

## Hunter Regional Plan 2036

### Goal 1 – The Leading Regional Economy Australia

| Direction   | Action  | Comment   |
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| 1. Grow Greater Newcastle as Australia's next metropolitan city | <p>1.1 Prepare a Greater Newcastle Metropolitan Plan, underpinned by the following principles:</p> <ul style="list-style-type: none"> <li>• Conduct wide-ranging engagement with stakeholders and the community.</li> <li>• Retain the identity of communities, towns and cities across Cessnock, Lake Macquarie, Maitland and Newcastle.</li> <li>• Establish a governance framework that can attract long-term investment and undertake coordinated planning.</li> <li>• Integrate transport and land use planning to enhance public transport connectivity and improve employment accessibility.</li> <li>• Focus investment to unlock potential in growth industries and increase economic diversification.</li> <li>• Increase inter-regional and international connectivity.</li> <li>• Focus development to create compact communities that allow 95 per cent of people to live within 30 minutes of a strategic centre.</li> <li>• Protect the environment and respond to climate change</li> </ul> | <p>The site is within the Greater Newcastle Metropolitan Area. The site is located adjacent to existing urban zoned land with good access to road (Hunter Expressway) and rail (Lochinvar Station). The Site is within 30 minutes of Maitland Strategic Centre.</p> |
| 2. Enhance connections to the Asia-Pacific through              | 2.1 Promote diversification of operations at the Port of Newcastle and the Newcastle Airport and enhanced connectivity to the Asia-Pacific.   | N/A   |

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| global gateways   |  |     |
|   | 2.2. Develop and review strategies and precinct plans for the global gateways and surrounding lands to support their growth, diversification and sustainability.   | N/A |
|   | 2.3. Prepare local plans that adequately respond to air, noise and other issues relevant to the gateways to protect their on-going operations and expansion.   | N/A |
| 3. Revitalise Newcastle City Centre                           | 3.1 Promote the growth and renewal of Newcastle City Centre through local strategies and controls.   | N/A |
|   | 3.2 Leverage the increased presence of the University of Newcastle in the city centre.   | N/A |
|   | 3.4 Focus investment in developing infrastructure to: <ul style="list-style-type: none"> <li>• alleviate pinch points, delivering large-scale renewal projects including site amalgamation and remediation;</li> <li>• enhance the public domain and relevant services to make it easier to get around the city centre, recognising Wickham as the public transport gateway into the centre; and</li> <li>• lead by example and partner with other organisations to deliver landmark infrastructure projects.</li> </ul> | N/A |
| 4. Enhance inter-regional linkages to support economic growth | 4.1 Enhance inter-regional transport connections to support economic growth.   | N/A |
|   | 4.2 Work with stakeholders to upgrade transport network capacity in line with changing demands.  | N/A |
|   | 4.3 Strengthen and leverage opportunities from the interconnections with other regions, particularly the Pacific Highway, the Golden Highway and the New England Highway.  | N/A |

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|                                  | 4.4 Promote freight facilities that leverage the Port of Newcastle and its associated freight transport network.   | N/A  |
|                                  | 4.5 Plan for multimodal freight facilities that support economic development of the region and respond to the location of the proposed Freight Rail Bypass.  | N/A  |
|                                  | 4.6 Investigate opportunities for logistics and freight growth and other complementary land uses around airports, leveraging investments at Taree and Newcastle airports.  | N/A  |
|                                  | 4.7 Enhance the efficiency of existing nationally significant transport corridors and protect their intended use from inappropriate surrounding land uses.   | N/A  |
|                                  | 4.8 Enable development that relies on access to the Hunter Expressway interchanges, provided it encourages efficiencies to the inter-regional transport network.   | N/A  |
|                                  | 4.9 Balance competing interests and deliver conservation, transport and land use planning objectives in the national pinch point area by: <ul style="list-style-type: none"> <li>identifying preferred habitat corridors and priorities for investment in conservation to sustain habitat connectivity; and</li> <li>developing an integrated management plan for the area.</li> </ul> | N/A  |
|                                  | 4.10 Prepare a strategy for land along the Hunter Expressway that considers its region-shaping potential.  | The Site is located with 1km of the Lochinvar Interchange on the Hunter Expressway with access via Allendale Road. |
|                                  | 4.11 Update the Hunter Regional Transport Plan to ensure there are improved connections to jobs, study and centres for Hunter residents  | N/A  |
| 5. Transform the Productivity of | 5.1 Prepare for the diversification and innovation of the economy in response to long term industry restructuring in coal and power generation and the   | N/A  |

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| the Upper Hunter                                  | growth in new high-technology primary industry and associated specialist knowledge-based industries and rural tourism.  |  |
|   | 5.2 Leverage the regional advantages of the Upper Hunter to create a diverse, thriving and prosperous economy built upon industry growth and investment.  | N/A  |
|   | 5.3 Identify the land and infrastructure requirements to develop the Hunter's coal and alternative energy resources.  | N/A  |
|   | 5.4 Protect the availability and quality of resources to sustain agricultural industries in the region.   | The Site is not located on Biophysical Strategic Agricultural Land |
|   | 5.5 Improve land use certainty and enable innovation by reviewing and amending planning frameworks.   | N/A  |
|   | 5.6 Plan for water security to shape regional infrastructure investment and economic development.   | N/A  |
|   | 5.7 Develop the Upper Hunter Economic Diversification Project report.   | N/A  |
|   | 5.8 Review the Upper Hunter Strategic Regional Land Use Plan  | N/A  |
| 6. Grow the economy of MidCoast and Port Stephens | 6.1 Enhance tourism infrastructure and connectivity, recognising the importance of: <ul style="list-style-type: none"> <li>regional and inter-regional connections via the Pacific Highway and the Newcastle and Taree airports and cruise ship gateways; and</li> <li>local routes such as the Lakes Way and Nelson Bay Road.</li> </ul> | N/A  |
|   | 6.2 Enhance links to regional services in Greater Newcastle.  | N/A  |
|   | 6.3 Enable economic diversity and new tourism opportunities that focus on reducing the impacts of the seasonal nature of tourism and its effect on local economies.   | N/A  |

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|  | 6.4 Promote growth of industries that can leverage accessibility provided by the Pacific Highway.   | N/A |
|  | 6.5 Plan for and provide infrastructure and facilities that support the ageing population.  | N/A |
| 7. Develop Advanced Manufacturing, defence and aerospace hubs          | 7.1 Facilitate development opportunities on land surrounding Newcastle Airport at Williamstown to cluster emerging high-technology industry, defence and aerospace activities.        | N/A |
|  | 7.2 Grow and diversify the manufacturing sector through local planning and appropriate planning controls.   | N/A |
|  | 7.3 Promote manufacturing business export opportunities and become part of global supply chains.  | N/A |
|  | 7.4 Facilitate research partnerships between tertiary education providers and businesses  | N/A |
|  | 7.5 Protect strategic defence establishments with appropriate planning controls and compatible adjoining land uses.   | N/A |
| 8. Promote innovative small business and growth in the service sectors | 8.1 Implement initiatives to promote small business growth and innovation, particularly in Newcastle City Centre and other strategic centres.   | N/A |
|  | 8.2 Facilitate opportunities for incubator spaces for technology and non-technology early stage businesses, and ensure opportunities for new and emerging enterprises are encouraged. | N/A |
|  | 8.3 Improve connectivity to the region's major health and education precincts and strategic centres.  | N/A |
|  | 8.4 Foster education precincts in Greater Newcastle to encourage a centre of excellence in tertiary and vocational education.   | N/A |
|  | 8.5 Establish a health precinct around Metford and other hospitals in the region, including Manning Base Hospital at Taree.   | N/A |

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|   | 8.6 Determine potential to grow allied health services on land around hospitals and health services at Kurri Kurri, Belmont, Cessnock, Gloucester, Muswellbrook, Singleton, Nelson Bay and Dungog.  | N/A  |
| 9. Grow Tourism in the region                     | 9.1 Enable investment in infrastructure to expand the tourism industry, including connections to tourism gateways and attractions.  | N/A  |
|   | 9.2 Encourage tourism development in natural areas that support conservation outcomes.  | N/A  |
|   | 9.3 Undertake a land use assessment across the Viticulture Critical Industry Cluster to balance scenic amenity and ongoing growth in tourism.   | The Site is not located in a Critical Industry Cluster   |
|   | 9.4 Enable the growth of tourism in the Upper Hunter through integration with the Equine Critical Industry Cluster.   | N/A  |
|   | 9.5 Develop capacity for growth in food based tourism.  | N/A  |
| 10. Protect and enhance agricultural productivity | 10.1 Protect locations that can accommodate agricultural enterprises from incompatible development, and facilitate the supply chain, including infrastructure, distribution areas, processing facilities and research and development in local plans. | The Site is located adjacent to existing urban zoned land.<br><br>The Site is not located on Biophysical Strategic Agricultural Land |
|   | 10.2 Address sector-specific considerations for agricultural industries through local plans.  | N/A  |
|   | 10.3 Protect the region's wellbeing and prosperity through increased biosecurity measures.  | N/A  |
|   | 10.4 Encourage niche commercial, tourist and recreation activities that complement and promote a stronger agricultural sector, and build the sector's capacity to adapt to changing circumstances.  | N/A  |
|   | 10.5 Develop an agribusiness industry strategy in areas experiencing high population growth to retain jobs and agribusiness growth for the Hunter.  | N/A  |

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|  | 10.6 Manage Biophysical Strategic Agricultural Land and other important agricultural land as locations for agricultural activities and complementary uses.  | The Site is not located on Biophysical Strategic Agricultural Land |
| 11. Manage the on-going use of natural resources | 11.1 Manage the ongoing use of mineral resources and provide access to up-to-date information about these resources through the Department of Industry's Common Ground website and its Geoscientific Data Warehouse.  | N/A  |
|  | 11.2 Work with relevant stakeholders, including councils, communities and industry, to prepare land use plans that respond to the lifecycle of resource activity for active and emerging mining areas.  | N/A  |
|  | 11.3 Implement the cumulative impact assessment methodology when planning for important agricultural land and water resources.  | N/A  |
|  | 11.4 Review the Synoptic Plan: Integrated landscapes for coal mine rehabilitation in the Hunter Valley (1999) in conjunction with the development of the Upper Hunter Strategic Biodiversity Assessment to ensure best practice rehabilitation and visual impact management for closed mines. | N/A  |
| 12. Diversify and grow the energy sector         | 12.1 Diversify and grow the energy sector by working with stakeholders, including councils, communities and industry, to identify and support opportunities for smaller-scale renewable energy initiatives such as those using bioenergy or waste coalmine methane                            | N/A  |
|  | 12.2 Enable opportunities for renewable energy industries by reviewing local planning controls.   | N/A  |
|  | 12.3 Promote new opportunities arising from the closure of coal-fired power stations that enable long term sustainable economic and employment growth in the region.  | N/A  |

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| 13. Plan for greater land use compatibility | 13.1 Identify and protect important agricultural land, including intensive agricultural clusters, in local plans to avoid land use conflicts, particularly associated with residential expansion.                          | The Site is not located on Biophysical Strategic Agricultural Land |
|   | 13.2 Limit urban and rural housing encroachment into identified agricultural and extractive resource areas, industrial areas and transport infrastructure when preparing local strategies.                                 | The Site is not located on Biophysical Strategic Agricultural Land |
|   | 13.3 Amend planning controls to deliver greater certainty of land use.   |  |
|   | 13.4 Provide non-statutory guidance on the types of land uses that would be considered most appropriate, suitable or sympathetic to existing land uses in the Upper Hunter and other areas where land use conflicts occur. | See 13.2 above   |

## Goal 2 - A Biodiversity-rich Natural Environment

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| 14. Protect and connect natural areas | 14.1 Identify terrestrial and aquatic biodiversity values and protect areas of high environmental value to sustain the lifestyle, economic success and environmental health of the region.   | the site is currently cleared grazing land |
|                                       | 14.2 Identify and strengthen biodiversity corridors as places for priority biodiversity offsets.   | N/A  |
|                                       | 14.3 Improve the quality of, and access to, information relating to high environmental values.   | N/A  |
|                                       | 14.4 Protect biodiversity by maintaining and, where possible, enhancing the existing protection of high environmental value areas; implementing appropriate measures to conserve validated high environmental value areas; developing local strategies to avoid and minimise the impacts of development on areas of high environmental value and biodiversity corridors; and identifying offsets or other mitigation measures for unavoidable impacts. | The site is cleared grazing land           |



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|   | 14.5 Secure the long-term protection of regionally significant biodiversity corridors.  | N/A  |
| 15. Sustain water quality and security                | 15.1 Protect water catchments to sustain high quality and dependable water supplies across the region.  | N/A  |
|   | 15.2 Effectively manage surface and groundwater use in agricultural areas to support ecosystem function and food production, and to cater for the increasing demand of urban communities and industry.  | N/A  |
|   | 15.3 Plan for the security of the region's town water supply.   | N/A  |
|   | 15.4 Implement catchment-based plans for the ongoing sustainable management and health of estuaries.  | N/A  |
|   | 15.5 Apply the neutral or beneficial water quality objectives to land use planning in surface and groundwater drinking water catchment areas to minimise the effects of development on waterways, including watercourses, wetlands, groundwater dependent ecosystems, riparian lands, estuaries, lakes, beaches and marine waters | N/A  |
|   | 15.6 Reduce the risk of introduction or spread of aquatic pests and diseases from new development that may affect fisheries and aquaculture industry practices.   | N/A  |
|   | 15.7 Incorporate water-sensitive design into development that is likely to have an adverse impact on coastal water catchments, water quality and flows.   | Preliminary master plan incorporates WSUD features.  |
| 16. Increase resilience to hazards and climate change | 16.1 Manage the risks of climate change and improve the region's resilience to flooding, sea level rise, bushfire, mine subsidence, and land contamination.   | <p>The Site is not flood liable.</p> <p>A Soil, Land and Agricultural Resource Capability Assessment of the site, prepared by SLR found no indication of potential sources for contaminated soils on the Site. SLR provides that the potential for soil contamination on the Site is negligible.</p> |

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|  |   | The site is not within a mine subsidence District. |
|  | 16.2 Review and consistently update floodplain risk and coastal zone management plans, particularly where urban growth is being investigated. | N/A  |
|  | 16.3 Incorporate new knowledge on regional climate projections and related cumulative impacts in local plans for new urban development.       | N/A  |
|  | 16.4 Review and update the Newcastle Mines Grouting Fund and investigate its relevance to other areas.  | N/A  |

## Goal 3 – Thriving Communities

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| 17. Create healthy built environments through good design             | 17.1 Develop best-practice guidelines for planning, designing and developing healthy built environments   | N/A  |
|   | 17.2 Enhance access to fresh food by promoting initiatives that increase urban food production and access to produce from local farmers   | The proposal will facilitate small lot intensive agricultural production.                      |
|   | 17.3 Enhance the quality of neighbourhoods by integrating recreational walking and cycling networks into the design of new communities to encourage physical activity   | Recreational walking and cycling networks will be incorporated into future subdivision design. |
| 18. Enhance access to recreational facilities and connect open spaces | 18.1 Facilitate more recreational walking and cycling paths including planning for the Richmond Vale Rail Trail and expanded inter-regional and intra-regional walking and cycling links, including the NSW Coastal Cycleway. | See above.   |
|   | 18.2 Deliver connected biodiversity-rich corridors and open space areas for community enjoyment.  | N/A  |
|   | 18.3 Enhance public access to natural areas, including coastal and lake foreshores.   | N/A  |
|   | 18.4 Assist councils to develop open space and recreation strategies that identify a range of accessible open space and recreation opportunities; integrate open space, active transport                                      | N/A  |

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|  | and recreation networks; and improve public foreshore access   |   |
|  | 18.5 Implement actions and invest in boating infrastructure priorities identified in regional boating plans to improve boating safety, boat storage and waterway access.   | N/A   |
| 19. Identify and protect the region's heritage | 19.1 Consult with the local Aboriginal communities to identify and protect heritage values to minimise the impact of urban growth and development, and to recognise their contribution to the character and landscape of the region. | N/A   |
|  | 19.2 Assist the preparation of appropriate heritage studies to inform the development of strategic plans, including regional Aboriginal cultural heritage studies.   | A cultural heritage assessment will be undertaken as part of a future planning proposal for the Site. |
| 20. Revitalise existing communities            | 20.1 Accelerate urban revitalisation by directing social infrastructure where there is growth.   | N/A   |
|  | 20.2 Undertake planning and place-making for main streets and centres.   | N/A   |
|  | 20.3 Enhance the amenity and attractiveness of existing places.  | N/A   |

## Goal 4 – Greater Housing Choice and Jobs

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| 21. Create a compact settlement | 21.1 Promote development that respects the landscape attributes and the character of the metropolitan areas, towns and villages.   |   |
|                                 | 21.2 Focus development to create compact settlements in locations with established services and infrastructure, including the Maitland Corridor growth area; Newcastle– Lake Macquarie Western Corridor growth area; the emerging growth area around Cooranbong, Morisset and Wyee; and in existing towns and villages and sites identified in an endorsed regional or local strategy. | the site is within an identified growth corridor in the Hunter Regional Plan.<br><br>A utility infrastructure investigation was undertaken for the site by DPG Water. The investigations found that the site was able to be serviced for water, sewerage, gas and communications. |
|                                 | 21.3 Identify opportunities for urban redevelopment or renewal in urban locations with access to public transport and services in the Greater Newcastle metropolitan area and  | The site adjoins the Main Northern Railway and is proximate to Lochinvar Station (approx. 1km). Approximately four passenger services stop at   |

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|                               | where there may no longer be a need for employment land   | Lochinvar Station daily en-route to Newcastle. Hunter Valley Buses also operates routes 179 and 180 along the New England Highway to Maitland.  |
|                               | 21.4 Create a well-planned, functional and compact settlement pattern that responds to settlement planning principles and does not encroach on sensitive land uses, including land subject to hazards, on drinking water catchments or on areas with high environmental values. | The Site is located adjacent to existing urban zoned land. The Site is not considered to be subject to sensitive uses, drinking water catchment or be of high environmental value.  |
|                               | 21.5 Promote small-scale renewal in existing urban areas, in consultation with the community and industry to ensure that this occurs in the right locations.  | N/A   |
|                               | 21.6 Provide greater housing choice by delivering diverse housing, lot types and sizes, including small-lot housing in infill and greenfield locations.   | Housing choice will be incorporated into future subdivision design.   |
|                               | 21.7 Promote new housing opportunities in urban areas to maximise the use of existing infrastructure  | <p>The Site is adjacent to existing urban zoned land.</p> <p>A utility infrastructure investigation was undertaken for the site by DPG Water. The investigations found that the site was able to be serviced for water, sewerage, gas and communications.</p> |
| 22. Promote housing diversity | 22.1 Respond to the demand for housing and services for weekend visitors, students, seasonal workers, the ageing community and resource industry personnel.   | To be incorporated into future subdivision design.  |
|                               | 22.2 Encourage housing diversity, including studios and one and two-bedroom dwellings, to match forecast changes in household sizes.  | To be incorporated into future subdivision design.  |
|                               | 22.3 Develop local housing strategies to respond to housing needs, including social and affordable housing, and support initiatives to increase the supply of affordable housing.   | N/A   |

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|  | 22.4 Develop Settlement Planning Principles and a local planning toolkit to assist councils in implementing the Plan.  | N/A   |
|  | 22.5 Include guidance in local land use strategies for expanding rural villages and rural-residential development so that such developments will: <ul style="list-style-type: none"> <li>• not impact on strategic or important agricultural land, energy, mineral or extractive resource viability or biodiversity values;</li> <li>• not impact on drinking water catchments;</li> <li>• not result in greater natural hazard risk;</li> <li>• occur on land that is unlikely to be needed for urban development;</li> <li>• contribute to the conservation of important biodiversity values or the establishment of important corridor linkages; and</li> <li>• facilitate expansion of existing and new tourism development activities in agricultural or resource lands and related industries across the region</li> </ul> | N/A   |
| 23. Grow centres and renewal corridors | 23.1 Concentrate growth in strategic centres, local centres and urban renewal corridors to support economic and population growth and a mix of uses.   | The site is within an identified growth corridor in the Hunter Regional Plan. |
|  | 23.2 Develop precinct plans for centres to take an integrated approach to transport, open space, urban form and liveable neighbourhoods, and investigate the capacity of centres to accommodate additional housing supply and diversity without compromising employment growth.  | N/A   |
|  | 23.3 Consider improvements to the public transport network when planning new renewal corridors and precincts.  | N/A   |

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|   | 23.4 Investigate locations for new and expanded centres, including within the Newcastle– Lake Macquarie Western Corridor and Maitland Corridor growth areas, and in the established urban areas that are projected to have high demand for housing growth.  | N/A  |
|   | 23.5 Focus commercial and retail development within existing centres and transport hubs and ensure that locations for new centres are integrated with existing or planned residential development; do not undermine existing centres; encompass high quality urban design; and consider transport and access requirements.          | N/A  |
| 24. Protect the economic functions of employment land | 24.1 Locate new employment land so that it does not conflict with surrounding residential uses.   | N/A  |
|   | 24.2 Protect the economic functions of employment land by not permitting non-industrial uses unless: <ul style="list-style-type: none"> <li>opportunities for urban renewal arise through the relocation of industry and in locations well-served by public transport; and</li> <li>contaminated land can be remediated.</li> </ul> | N/A  |
|   | 24.3 Provide for mixed use opportunities and themed employment precincts in local plans.  | N/A  |
| 25. Monitor housing and employment supply and demand  | 25.1 Establish and implement an Urban Development Program to develop data on existing zoned land supply and its servicing status, monitor dwelling production and take-up rates, and coordinate the staged release and rezoning of land.  | N/A  |
|   | 25.2 Establish and implement an Employment Lands Development Program to develop data on existing and future planned stocks of employment land.  | N/A  |
|   | 25.3 Sequence new greenfield urban development that makes efficient use   | The Site is adjacent to existing urban zoned land. |

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|  | of infrastructure networks and capacity.  | A utility infrastructure investigation was undertaken for the site by DPG Water. The investigations found that the site was able to be serviced for water, sewerage, gas and communications.  |
|  | 25.4 Maintain an adequate supply of employment land that is appropriately serviced and to respond to changing industry demands for land use, location and floor space.  | N/A   |
| 26. Deliver infrastructure to support growth and communities | 26.1 Align land use and infrastructure planning to maximise the use and capacity of existing infrastructure and the efficiency of new infrastructure.   | <p>The Site is adjacent to existing urban zoned land.</p> <p>A utility infrastructure investigation was undertaken for the site by DPG Water. The investigations found that the site was able to be serviced for water, sewerage, gas and communications.</p> |
|  | 26.2 Enable the delivery of health facilities, education, emergency services, energy production and supply, water and waste water, waste disposal areas, cemeteries and crematoria, in partnership with infrastructure providers.                             | N/A   |
|  | 26.3 Protect existing and planned major infrastructure corridors and sites, including inter-regional transport routes like the M1 Pacific Motorway and the railway, port and airports, to support their intended functions.                                   | N/A   |
|  | 26.4 Coordinate the delivery of infrastructure to support the timely and efficient release of land for development, including working with councils and service providers on inter-regional infrastructure and service delivery issues between growing areas. | <p>The Site is adjacent to existing urban zoned land.</p> <p>A utility infrastructure investigation was undertaken for the site by DPG Water. The investigations found that the site was able to be serviced for water, sewerage, gas and communications.</p> |

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|  | 26.5 Ensure growth is serviced by enabling and supporting infrastructure.  | <p>The Site is adjacent to existing urban zoned land.</p> <p>A utility infrastructure investigation was undertaken for the site by DPG Water. The investigations found that the site was able to be serviced for water, sewerage, gas and communications.</p> |
|  | 26.6 Review and finalise the Hunter Special Infrastructure Contributions Plan.   | N/A   |
| 27. Strengthen the economic self-determination of Aboriginal communities | 27.1 Work with the Purfleet–Taree, Forster, Karuah, Worimi, Mindaribba, Awabakal, Bahtabah, Biraban and Wanaruah Local Aboriginal Land Councils to identify priority sites that can create a pipeline of potential projects. | N/A   |
|  | 27.2 Identify landholdings and map the level of constraint at a strategic scale for each site to develop options for the potential commercial use of the land.   | N/A   |