



We're looking to rezone land around Gillieston Heights and Cliftleigh ready for residential development.

# WHAT DO YOU THINK?



The Hydro Kurri Kurri site covers around 1,950 hectares and is predominantly zoned rural land. Hydro's rezoning plan includes around 180 hectares for residential development.

## BACKGROUND

Hydro has applied to rezone land near Cliftleigh and Gillieston Heights for residential development. The majority of the proposed residential area is to the east of the South Maitland rail line, in keeping with other nearby developments, extending the existing residential corridor. This is in line with the goals of the Lower Hunter Regional Strategy, which seeks to ensure that sufficient residential lands are available to cater for new dwellings.

Current concepts for the residential areas include more than 14 hectares of open space and a half-hectare site set aside for a neighbourhood centre.

The rezoning proposal was adopted by both Cessnock City Council and Maitland City Council in 2015. In December 2015 it was submitted to the Department of Planning and Environment (DP&E) Gateway under section 56 of the Environmental Planning and Assessment Act 1979, and on 23 March 2016 the Minister for Planning determined that the planning proposal should proceed subject to conditions, including to use flood modelling to accurately demonstrate the impact of flooding, and to provide a strategy that facilitates flood-free access for proposed residential development.

## LOCATION OF RESIDENTIAL ZONE

This proposed residential land is located among existing residential areas and will benefit from and supplement current

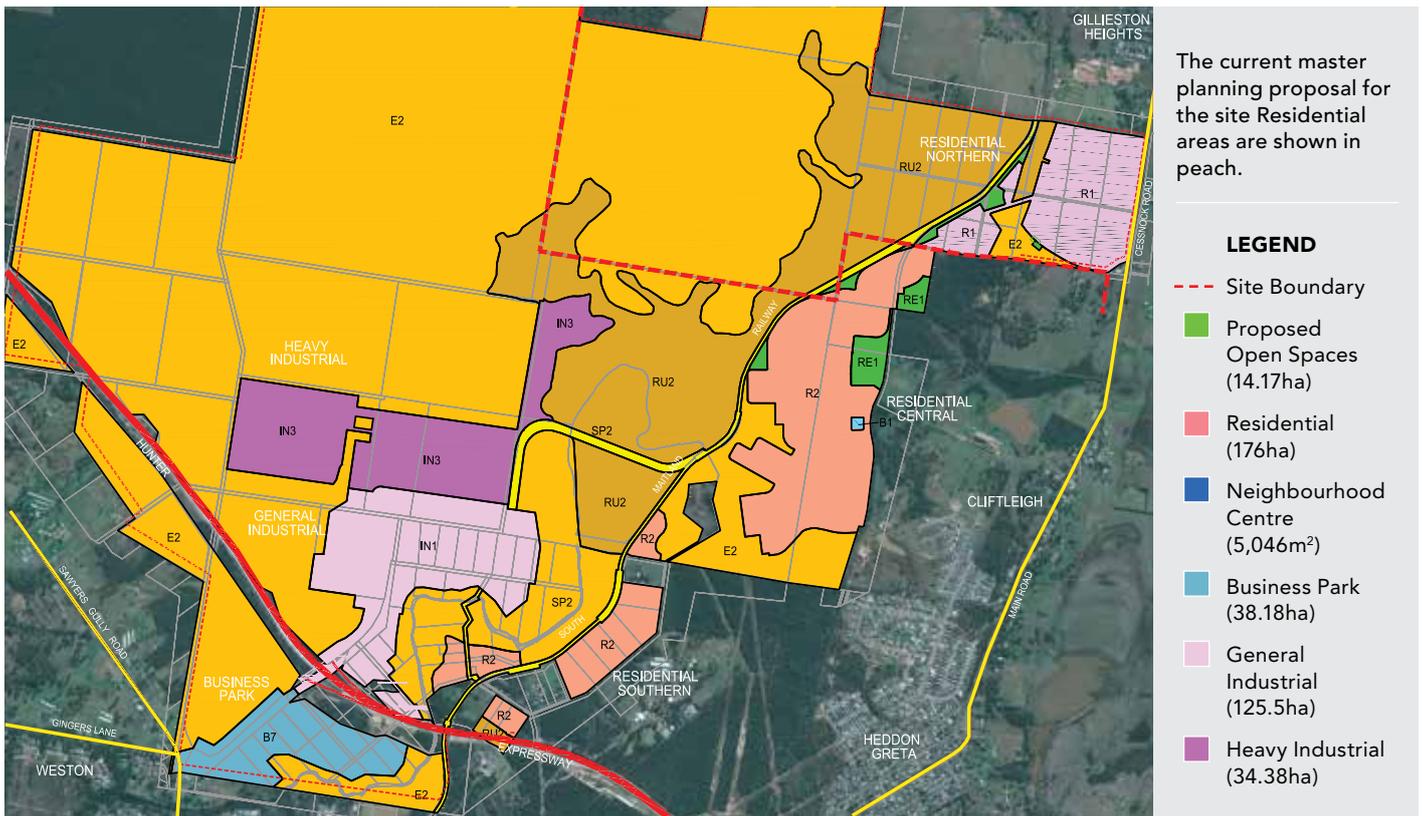
services and infrastructure in the area, resulting in more homes for the Kurri Kurri and Maitland communities.

## WHAT TO EXPECT WITHIN THE RESIDENTIAL LAND

There is potential that this residential zone could consist of 1,700 to 1,900 lots, with lot sizes estimated to measure between 600 and 750 square metres.

Among the residential areas are proposed public recreation zones which have the potential to be transformed into parkland or children's play areas in the future.

Based on the current plan, these lots are divided between Maitland and Cessnock local government areas with the Maitland area potentially covering around 400 lots and the Cessnock area covering up to around 1,300 lots.



The current master planning proposal for the site Residential areas are shown in peach.

**LEGEND**

- - - Site Boundary
- Proposed Open Spaces (14.17ha)
- Residential (176ha)
- Neighbourhood Centre (5,046m<sup>2</sup>)
- Business Park (38.18ha)
- General Industrial (125.5ha)
- Heavy Industrial (34.38ha)

**NEXT STEPS**

The proposal will go on public exhibition for community feedback, managed concurrently by both Cessnock City Council and Maitland City Council. The Councils will then consider submissions and Hydro’s response to them before deciding if the rezoning can proceed. The proposed rezoning will then require final approval by the Minister for Planning. This process is likely to take up to 36 months and if approved, separate development applications would then be required to undertake any residential development in these areas.

The Department of Planning and Environment has required that a separate application for biodiversity certification related to the rezoning proposals must be resolved prior to a final decision. This certification is also currently under assessment.

**OTHER PLANS**

Hydro is planning to demolish the smelter, remediate the contaminated parts of the site, conserve a large

proportion of the site (around 1,250 hectares), and have land around the smelter site and south of the Hunter Expressway rezoned for employment use.

More information on this subject is available on our website, which is updated as new information becomes available.

**FREQUENTLY ASKED QUESTIONS**

**What will happen to the site in the future?**

Proposed future use of the smelter site and nearby land is for employment land, while plans for the large buffer area include residential development, industrial and business, continued rural use, and the conservation of a large proportion of the site that contains valuable biodiversity.

**When would the residential development occur for the site?**

Cessnock City Council and Maitland City Council will concurrently exhibit the proposals publicly for community feedback prior to a final decision. This process is likely to take up to 36 months

and if approved, separate development applications would then be required to undertake any residential development in these areas.

**Will Hydro maintain ownership of the site once it’s redeveloped?**

Hydro intends to remediate the site in order to ensure that the site is suitable for its future use. The plans to rezone the land are proposed in order to ensure the future of the site is positive, however, our goal is not to retain and develop the land in the long run. Once the site is fully remediated and rezoned, Hydro plans to divest the land to allow for future growth and development to occur.

**When can we expect the residential lots to become available for purchase?**

There remains much to do both by Hydro and then any future land owners before lots will be available to purchase. We expect the development process to take some years.

**PLEASE LET US KNOW**

Hydro welcomes all feedback on these proposed plans. Please provide feedback or ask questions through these channels:

Email: [community.kurri@hydro.com](mailto:community.kurri@hydro.com)  
 Phone: 1800 066 243

Write to: Hydro Aluminium Kurri Kurri, PO Box 1, Kurri Kurri NSW 2327.