



We're looking to rezone land around Loxford ready for business and industrial development.

# WHAT DO YOU THINK?



The Hydro Kurri Kurri site covers around 1,950 hectares and is predominantly zoned as rural land. Hydro's rezoning plan includes 215 hectares of land within its smelter site and south of the Hunter Expressway near Weston, for employment activities.

The smelter was a significant employer in the region and part of the local culture and identity of Kurri Kurri so Hydro aims to create a positive legacy for the site by preparing the land for industrial, business, and residential development; and by securing the conservation of a large proportion of the land.

There are a number of benefits of business and industrial zoning for the Kurri Kurri community. The purpose of this zoning is to create ongoing employment into the future and improve amenities for the local community. This is in line with the goals of the Lower Hunter Regional Strategy, which seeks to ensure that sufficient employment land is available to allow for jobs growth.

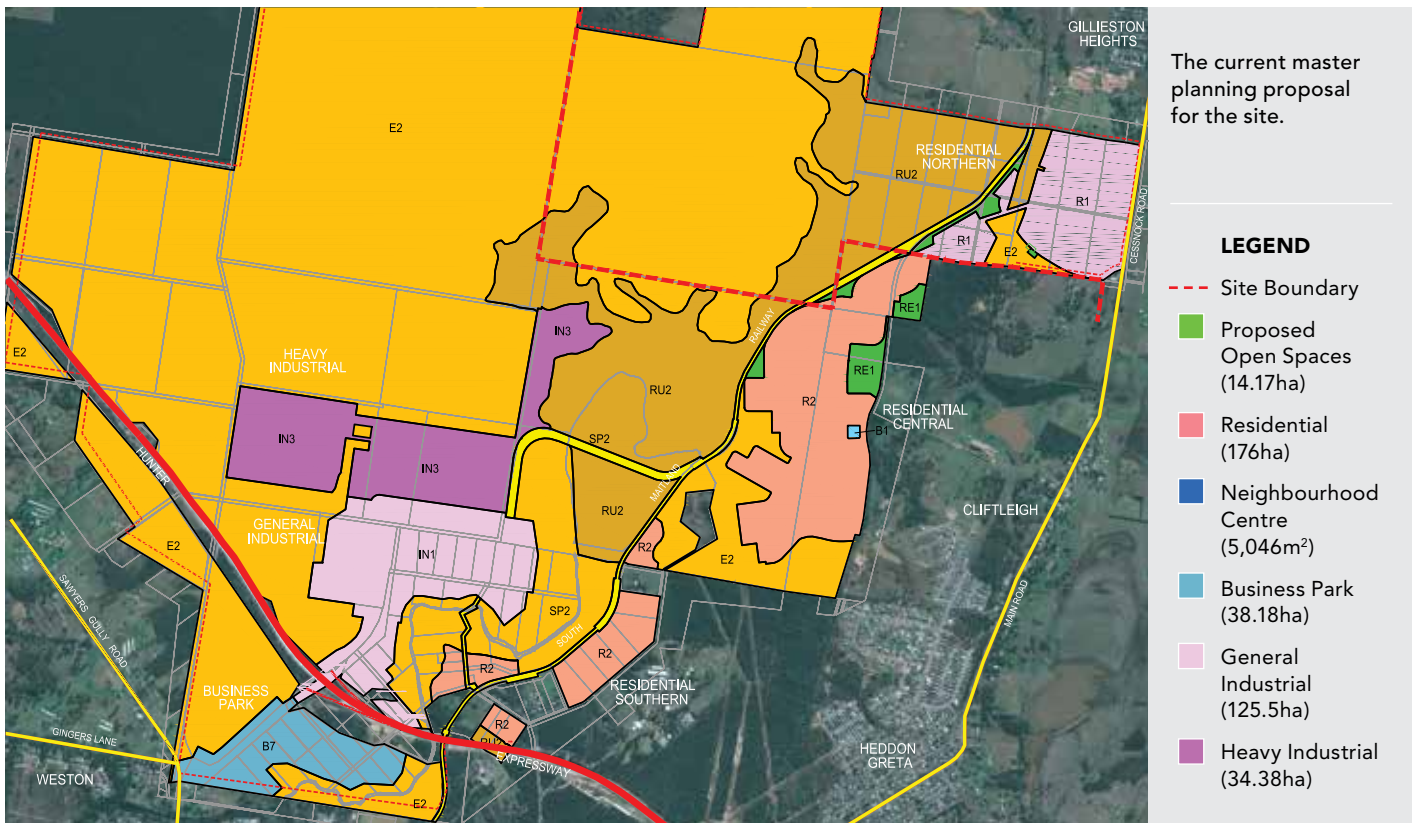
### CURRENT STATUS

A proposal to rezone some of the land from rural to industrial/business was submitted to and adopted by Cessnock

City Council in 2015. In December 2015 it was submitted to the Department of Planning and Environment (DP&E) for a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 and on 23 March 2016 was approved with conditions.

### PLANS FOR THE FUTURE

The redevelopment of the smelter site for employment land could once again see the area used for manufacturing or a range of other business and industrial uses, bringing employment to the region. The site is next to the new Hunter Expressway which makes it valuable for businesses requiring efficient road transport options. The South Maitland rail line also passes through the site, providing further opportunities. The site is not far from the Port of Newcastle, which makes the site quite attractive due to the easy import or export of large volumes of freight.



The current master planning proposal for the site.

**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**

One of the conditions at the DP&E Gateway, was that a separate application for biodiversity certification related to the rezoning proposals must be resolved prior to a final decision. This certification is currently under assessment.

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. This process is likely to take up to 36 months to be realised and if approved, separate development applications would then be required to undertake any employment development in these areas.

**FREQUENTLY ASKED QUESTIONS**

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

Proposed future use of the smelter site is for employment land, while plans for the large buffer area include residential development, continued rural use, and the conservation of a large proportion of the site that contains valuable biodiversity. More information on this subject is available on our website, which is updated as new information becomes available.

**What will happen to the South Maitland rail line?**

The South Maitland rail line is viewed as an asset for the site, and is expected to stay and potentially add value, as it allows the bulk movement of freight to and from the site.

**When would the business and industrial development occur for the site?**

Cessnock City Council will exhibit the proposal publicly for community feedback prior to a final decision. This process is likely to take up to 36 months and, if approved, a developer or developers will most likely build roads and other infrastructure on the land and either sell or lease parcels of land to businesses. All of this takes considerable time to achieve and requires further Council and State Government approval.

**What types of developments will occur?**

This is not known at present and will depend upon who eventually uses the land. The location near the Hunter Expressway, the South Maitland rail line and the Port of Newcastle lends itself to businesses that need transport infrastructure close by. This could be distributors, manufacturers, or a range of importers or exporters.

**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.