

Our Ref: RJM:kd

Newcastle | Gunnedah | Sydney

24 March 2016

General Manager
Hunter and Central Coast
NSW Department of Planning & Environment
PO Box 1226
NEWCASTLE NSW 2300

Dear Sir / Madam

Monteath & Powys Pty Ltd is pleased to make a submission on the draft Hunter Regional Plan and the draft Plan for Growing Hunter City.

In 2013 - 2014, the Hunter Valley sub-region had the largest and fastest population growth in regional NSW. The Hunter also supports the largest regional economy in Australia and one of the most diverse economies. The draft Hunter Regional Plan and the draft Plan for Growing Hunter City will need to facilitate delivery of 60,000 new dwellings over the next 20 years to accommodate continued growth in the region. The draft Plans should set clear targets and measurable outcomes for planning authorities so as to ensure delivery of these goals.

DRAFT HUNTER REGIONAL PLAN

The Hunter Regional Plan should be based on evidence

The Hunter Regional Plan should be supported by a review and analysis of the performance of the Lower Hunter Regional Strategy 2006. The goals and targets set out in the previous planning strategy should be evaluated, tested and revised if necessary. In particular, the assertion that there is sufficient existing zoned residential and employment lands available to meet anticipated demand in the region should be tested and the evidence made available.

An analysis of feasibility and efficiency should be undertaken given that the shape of the region has shifted since the Lower Hunter Regional Strategy was prepared, including by the construction of the Hunter Expressway.

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The Hunter Regional Plan should include demonstrable evidence that the supply of land identified through previous strategies remains sufficient and consider whether limiting the purpose of the Hunter Expressway and land use in the corridor as described in the draft Plan is the most efficient use of major infrastructure investment.

Planning for new housing and employment lands should be integrated with infrastructure delivery

Infrastructure and other agencies should commit to the priorities identified in the draft Hunter Regional Plan. For example, facilitating the economic development of land held by Local Aboriginal Land Councils is supported however Hunter Water, Transport for NSW and other relevant State agencies should also participate in the strategic assessment of pipeline projects and should commit to the agreed priorities.

The Hunter Regional Plan should also refer to the issues and opportunities for growth identified in the Hunter Strategic Infrastructure Plan 2013, in particular where plans for infrastructure have been prepared based on the identification of key corridors and precincts for growth - such as the Maitland growth corridor (Maitland to Branxton); Freeway Corridor (Morisset / Cooranbong); the Northern Gateway (North Raymond Terrace / Heatherbrae); and the Hunter Expressway growth corridor (Killingworth to Kurri Kurri). The Hunter Regional Plan should identify how growth will be managed around already committed infrastructure.

Sub-regional planning should also support the areas outside of Hunter City

The Hunter Regional Plan should commit to sub-regional strategic planning outside of the Hunter City. For efficiency and better co-ordination, the Hunter joint organisation of councils should be funded to undertake sub-regional planning in these parts of the region. A clear hierarchy of regional and sub-regional planning that delivers an integrated, sustainable and efficient planning framework for the entire Hunter Region and not just the Hunter City is supported.

DRAFT PLAN FOR GROWING HUNTER CITY

The Hunter Regional Plan should facilitate housing affordability and supply

The Plan for Growing Hunter City should identify affordable and efficient residential land supply to support growth in the Hunter's metropolitan core. Key development sites, including potential greenfield land and brownfield sites should be identified in the plan, with any barriers to development addressed as part of the preparation of the plan. Other State agencies, including infrastructure delivery authorities and the Office of Environment and Heritage, should commit to supporting identified priority growth precincts and sites at the time the plan is prepared.

The Hunter City Urban Development Program should be administered by the Hunter Regional and Hunter City Plans Co-ordinating Committee

The Plan for Growing Hunter City should identify who has ownership of the Hunter City Urban Development Program. As the Urban Development Program will determine infrastructure sequencing, the agencies responsible for infrastructure delivery should be engaged in the program. In addition, the role of industry stakeholders and how the Hunter Regional and Hunter City Plans Co-ordinating Committee will consult with planning professionals and industry representatives in developing the program should be outlined in the plan.

There should be measurable outcomes and a methodology for monitoring and evaluation set out in the plan

Clear outcomes and timeframes for delivery should be specified in the plan. Actions should identify the different responsibilities of local government and State agencies, committed funding sources, and timeframes. The plan should also set out the steps that will be taken if the actions in the plan are not progressed on schedule, including where State bodies may be transferred responsibility in order to drive outcomes and ensure delivery.

Yours faithfully

MONTEATH & POWYS PTY LIMITED

A handwritten signature in black ink, appearing to read 'R Monteath'.

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