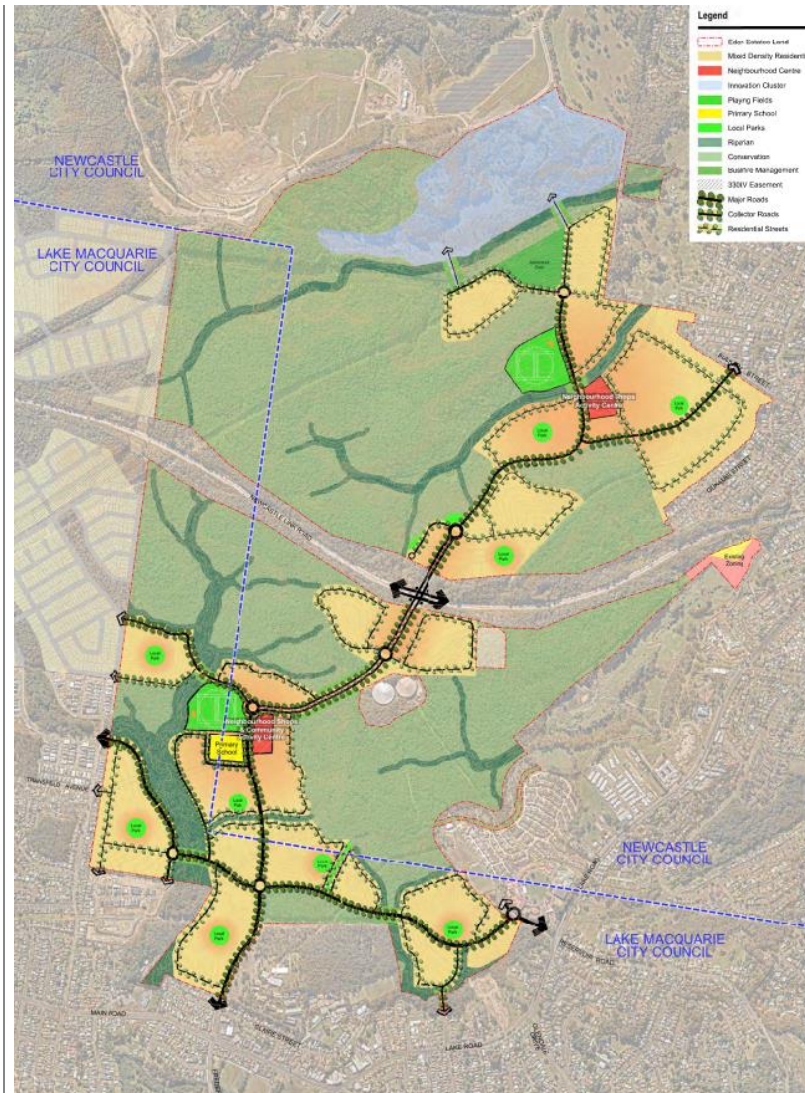
Location Map



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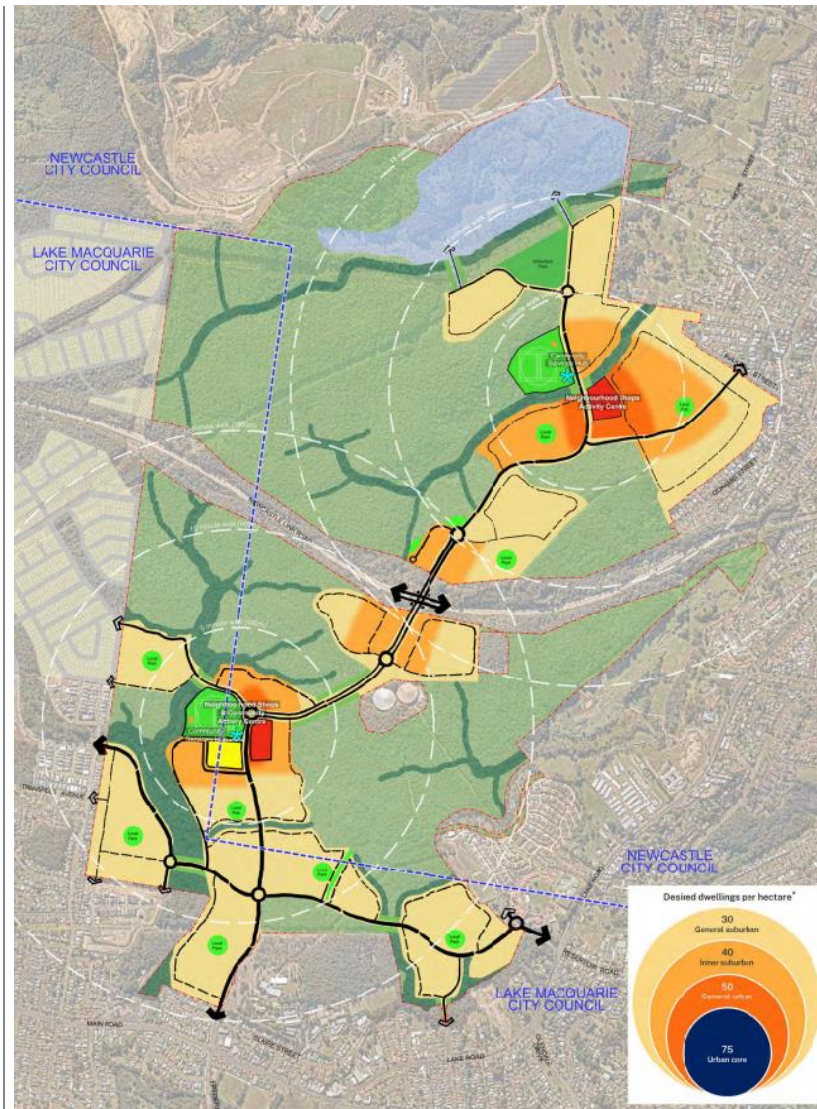
Site Map - Proposed area for Rezoning



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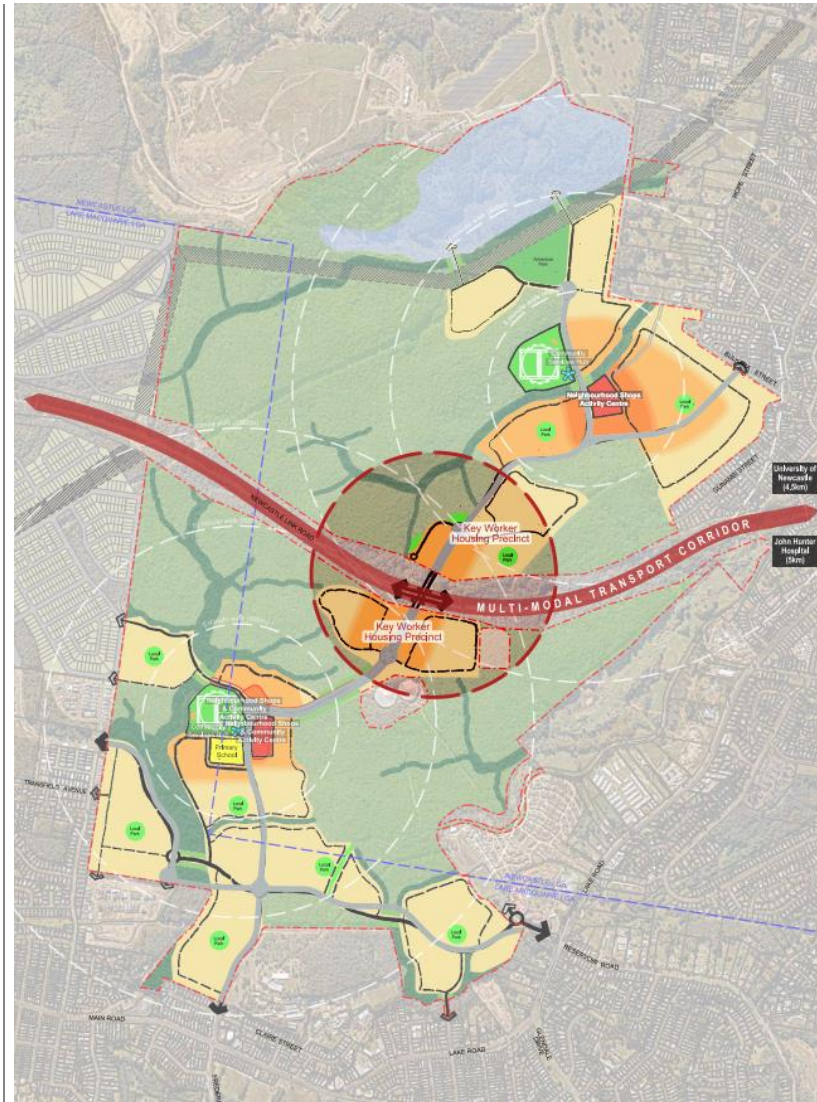
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Structure Plan - Proposed area for Rezoning



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Criteria	Weighting	Response – commentary and evidence	Prompting questions
1. Provides significant and meaningful public benefits through housing supply/diversity and alignment with State policies land use strategies List the type and number of dwellings that will be delivered including timings and alignment to other public benefit outcomes	35%	The proposal will facilitate urban development including a local centre (238 jobs) and will contribute a significant number of houses (3,200 – 4,200 dwellings) towards the dwelling targets for the two LGAs. The site is identified by the Hunter Regional Plan 2041 for urban development and housing and as being within the National Pinch Point Regional Significant Growth Area and subject to the Urban Development Program	☐ Creates a substantial number of dwellings (e.g., >2,000) or contributes to a substantial proportion of housing for the region or LGA against their housing targets or housing needs? ☐ Are these within a declared Growth Area? ☐ Will the dwellings address an undersupply of housing? ☐ Aligns, delivers, or supports a Strategy, Plan, Government Priority or Policy? ○ Aligns with the Greater Sydney Region Plan, Regional Plans or District Plans? ○ Delivers a State planning priority? ○ Delivers a State transport priority? ○ Deliver on the local housing strategy? ○ Respond to urgent housing needs following natural disasters or economic changes? ☐ Aligns with Government Priorities (e.g. will it bring more affordable home purchase opportunities to market? Consider size of proposed dwellings, dwelling mix, local housing markets)

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2. To what extent is the proposal providing social and affordable housing?	10%	The proposal includes the provision of 80 dwellings (2% of the project yield) as affordable housing to be managed by a registered community housing provider The proposal also includes the delivery of 400 key worker dwellings in a dedicated key worker housing precinct in proximity to the John Hunter Medical Precinct and the University of Newcastle, both of which are located within 5km of the site	☐ Delivers a commitment to increase or improve affordable or social housing? ☐ How many social housing or affordable housing dwellings are proposed? ☐ What is LAHC's involvement (proponent / stakeholder for part of site etc)? ☐ Is Aboriginal housing being provided through the Aboriginal Housing Office (AHO)? ☐ What is the role of the Local Aboriginal Land Council (LALC) in the provision of more affordable housing options?
3. Any <u>impediments to delivery</u> can be managed and or have a clear pathway to resolution List agencies and resource requirements for successful delivery including any complexities, risks or misalignment	25%	The contamination report and BCAR will need to be resolved; however, these matters are capable of being managed EPA, BCS and TfNSW are key agencies that will provide input into assessment of the proposal CN's main stated objection to the current proposal has been the potential biodiversity impacts associated with development south of the Newcastle Link Rd. It is expected that this issue can be mitigated and addressed through the process by working closely with NSW DCCEEW to confirm the suitability and impact of the final development footprint. CN is also likely to strongly oppose removal of the PPA role. This would be mitigated through an appropriate communications strategy outlining the need for a SLR process due to the size of the proposed housing release that crosses over two LGAs.	☐ Are there are a significant number of dependencies with other agencies? If so, will State intervention will accelerate / improve the capability to amplify investment and public benefits? ☐ Are there environmental constraints or issues likely to impact pace of delivery, such as biodiversity, hazards, bushfires, flooding? ☐ How resolved are the known issues (land use, environment, stakeholders, land owners)? Consider timing and level of complexity. ☐ How clear is the pathway to resolution (months / years to resolve)? ☐ Is there funding/ resourcing to resolve the impediments to the planning decision?

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<u>4. Investment is committed or available to deliver the rezoning?</u> • What current commitments to investment and/or infrastructure have been made? • What costs still need to be accounted for (e.g., infrastructure, utilities, DPE costs) • Is the proponent able to fund utilities (e.g. sewer, water) and infrastructure required? • What are the timing commitments to funding	30%	The project is deliverable in the short term with all infrastructure and service utilities required for the development being readily available and any upgrades required being provided as part of the development. It is expected that housing delivery could commence within 18 months of a gateway determination and bio-certification being issued. The proponent has advised that Eden Estates is fully funded and has capital available to realise the delivery of the project. An immediate commencement of works will be sought following the appropriate development approvals being in place	☐ Supports significant Govt. or 3rd party committed investment (e.g., > \$500m)? ☐ Costs as a proportion to SLR benefits are balanced. For example, cost per lot and ROI) – Include infrastructure Estimated Total Cost (ETC) from consultant ☐ If enabling infrastructure is not yet funded or committed, does the developer have capacity to fund utilities / critical infrastructure to support precinct development? ☐ Can leverage existing or committed high-capacity public transport, or it is logical to sequence public transport post development (e.g., rapid bus transit) ☐ Investment will commence within 5 years post rezoning? ☐ An investment today (now) is required to support a longer-term infrastructure outcome that may be some time to realise? (e.g., planned precincts associated with a future 'fast rail' corridor)
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and criticality of investment being provided now			
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Community sentiment	CN is not supportive of development south of the Link Road due to biodiversity impacts and are unlikely to support the appointment of an alternate PPA A vocal section of the community is likely to be unsupportive of any clearing of vegetation similar to what has occurred with the 505 Minmi Road rezoning to the north west of the site.	☐ Is the proposal consistent with community expectations? ☐ What are the known local issues? ☐ What are the council views? ☐ Is the community likely to support or oppose?
Other stakeholder views	The Hon. Sonia Hornery, MP, Deputy Speaker and Member for Wallsend, has publicly raised concerns previously and opposed rezonings in the locality impacting on Newcastle's western green corridor.	☐ What are other the stakeholder views?

Determining the suitable pathway:		
Is there a strong justification to deviate from normal planning processes due to known issues?	Yes. A State Led Rezoning approach would be beneficial and preferable to either a State Assessed Planning Proposal or a Local Planning Proposal as: the challenge of coordinating CN, LMCC and State agency requirements acts as a significant barrier to resolving a suitable	☐ Council is resistive of the proposal due to resourcing, cost or complexity (further consideration required if resistance is due to misalignment/disagreement with development sequencing)

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• If <u>not a state-led rezoning</u>, is Council able and willing to deliver the rezoning (with or without DPHI funding)? • Are there other pathways / alternative options that could facilitate this proposal?	development and conservation footprint which ultimately impacts the progression of a planning proposal in a timely manner • the proposal still remains at the scoping stage after 4 years due to the above issues (which an SLR approach led by the Department could help resolve and allow the proposal to proceed to the next stage for further investigation and consultation) • the bio-certification process applies across the site as a single entity and it is not desirable or compatible with splitting the site into two separate planning proposals • to achieve the optimal urban footprint, environmental conservation, infrastructure provision and community outcomes it is crucial that the rezoning and future development of the site is considered holistically	☐ The costs and/or complexity involved will be challenging for the Council to manage within a reasonable timeframe ☐ DPHI will still be required to contribute significant funding to support Council-led rezoning and mitigates benefit of deferring from a SLR ☐ There are limited alternative pathways that will achieve the same timely outcomes/benefits
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Attachments