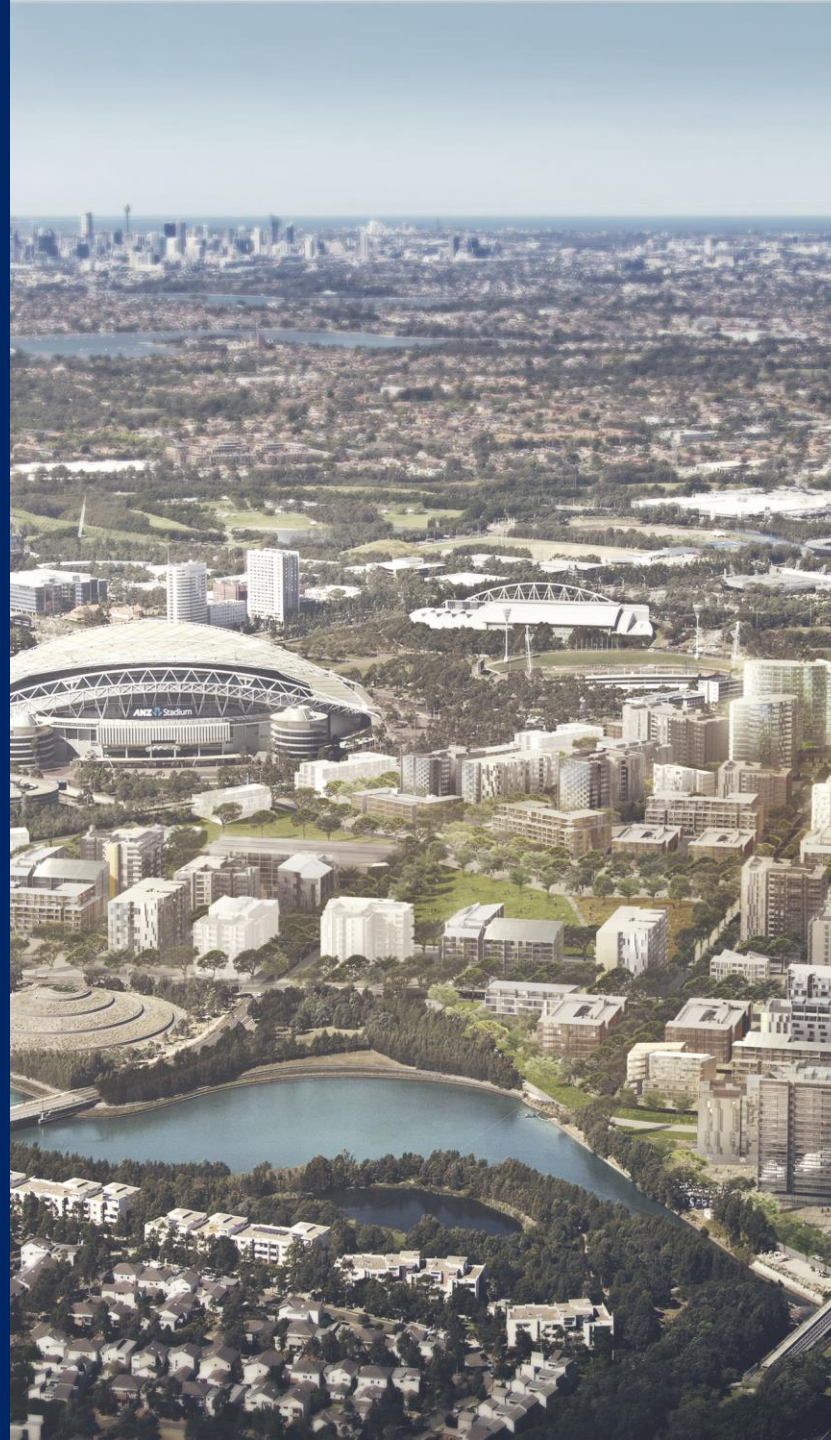


State Significant Rezoning Evaluation Panel

January 2025



Agenda

No.	Description	Lead	Outcome Sought	Time (mins)
1	Candidate sites briefing		Noting	15
1.1	Eden Estates, Wallsend	Craig Diss		
1.2	Nowra Riverfront Precinct	Chantelle Chow		
1.3	Shellharbour Hospital Precinct	Chantelle Chow		
2	Selection panel review		Decision	25
2.1	Scorecard completion	Chair		
3	Meeting close			05

Candidate site briefing

1. Eden Estates, Wallsend
2. Nowra Riverfront Precinct
3. Shellharbour Hospital Precinct

Agenda Item 1



Eden Estates, Wallsend

Agenda Item 1.1

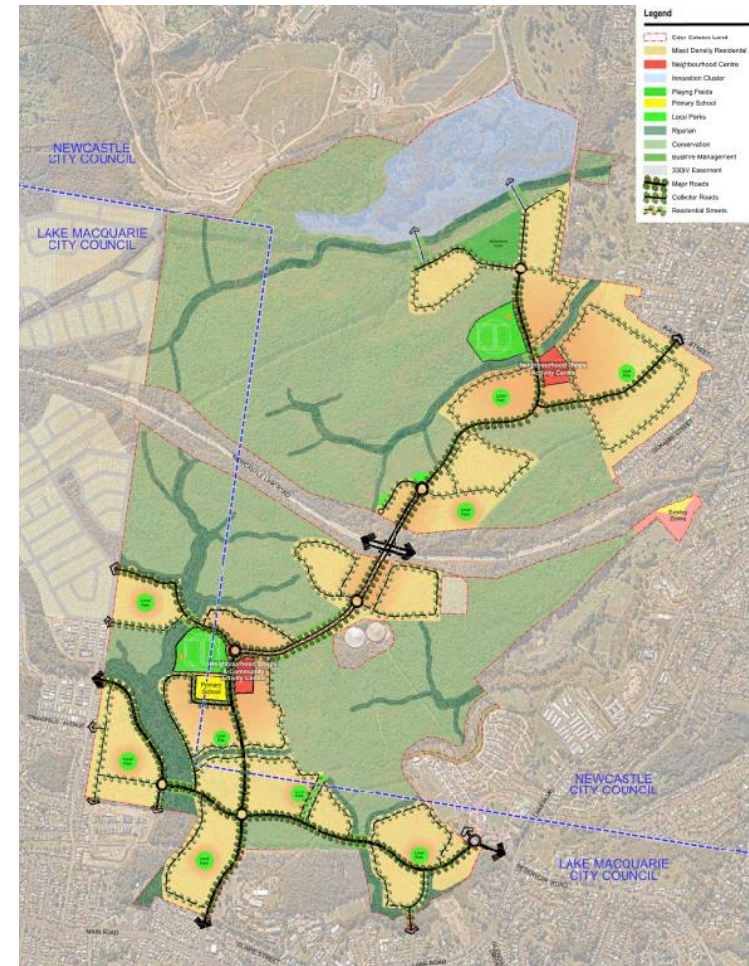
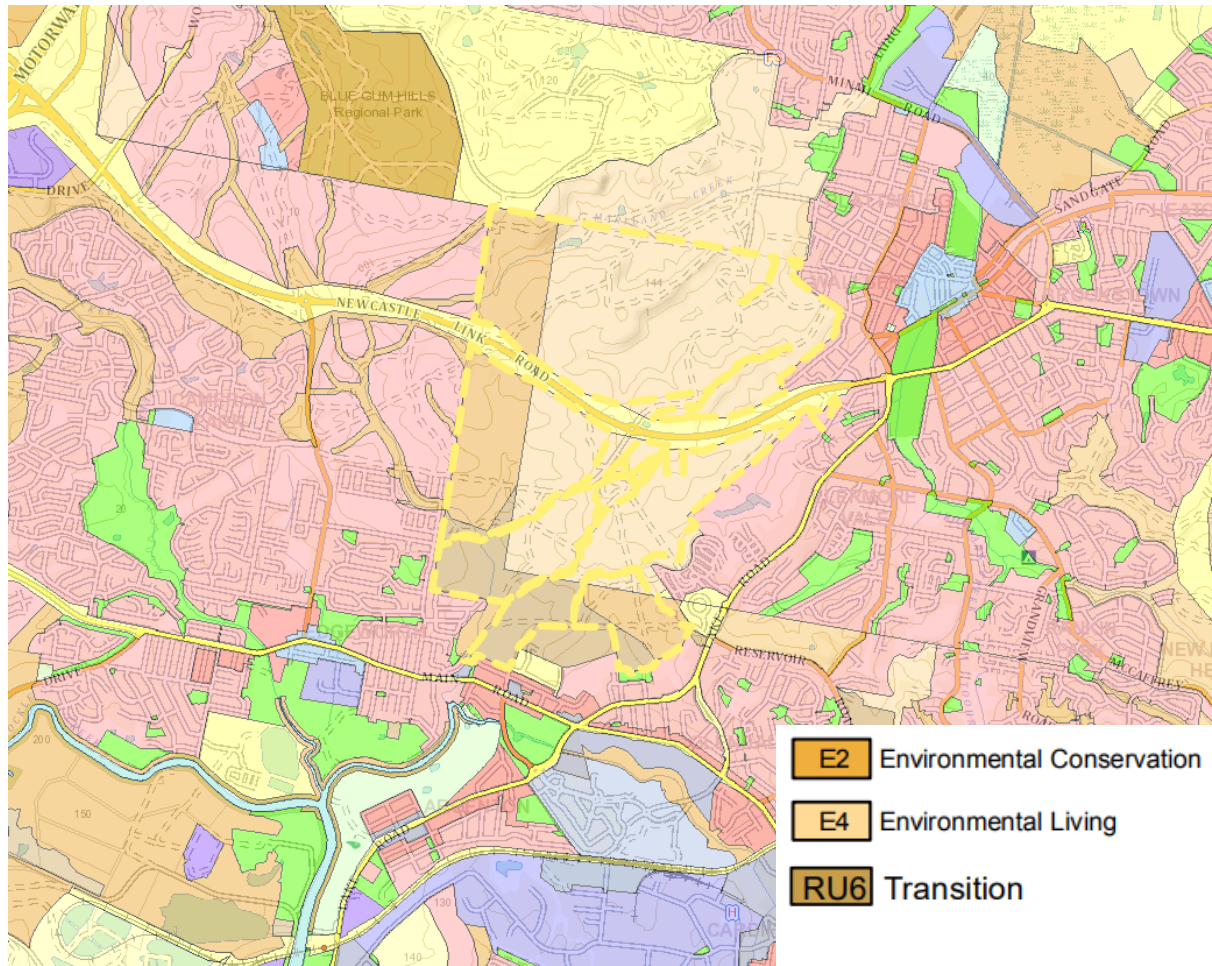
Presented by Kate Campbell / Craig Diss

Project overview

- The Eden Estates project proposes the rezoning of 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)
- The land has an area of 574 hectares and straddles the local government areas of City of Newcastle and Lake Macquarie City Council
- The site is identified by the Hunter Regional Plan 2041 as being within the National Pinch Point Regionally Significant Growth Area and is adjacent to existing urban areas to the east and approved future urban to the west
- The proposal includes the provision of 80 dwellings (2% of the project yield) as affordable housing and the delivery of 400 key worker dwellings in proximity to the John Hunter Medical Precinct and the University of Newcastle

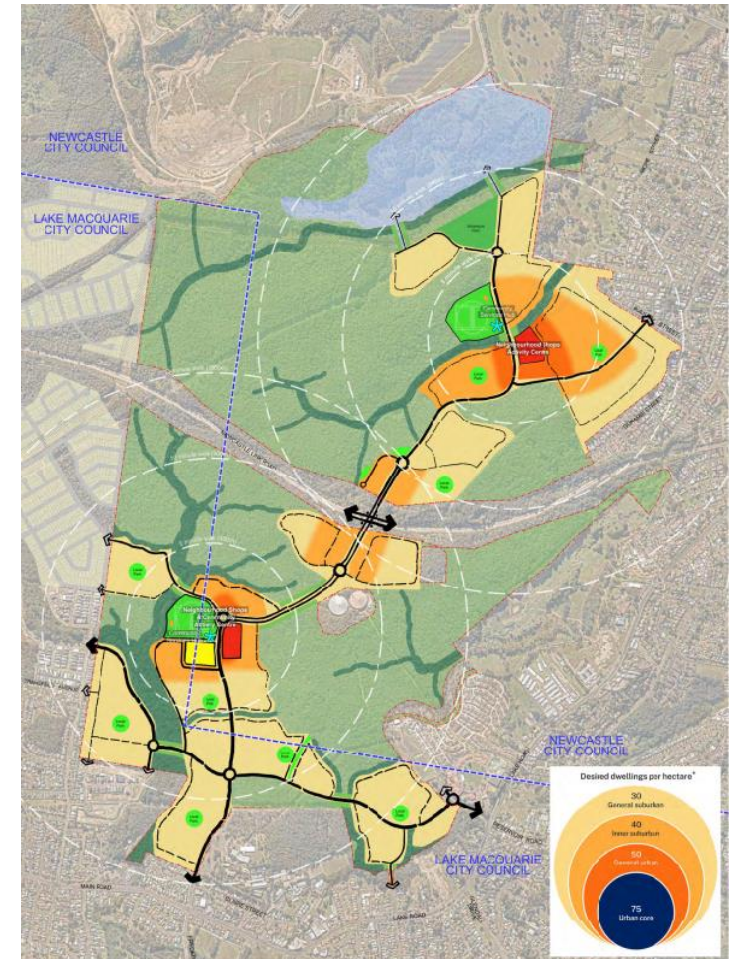


Existing zoning and proposed structure plan



Regional significance justification

- The challenge of meeting CN, LMCC and State agency requirements is acting as a significant barrier to resolving a suitable development and conservation footprint on the subject land. This is ultimately impacting the progression of a planning proposal in a timely manner
- Appointment of a single planning proposal authority for the development is likely to:
 - facilitate consistent development outcomes across both the CN and LMCC LGAs
 - facilitate consistent biodiversity conservation assessment across the entire site
 - ensure the expedient delivery of housing
- The proponent has advised that the project is deliverable in the short term with all infrastructure and service utilities required for the development being readily available and any upgrades being provided as part of the project
- Eden Estates is fully funded and has capital available to realise the delivery of the project. An immediate commencement of works can be sought following the appropriate development approvals being in place



Contentious issues / stakeholder perspectives

- The proponent is currently finalising their methodology for the investigation of contamination for acceptance by the EPA due to the site's proximity to the Summerhill Waste Management Centre. On-site monitoring will be required and the final report will need to be reviewed by an EPA-accredited auditor
- The Biodiversity Certification Assessment Report will require review and acceptance by DCCEW
- TfNSW is also a major stakeholder in the proposal
- CN considers that biodiversity matters have not been addressed and is unlikely to be supportive of appointing an alternate PPA. It is CN's position that to meet community expectations around biodiversity conservation, urban sprawl and facilitate new well-located homes that only development to the north of the Link Road is suitable
- LMCC 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 LGAs
- The community is unlikely to support vegetation clearing required to facilitate the proposal



Nowra Riverfront Precinct

Agenda Item 1.2

Chantelle Chow, A/Director, Southern, Western and Macarthur Region

Nowra Riverfront Precinct - Shoalhaven LGA

- Council are progressing the Nowra Riverfront revitalisation. Recommend progressing the western side which has less flood issues and can provide 270 dwellings.
- Homes NSW progressing the Mandalay Precinct for 370 homes inc. affordable housing.
- Seeking \$150,000 to fund the Transport and Water Cycle Management Studies.
- Council will repurpose \$150,000 of previous DPHI/Council funds to prepare the Urban Design and Economic Feasibility Review.
- Leverages recent State investment in the Princes Highway upgrade and Shoalhaven River Bridge replacement.
- Rezoning proposal to follow the completion of the studies.



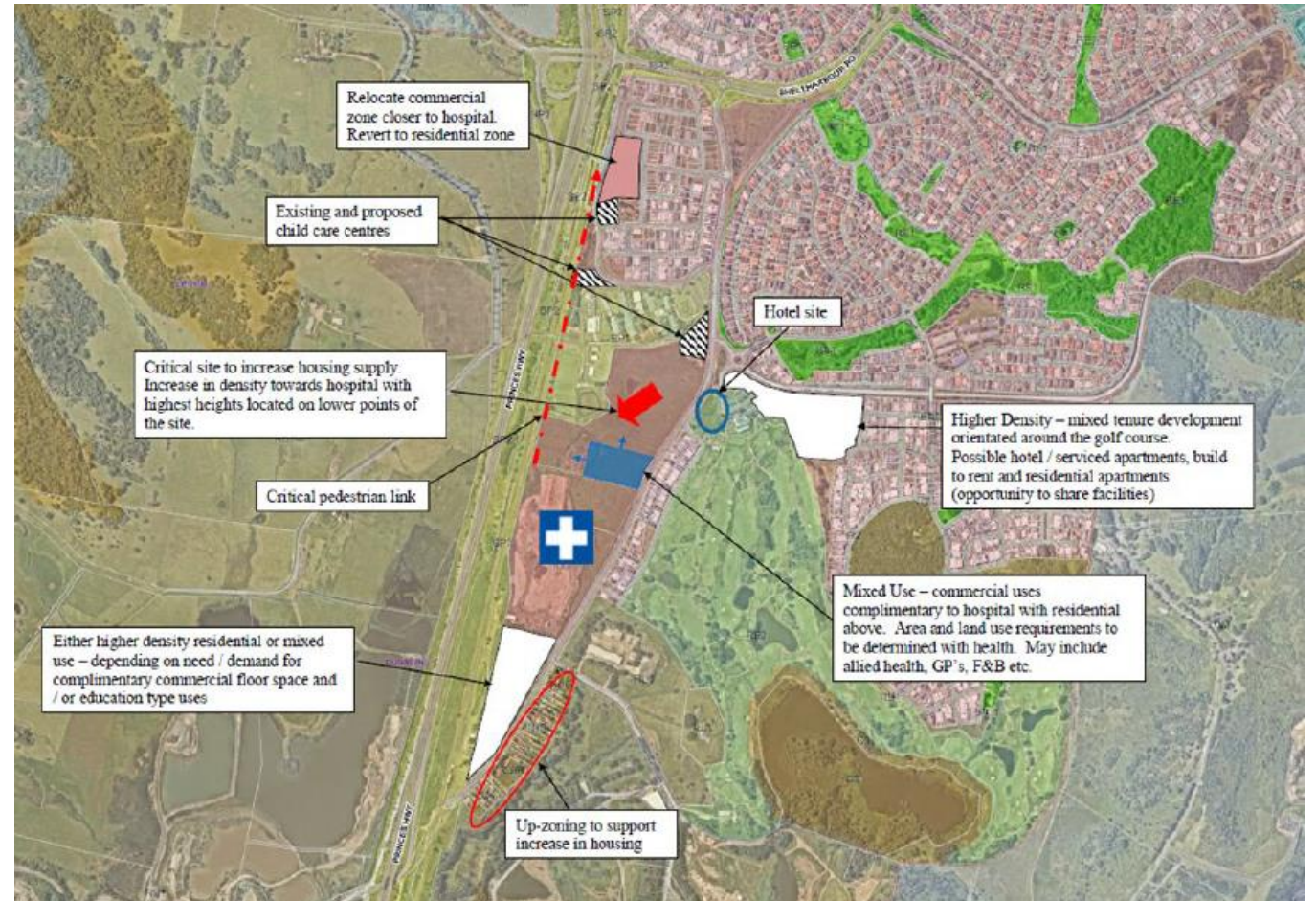
Shellharbour Hospital Precinct

Agenda Item 1.3

Presented by Chantelle Chow, A/Director, Southern, Western and Macarthur Region

Shellharbour Hospital Precinct – Shellharbour LGA

- Council working on a proposal to rezone land around the new Shellharbour Hospital and rail station for additional housing, complimentary commercial uses, key worker housing, and Council developed hotel.
- Seeking \$200,000 for traffic and transport study to determine road and intersection upgrades along Dunmore Road, along with water quality and urban design.
- DPHI Urban Design team currently providing design assistance to Council.
- Sydney Water has capacity for 500 new homes (inc existing approved DAs and future growth for the precinct).
- The completion of the traffic study and urban design work will inform a rezoning proposal. Number of dwellings 500 – 700, plus 150 – 200 short term accommodation units.



Evaluation panel review

Agenda Item 2



Next State Significant Rezoning Evaluation Panel: 12th February @ 10am

