

Ms Michelle Bisson
Executive Director, Planning and Environment
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11 June 2025

Dear Ms Bisson

Thank you for your correspondence to the Secretary of the Department of Planning, Housing and Infrastructure about the National Pinch Point Regionally Significant Growth Area identified in the Hunter Regional Plan 2041. The Secretary asked me to respond on her behalf.

I acknowledge the City of Newcastle's motion of 25 February 2025 to request the Department investigate whether any land north of the Link Road located within the 'Eden Estates' that comprises high environmental value be removed from the National Pinch Point Regionally Significant Growth Area identified in the Hunter Regional Plan 2041.

The Hunter Regional Plan 2041 identifies a number of regionally significant growth areas across the Hunter. These areas have been identified due to their potential importance in providing future employment or housing and to trigger further investigations into a range of issues, including high environmental value and infrastructure delivery.

It is important to note that the identification of land in a regionally significant growth area does not indicate that it is appropriate for development. Any proposal must be supported by an assessment of the strategic and site-specific merit to confirm land suitability and consistency with relevant State Environmental Planning Policies and section 9.1 Ministerial Directions.

As you would be aware, the Department's role in the Hunter Regional Plan 2041 Place Delivery Program was realigned in 2024 with councils now responsible for investigating and progressing regionally significant growth areas through a local planning pathway. In this regard, I would encourage Council to work with the subject landowner to determine any areas of high environmental value and to provide the outcomes to the Department for consideration in the preparation of the next iteration of regional plans.

Should you have any questions, Craig Diss, Director Hunter and Northern at the Department can assist on 02 5778 1485 or at craig.diss@planning.nsw.gov.au.

Yours sincerely

out of scope

Daniel Thompson
Acting Executive Director
Local Planning and Council Support