

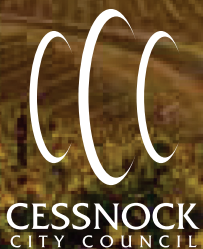
Our Plan, Our Future, Our Cessnock



# Cessnock

ANNUAL MONITORING REPORT

2021 - 2022



## Annual Monitoring Report Published August 2022

### Availability

The Cessnock Annual Monitoring Report is available on Council's website:  
[www.cessnock.nsw.gov.au](http://www.cessnock.nsw.gov.au)



62-78 Vincent Street  
Cessnock NSW 2325, Australia



Customer Service  
02 4993 4100



Enquiries  
[council@cessnock.nsw.gov.au](mailto:council@cessnock.nsw.gov.au)



PO Box 152,  
Cessnock NSW 2325



After Hours Emergency  
02 4993 4100



Website  
[www.cessnock.nsw.gov.au](http://www.cessnock.nsw.gov.au)

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A scenic landscape at sunset. The sky is filled with warm, golden and orange hues, with the sun partially visible on the right side. In the foreground, there are dark, silhouetted trees and a dense forest. In the background, there are rolling hills and mountains under a hazy sky.

# Acknowledgement of Country

Cessnock City Council acknowledges that within its Local Government Area boundaries are the Traditional Lands of the Wonnarua people, the Awabakal people and the Darkinjung people.

We acknowledge these Aboriginal peoples as the traditional custodians of the land on which our offices and operations are located, and pay our respects to Elders past and present.

We also acknowledge all other Aboriginal and Torres Strait Islander people who now live within the Cessnock Local Government Area.

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*WARNING: Aboriginal and Torres Strait Islander people are warned that this document may contain images of people who have died.*

*Image: Mount Yengo, located in Yengo National Park, is of great significance to local Aboriginal people.*

## **Disclaimer**

While every reasonable effort has been made to ensure that this document is correct at the time of printing, Cessnock City Council, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

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## ABBREVIATIONS

<b>ABS</b>	Australian Bureau of Statistics
<b>CCC</b>	Cessnock City Council
<b>CPP</b>	Community Participation Plan
<b>CSP</b>	Community Strategic Plan
<b>DCP</b>	Development Control Plan
<b>DPE</b>	Department of Planning and Environment
<b>EP&amp;A Act</b>	Environmental Planning and Assessment Act 1979
<b>GNMP</b>	Greater Newcastle Metropolitan Plan
<b>HRP</b>	Hunter Regional Plan
<b>IP&amp;R</b>	Integrated Planning and Reporting
<b>LALC</b>	Local Aboriginal Land Council
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>LSPS</b>	Local Strategic Planning Statement
<b>NSW</b>	New South Wales
<b>TfNSW</b>	Transport for NSW
<b>UGMP</b>	Urban Growth Management Plan
<b>URA</b>	Urban Release Area

## TIMEFRAMES

<b>Intermediate</b>	0-2 Years
<b>Short Term</b>	3-5 Years
<b>Medium Term</b>	5-10 Years
<b>Long Term</b>	10+ Years
<b>Ongoing</b>	For actions that will continue to be implemented for the lifespan of the document.

**Note:** This data has been extracted from Councils Corporate application system. Data may vary from figures reported by the NSW Planning Portal and the ABS.

# 1. Demographics

This year's Annual Monitoring Report (AMR) includes some of the results of the 2021 Census. Not all data has been released yet but it will be available at <https://profile.id.com.au/cessnock> as it is released.

The following provides a snapshot of the current characteristics of our community and how this has changed over the past year, and with the benefit of some of the Census data, the past 5 years.

## Population

The Cessnock Local Government Areas has an estimated residential population of 63,020. This is an increase of 1,764 people since 2020 and represents a growth rate of 2.88%. This growth rate is significantly higher than the growth rate of regional NSW which over the same period as 0.96%.

The high growth rate may be attributed to a combination of reasons. Higher than anticipated growth was occurring before the COVID-19 pandemic, driven by the region's amenity and character, the proximity to Newcastle and easy access to the Hunter Expressway. Since the pandemic, the higher growth in many region's has been driven and sustained by the movement of people away from the cities into regional areas. However, there is still a high level of uncertainty about the endurance of these higher growth rates given the hiatus in the pandemic, return-to-work policies, inflation and the likelihood of higher interest rates. This AMR will report on these trends from year to year.

## Household type

In Cessnock City, 28.0% of households were made up of couples with children, 26.1% were lone person households and 25.4% couples without children in 2021. The largest increase between 2016 and 2021 was couples without children (+931 people).

## Household size





The most dominant household size in Cessnock LGA is lone person households (27.9%), followed by 2 persons per household (24.4%)<sup>1</sup>

## Tenure

In Cessnock City, 68% of households were purchasing or fully owned their home, 23.3% were renting privately, and 2.8% were in social housing in 2021. The number of Mortgages increased by 1,891 between 2016-2021. All tenure types increased apart from social housing that observed a reduction of 24 persons.

## Dwellings

The most common dwelling type was a detached dwelling (89.8%) and dwellings with 3 bedrooms (38.9%).

	<b>2021:</b> 63,020 <b>2041:</b> 97,566 <b>Change 2022-41:</b> 49.28%
	<b>Average number of bedrooms:</b> 3
	<b>New jobs by 2036:</b> 5,369
	<b>Average household:</b> Cessnock: 2.58 Regional NSW: 2.41 NSW: 2.61

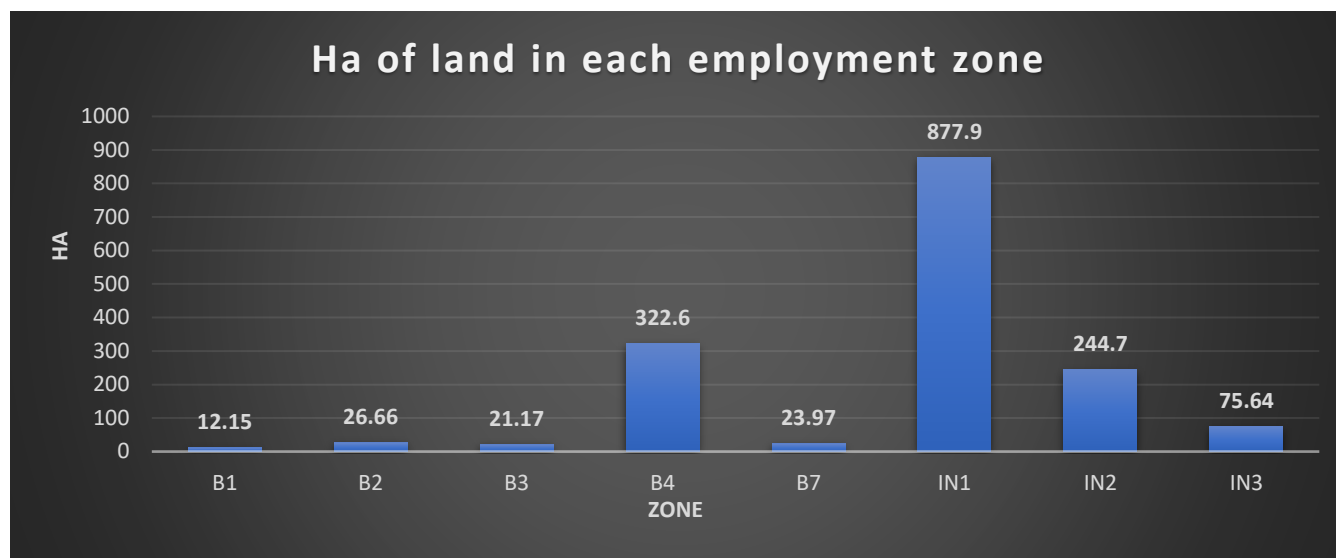
<sup>1</sup> The information was provided by [Forecast ID](#) \_ July 2022.

## 2. Commercial and Industrial Land

There has been no change in the area of land zoned for employment related activities in the past 12-month. There remains 406 hectares of commercially zoned land in the LGA (B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use and B7 Business Park) and 1198ha of land zoned for industrial purposes (IN1 General Industrial, IN2 Light Industrial and IN3 Heavy Industrial).

The commercial land is generally located in the town centres and the industrial land is located at Black Hill, Kurri Kurri, Cessnock, Branxton, Weston and the HEZ.

**Figure 1: Hectares of land in each employment zone**



In 2021-2022 twenty-two Development applications related to commercial and industrial development approved. Most of these were located in the Cessnock Commercial Centre and at Branxton/North Rothbury which consists of the Huntlee Development. The most common commercial developments were shop fit-out, refurbishment and change of use. Only three Industrial related development were approved and these were at the Weston/Kurri Kurri Industrial Area.

Studies that were completed to support the LSPS indicate that there was a substantial supply of land for both commercial and industrial purposes to accommodate future growth. In the case of commercial land supply, the Studies indicated that there is an adequate supply until at least 2046. Given it has been a number of years since the studies supporting the LSPS were undertaken Council has undertaken an analysis of aerial imagery to understand what portion of our employment lands remain vacant and available for development. This shows that Cessnock has 520ha of developed employment land and 1,545ha of employment related land that is vacant.

**Table 1: Developed and undeveloped Business and Industrial zoned land in the LGA.**




Developed	Undeveloped	Total
520.64ha	1,024.84ha	1.545ha
33.5%	66.5%	100%

**Note: Roads zoned as Industrial and Commercial have not been included in this calculation.**

# 3. Residential Land

1570 Residential dwellings were approved in 2021-2022, this is significantly higher than 958 last year. Of these 812 were single dwellings, 103 dual occupancies and 104 Secondary dwellings, 325 multi units, 206 Seniors Living and 5 Group homes (Figure: 3). This is significantly higher than last year (Figure: 2). The number of dual occupancies has been consistent the past two years with 103 and 108. In contrast to 2021-2022, there were no multi-units, seniors housing or group home approved in 2020-2021. The increase in these types of development being approved may be attributed to a change in market demand. This should be monitored to see if it is a trend that continues or a one of.

In terms of the type of development occurring in each URA, single dwellings continue to be the dominant use. The last two years have not seen any multi- units approved in the URAs. There have been a small number of dual occupancies and secondary dwellings however, these are the minority. This is something Council is investigating in the comprehensive LEP review.

	<b>Residential dwellings applications approved:</b> 1570
	<b>Construction Certificates:</b> 353
	<b>Occupation certificate:</b> 563
	<b>Subdivision certificates issued:</b> 964

A comparison of the types of residential DAs approved in 2020-2021 (Figure: 2) and 2021-2022 (Figure: 3):

Figure: 2

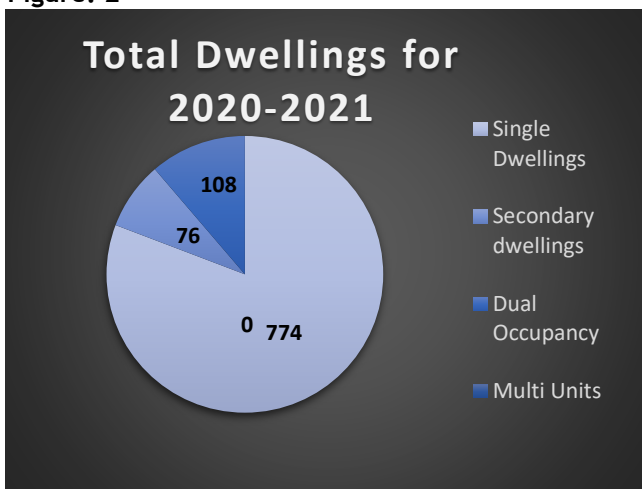


Figure: 3

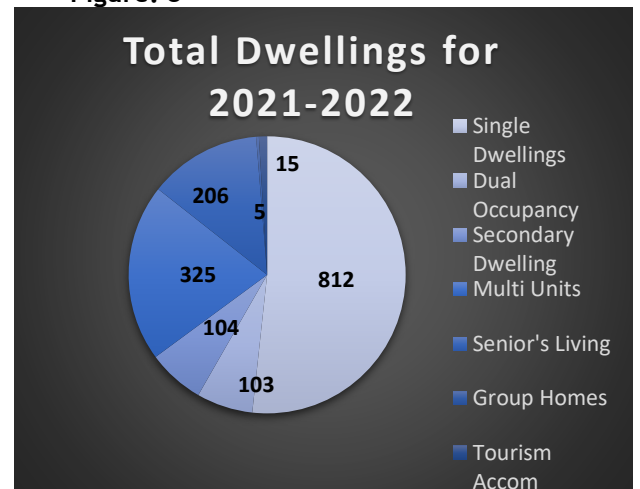


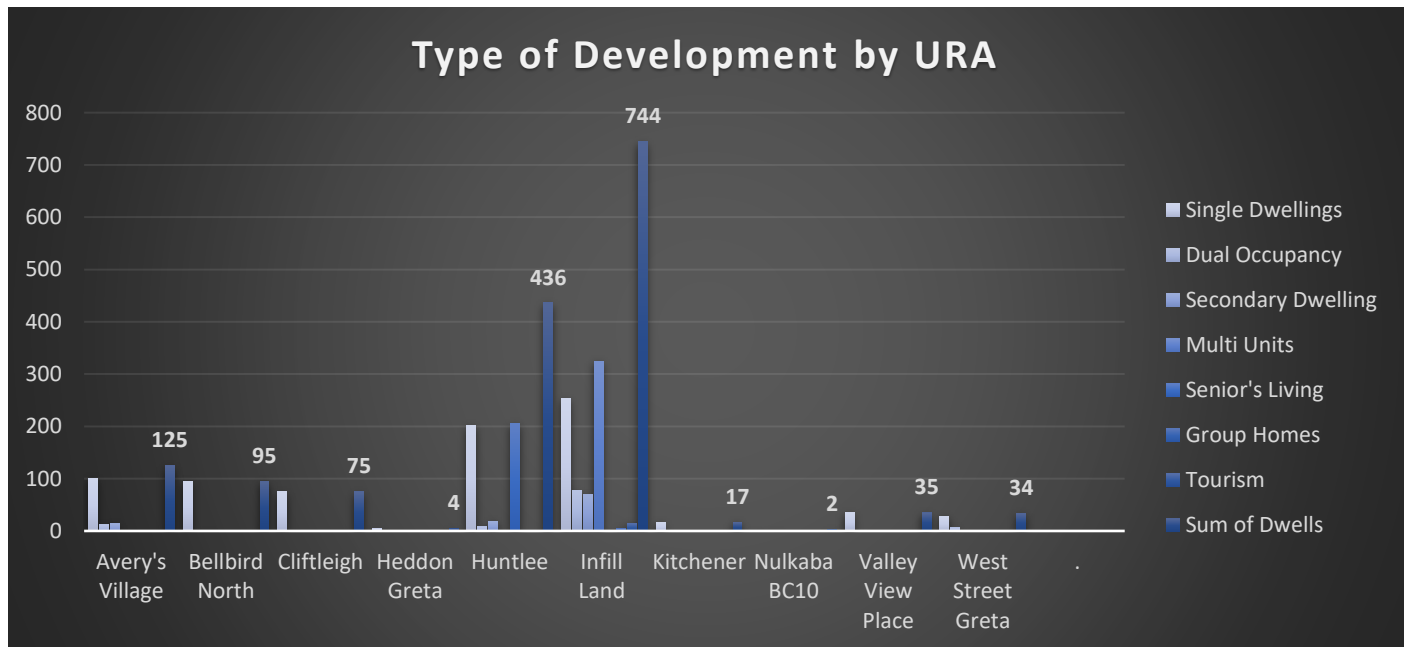


Table 2 and Figure 4 show a breakdown of the type of development by URA and zone.

Table 2: A breakdown of the type of development by URA and zone.

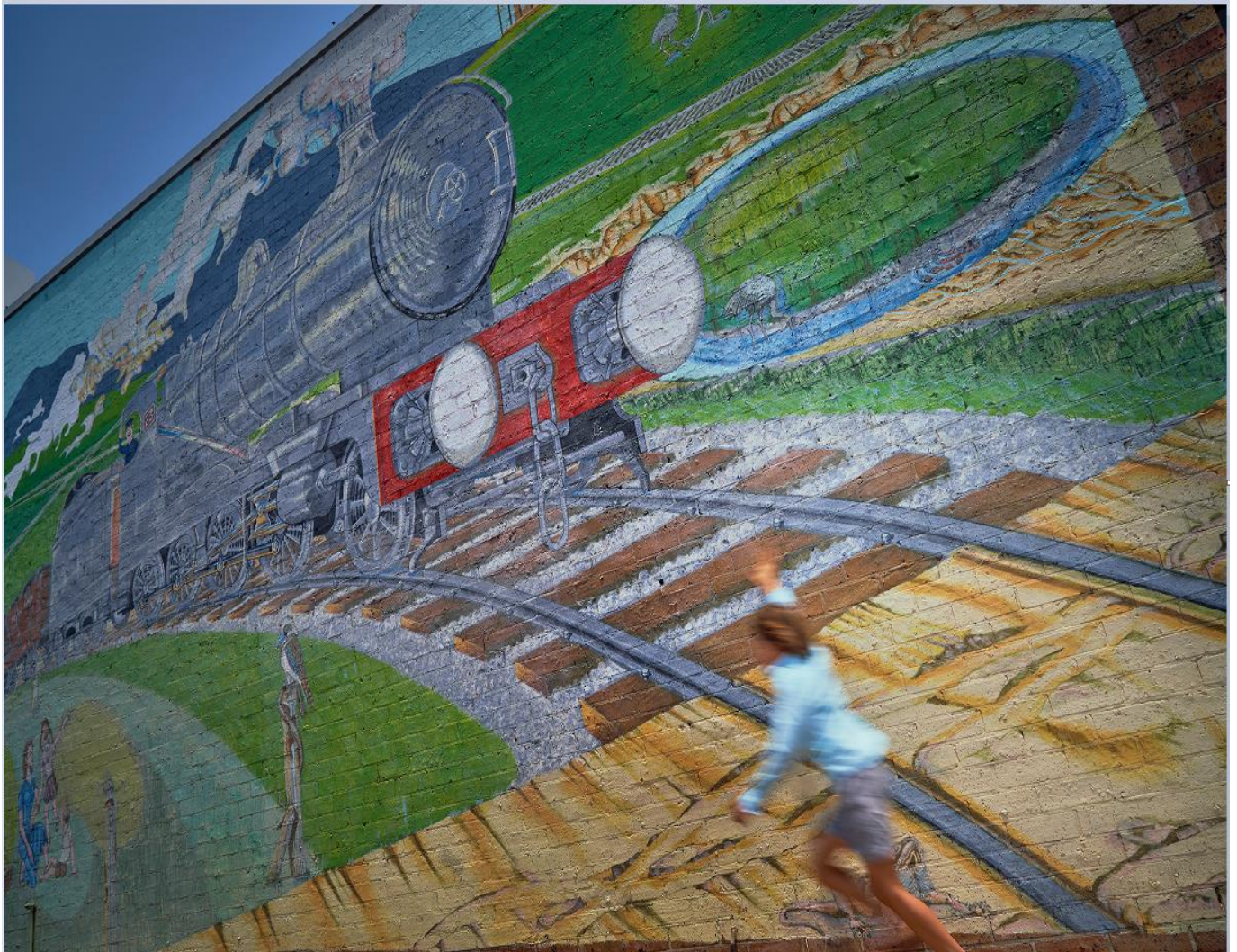
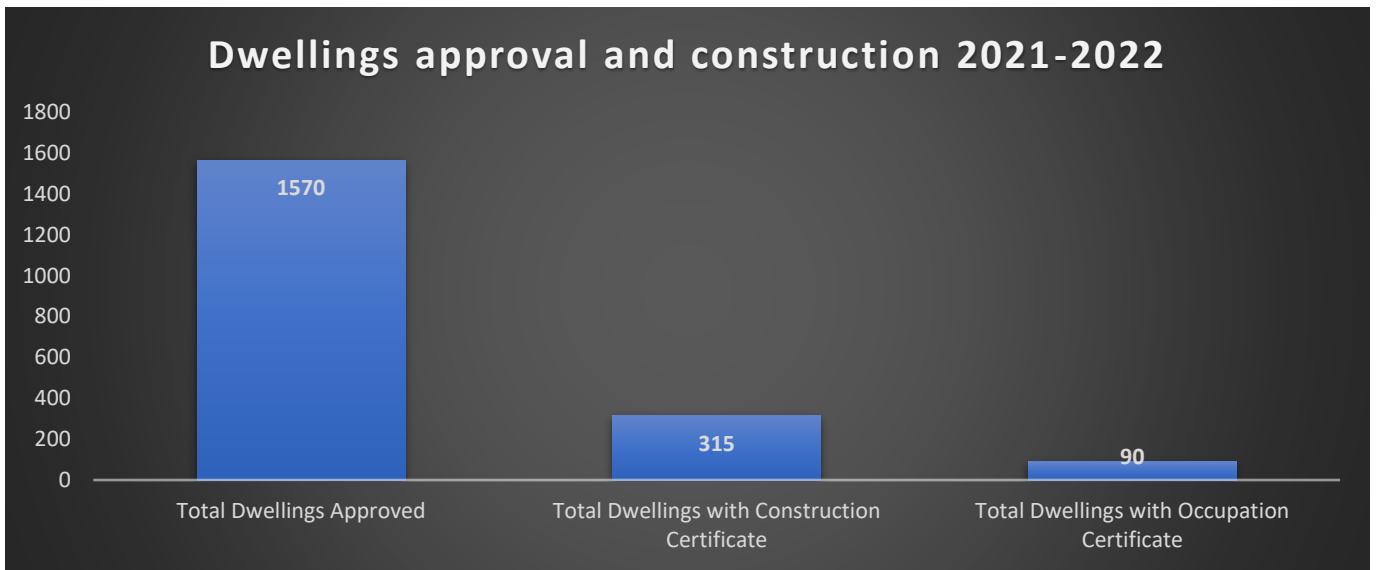
2021-2022		Total Dwellings Approved	Single Dwellings	Dual Occupancy	Secondary Dwelling	Multi Units	Senior's Living	Group Home	Tourism	Total Dwellings with Construction Certificate	Total Dwellings with Occupation Certificate
		1567	812	103	104	325	206	5	15	315	90
URA	Residential Zone	825	558	26	35	0	206	0	0	127	60
Avery's Village	R2		101	12	14	0	0	0	0	26	4
Bellbird North	R2		95	0	1	0	0	0	0	15	7
Cliffleigh	R2		75	0	0	0	0	0	0	13	16
Heddon Greta	R2		4	0	0	0	0	0	0	4	1
Huntlee	R1		202	8	19	0	206	0	0	41	21
Kitchener	RU5		17	0	0	0	0	0	0	10	2
Nulkaba BC10	RU5		1	0	1	0	0	0	0	2	0
Valley View Place	RU5		35	0	0	0	0	0	0	7	4
West Street Greta	R2		28	6	0	0	0	0	0	9	5
Other Areas (Infill)			254	77	69	325	0	5	15	188	30

Figure 4: A breakdown of the type of development by URA:



When dwellings are approved, the consent is valid for 5 years and there can be a lag before a Construction Certificate (CC) and Occupation Certificate (OC) are issued. Additionally, not all dwellings that are approved will go on to be constructed. For example, in the past year 1570 residential applications have been approved, 353 CCs issued and 563 OCs issued.

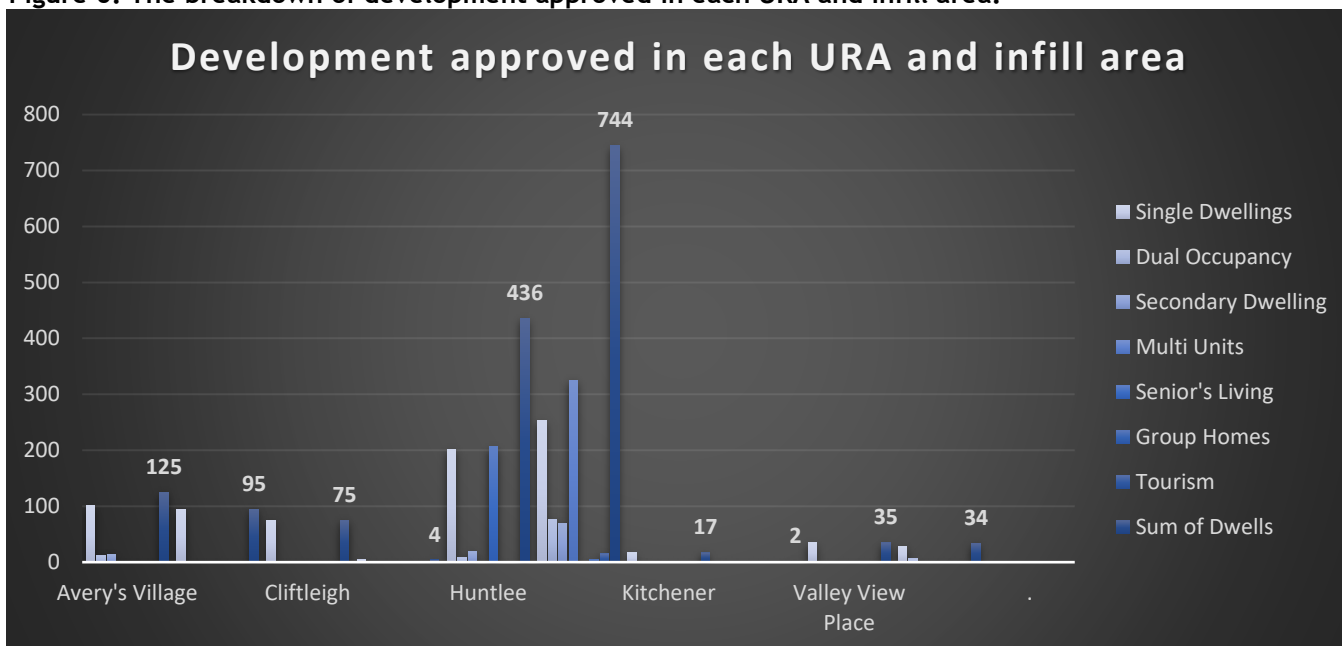
Figure 5: Dwellings that were approved and had Construction Certificates (CC's) and Occupation Certificates (OC's) issued in 2021-2022:



## 4. Where Is Growth Occurring

As expected most of the residential development occurred in the Urban Release Areas (URAs). Huntlee and Avery's Village were the most active in 2021-2022. This is consistent with last year when Avery's Village, Huntlee and West and Wyndham Street Greta were the most active URAs for the number of DA's approved. West and Wyndham Street Great had 35 dwellings approved this year and the development is now complete. Figure 6 shows the residential development approved in each URA. Table 2 on page 9 shows the below graph in table form.

Figure 6: The breakdown of development approved in each URA and infill area.



The RU2 Rural Landscape and RU5 Villages zone still saw considerable growth with over 100 residential DAs approved in these two zones. This shows that while growth in the more urban R2 and R3 zone is important growth is still occurring in the rural area and villages zones and infrastructure and services need to be provided to these areas.

301 multi units were approved in the RE2 Private Recreation zone. However, this should not be considered a long-term trend as it consisted of one DA for a Manufactured Home Estate at Stone Bridge Golf Course.

The amount of infill development in the Cessnock LGA over the past 12 months has increased by 10%. In 2020-2021 Cessnock had 36% of residential development as infill. In 2021-2022 this increased to 46.5%. The Greater Newcastle Metropolitan Plan (GNMP) has a target of 60% of development occurring as infill housing and 40% as greenfield, split across the whole of the GNMP area.

Table: 3 The percentage of infill and greenfield development in the last two years:

	2021-2022	2020-2021
Infill	46.5%	36%
Greenfield (URAs)	53.5%	64%

**For the purpose of this report infill development is counted as residential development that occurred outside the URAs.**

## 5. Urban Release Areas (URA)

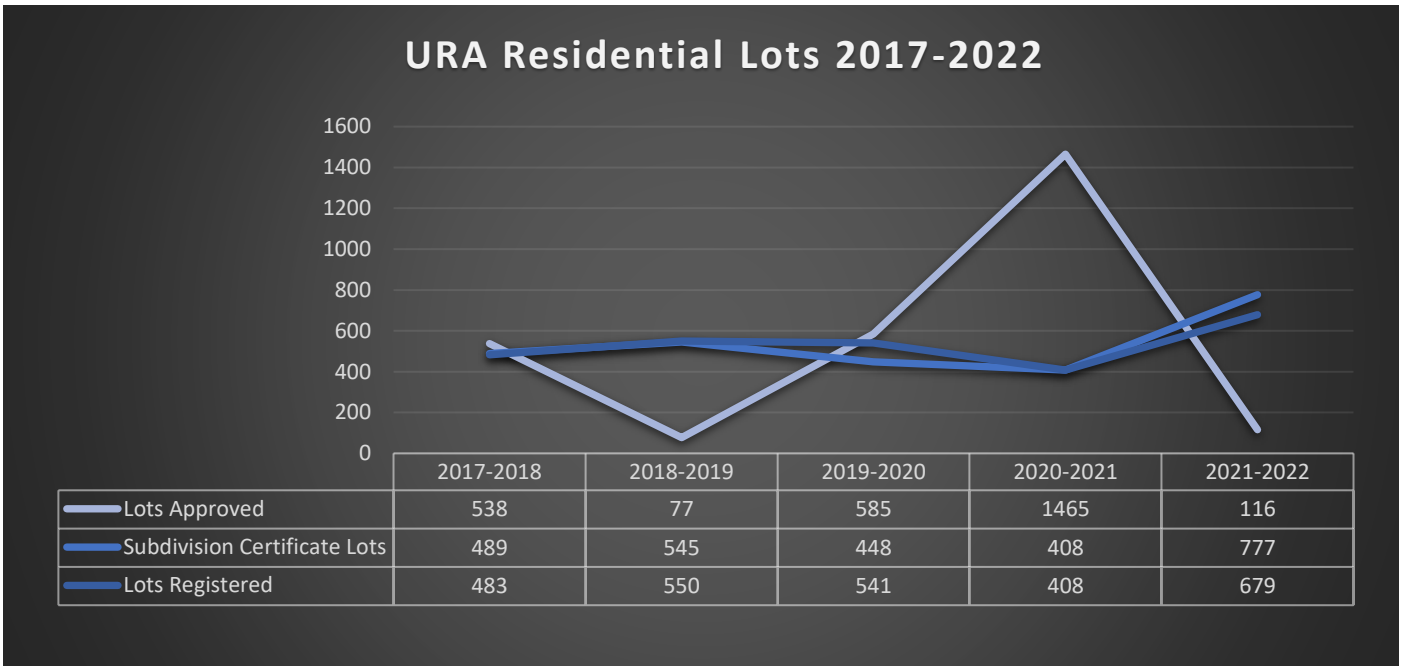
Cessnock has 19 Urban Release Areas (URA's):

1. Anvil Creek
2. Avery's Village
3. Branxton Street Greta
4. Bellbird North
5. Bellbird Heights
6. Cessnock BC5
7. Cliftleigh
8. Government Road
9. Heddon Greta
10. Huntlee
11. Kitchener
12. Millfield CC5
13. Mount View Road  
Millfield
14. Nulkaba BC10
15. Paxton
16. Rose Hill
17. Valley View Place
18. The Vintage
19. West and Wyndham  
Street

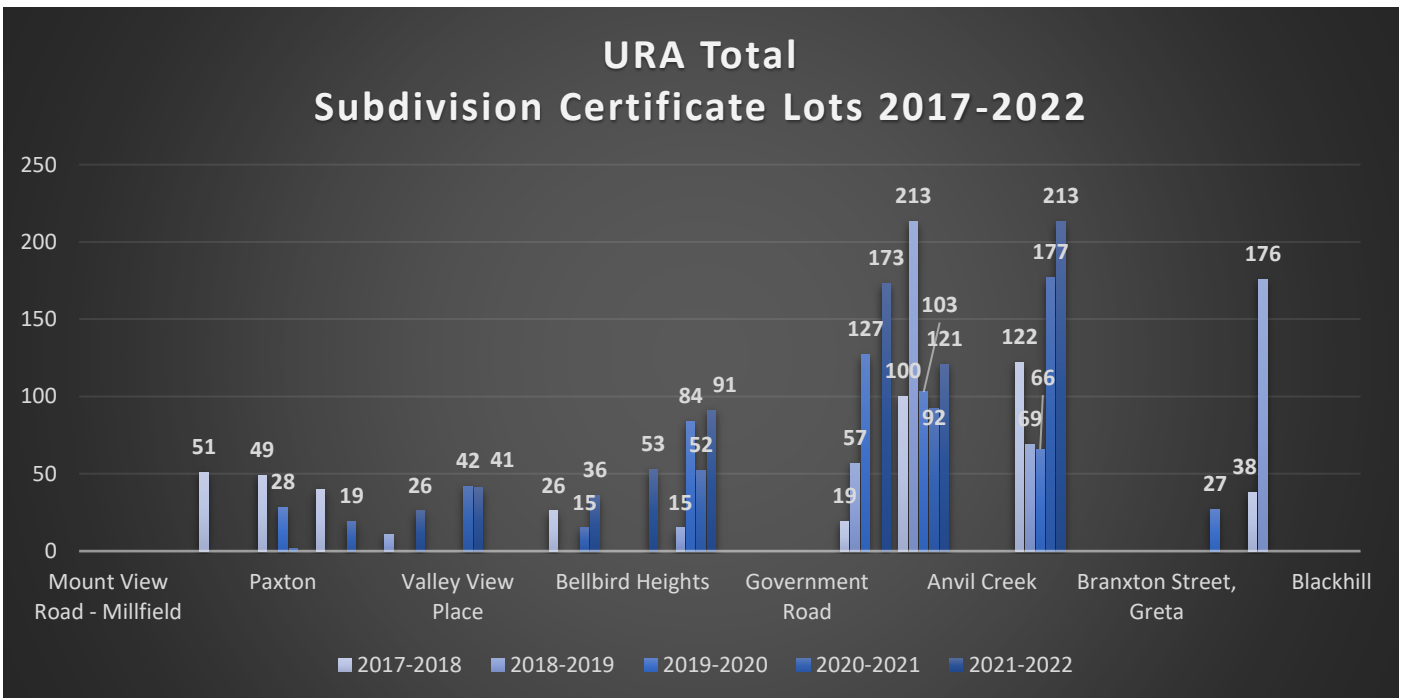


Over the past five years subdivision certificates have consistently been issued for new lots in the URAs (Figure 7). The lots approved has fluctuated each year. In the past five years Cliftleigh and Huntlee have consistently had high activity levels however Bellbird North has started releasing lots in the last few years (Figure 8). Cliftleigh is now nearing completion, however Huntlee and Bellbird North are expected to continue to release lots in the future.

**Figure 7: The five-year trend for residential lots approved, subdivision certificates and lots registered in the URAs.**



**Figure 8: The five-year trend for subdivision certificates issued in URAs.**



The number of lots approved dropped in 2021-2022. 2020-2021 remains the highest year for number of lots approved, both in URA and across the entire LGA (Figure 9 and 10) This trend from 2020-2021 is shown with the current year, with 2021-2022 having the highest number of subdivision certificates issued. This is a flow on from the high number of lots approved in the previous year (Figure 11 and 12).

Figure 9: Five-year comparison of lots approved across the LGA.



Figure 10: Five-year comparison of lots approved in URA's.

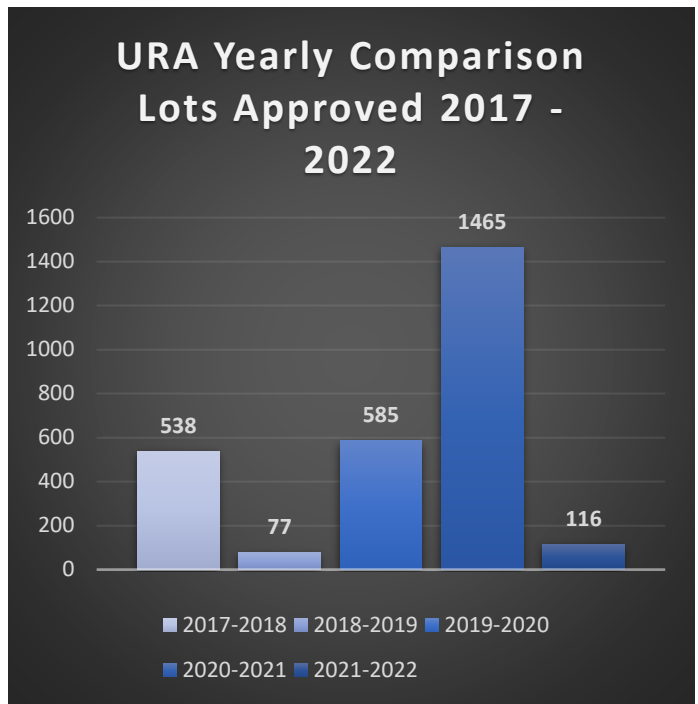


Figure 11: Five-year comparison of Subdivision Figure Certificates across the LGA.

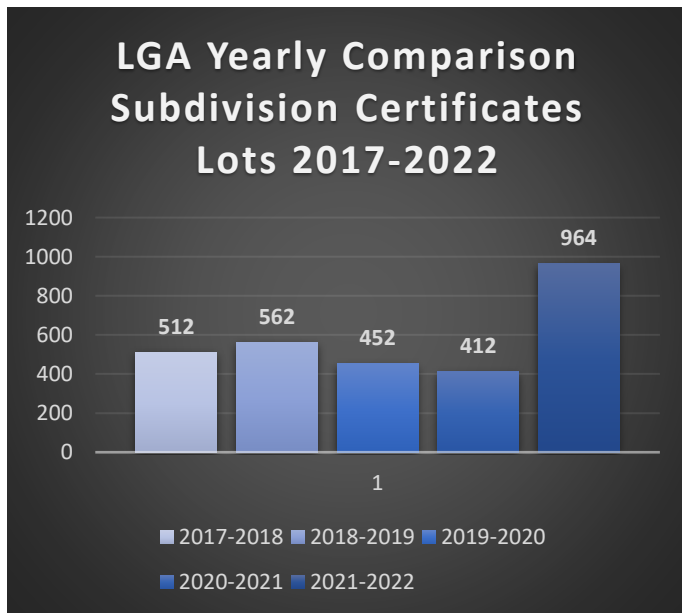
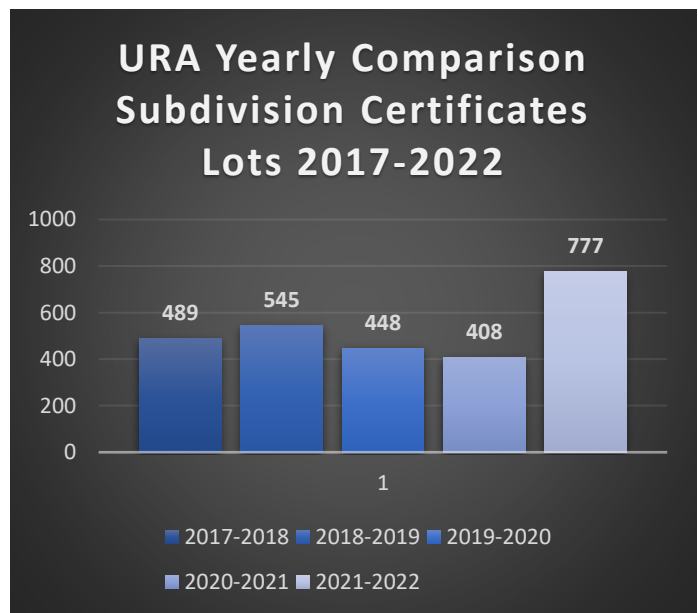


Figure 12: Five-year comparison of Subdivision Certificates in URA's.



## Progress of each URA

The following represents how each of the URAs are progressing.

**Note:**

*Unreleased lots are lots that have been DA Approved but have not had a subdivision certificate issued.*

*Registered lots are lots that have been approved and had subdivision certificates issued.*

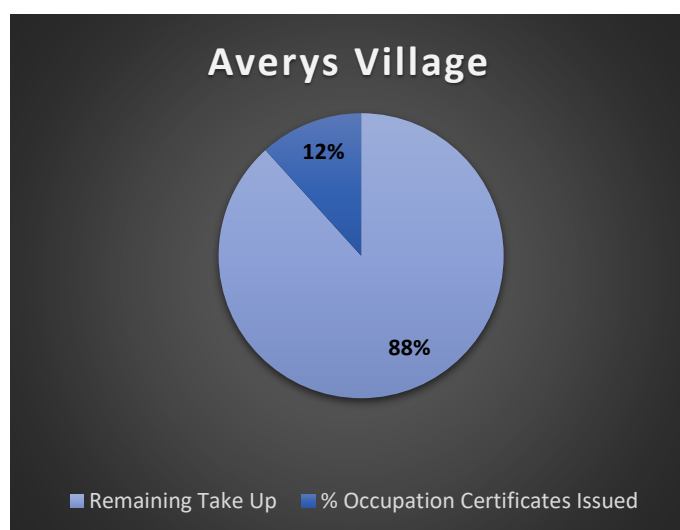
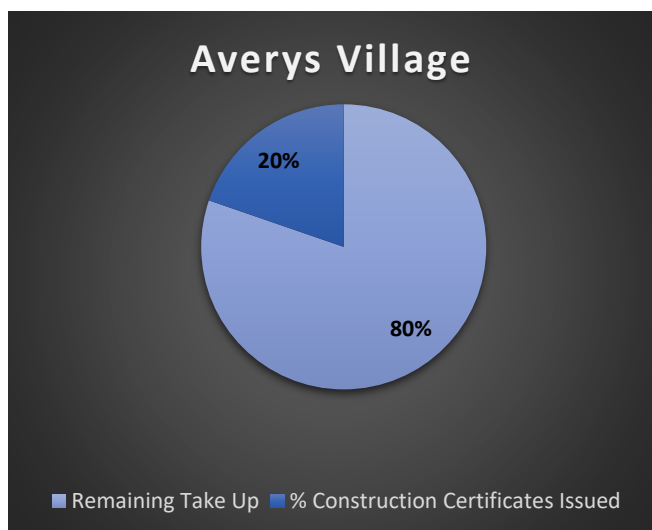
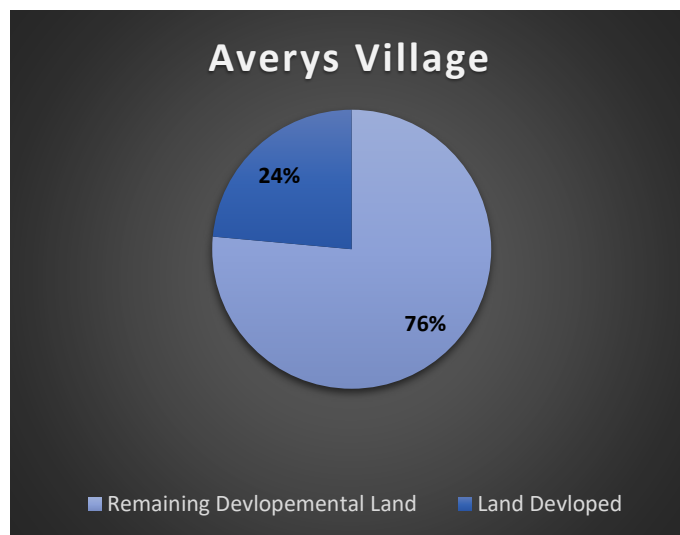
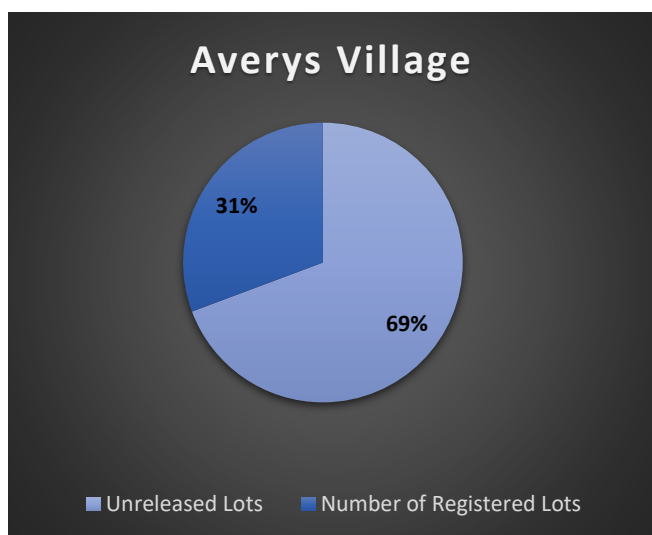
*Land developed is land that has had lots registered i.e. lots approved and released*

*Remaining Developable land is the land left in the URA for development.*

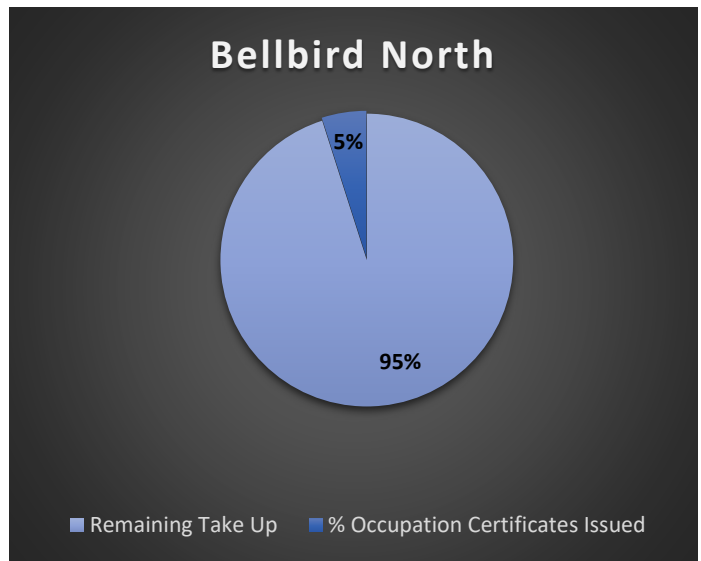
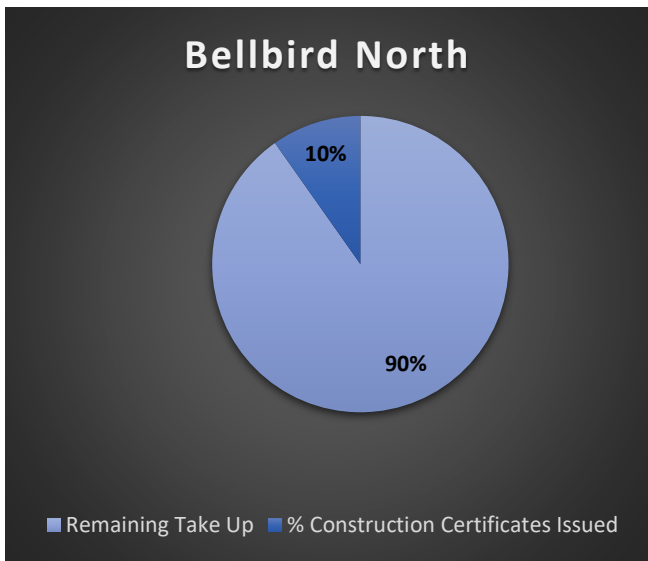
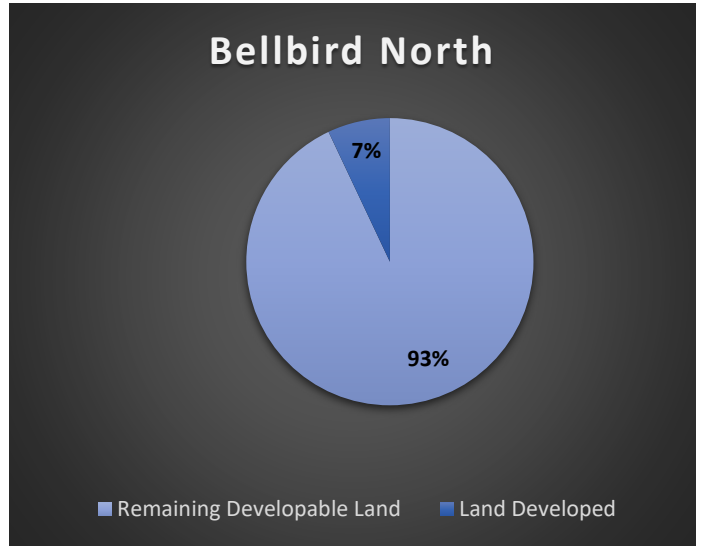
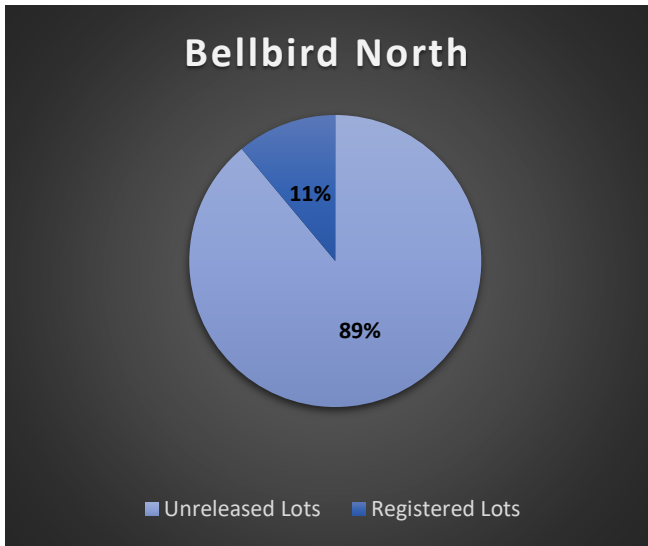
*Note: the remaining developable land figures are shown in HA.*

*No lots for subdivision have been approved in Anvil Creek, Branxton Street Greta, Cessnock BC5, Government Road, Millfield CC5 and Mount View Road, Millfield.*

### Averys Village

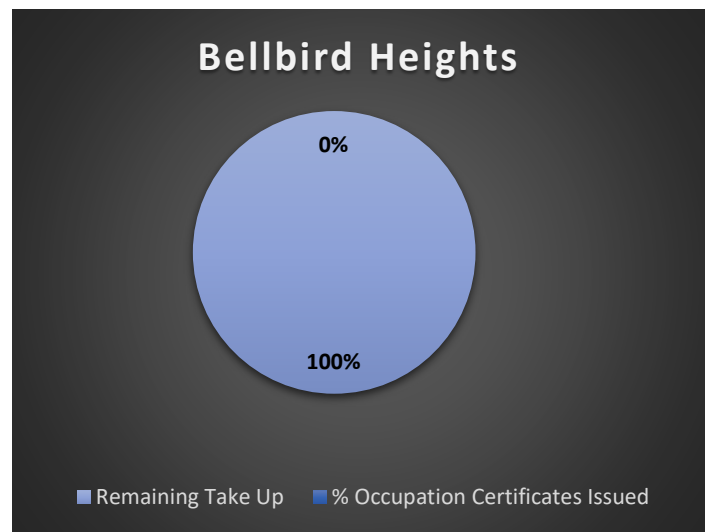
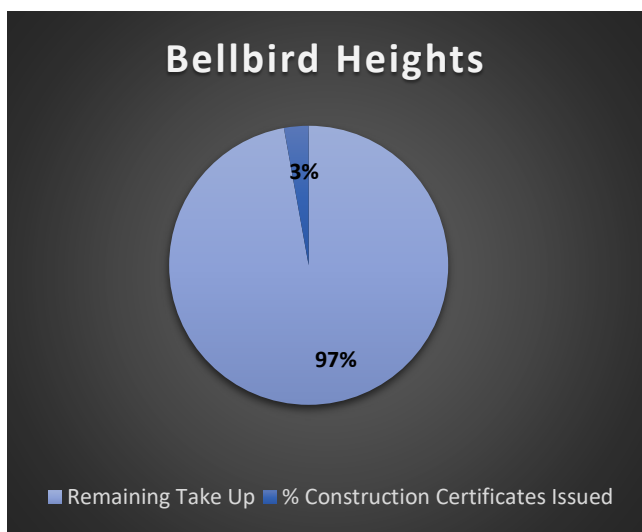
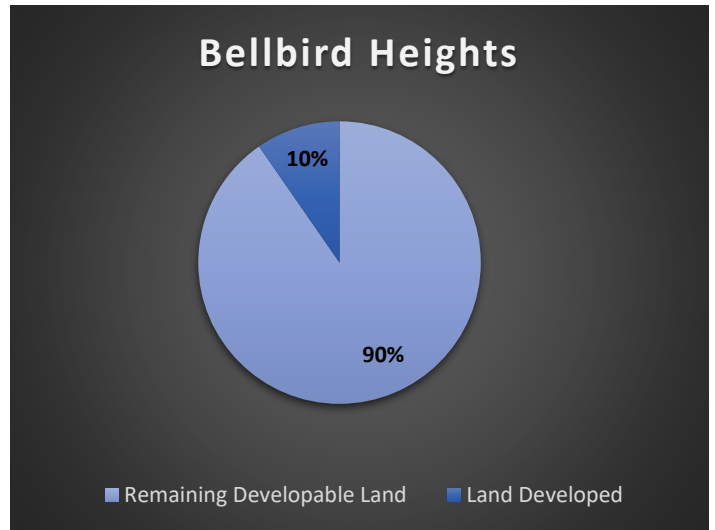
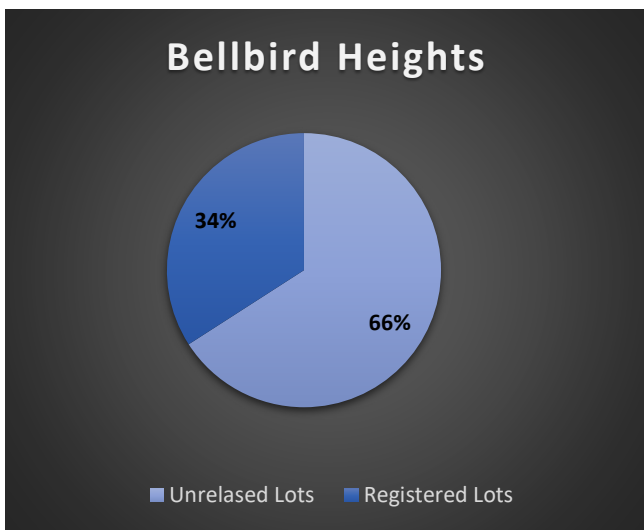


## Bellbird North

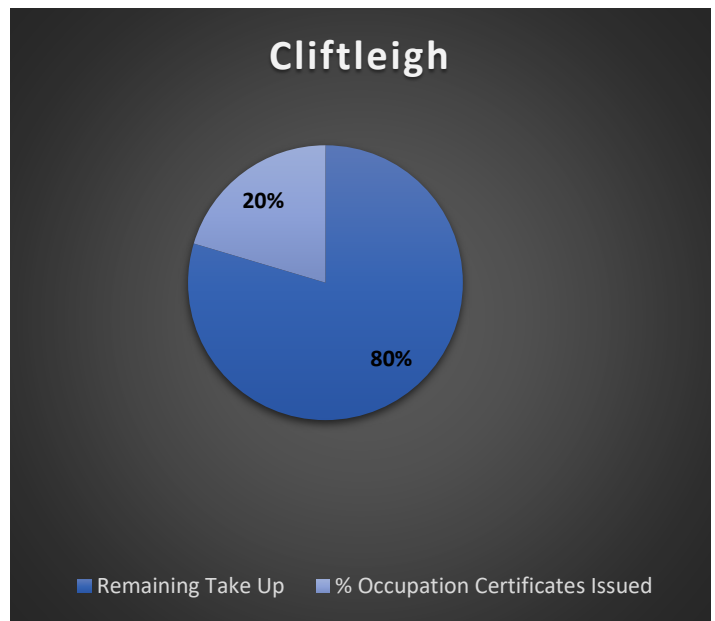
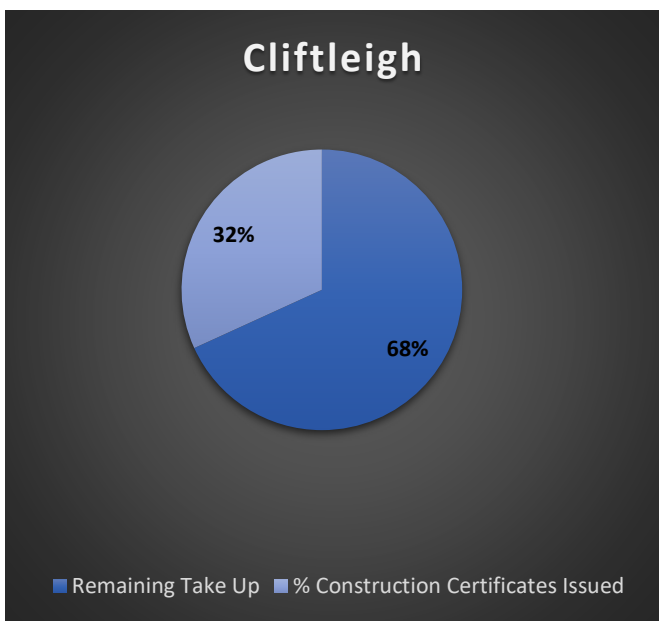
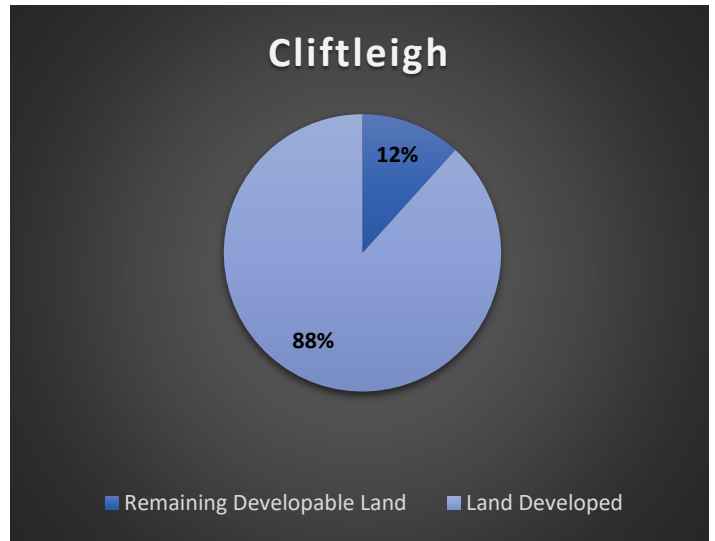
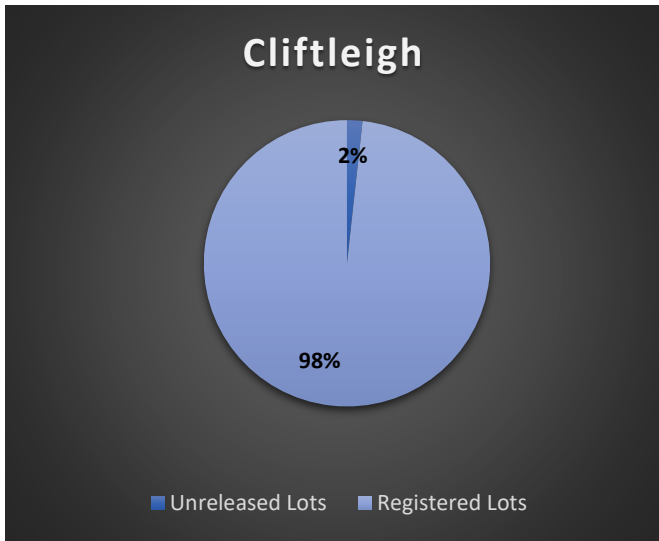




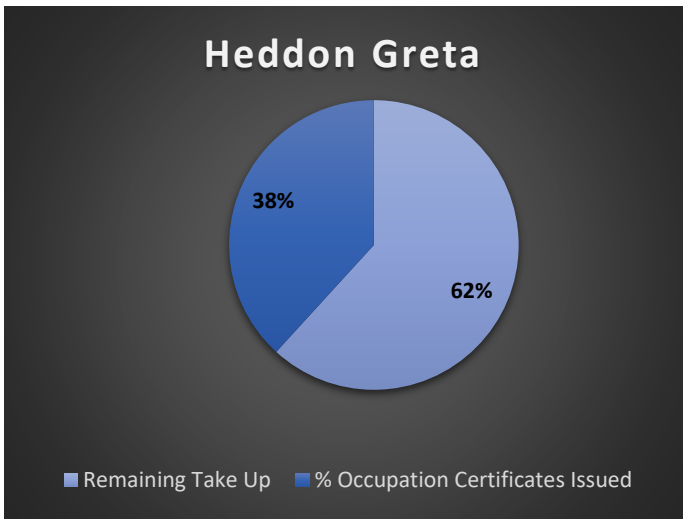
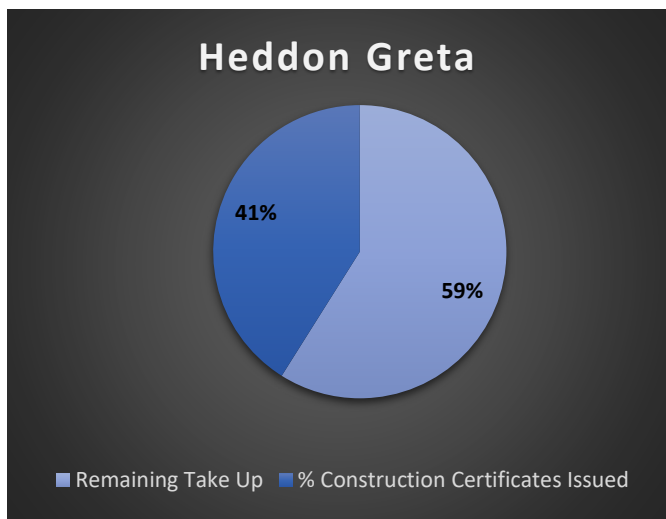
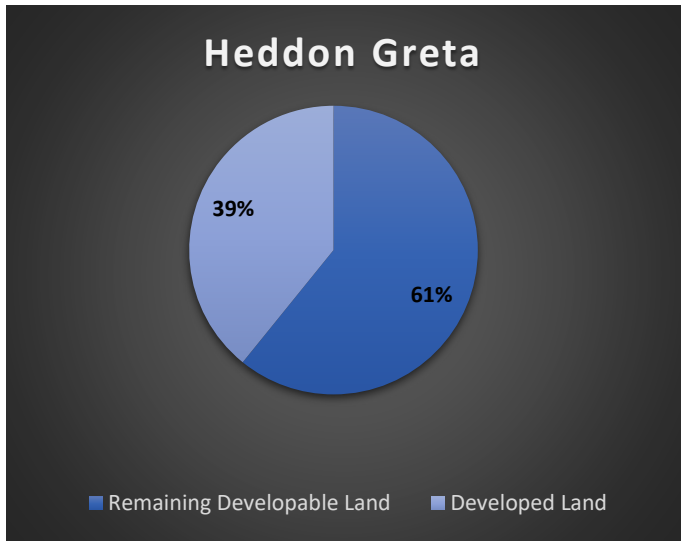
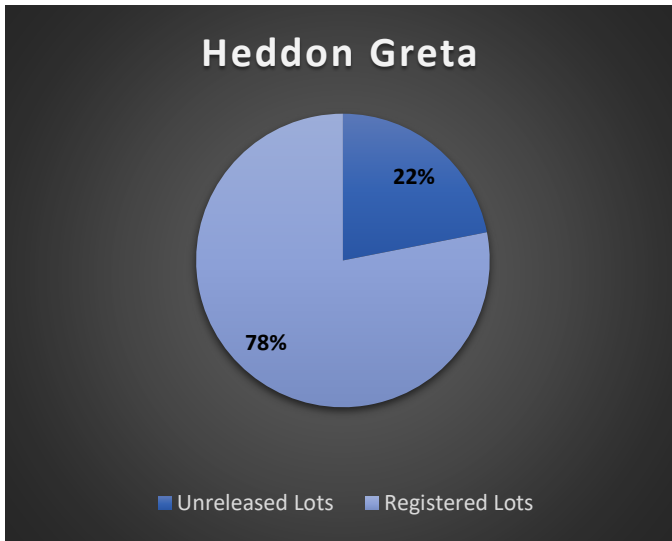
## Bellbird Heights



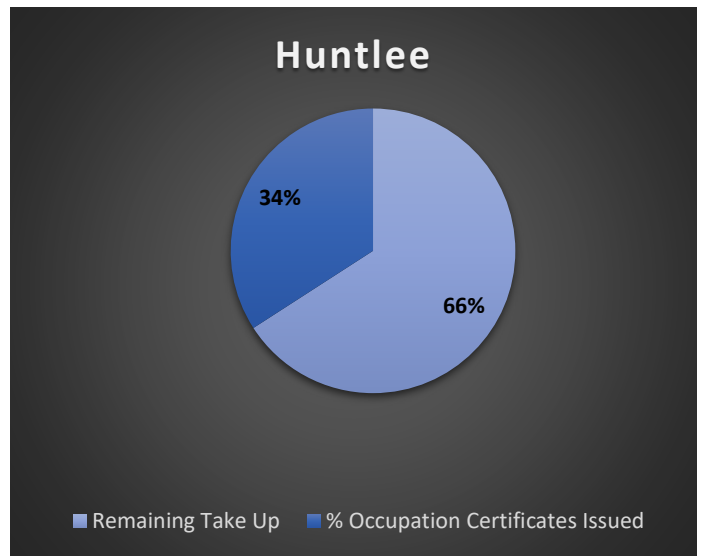
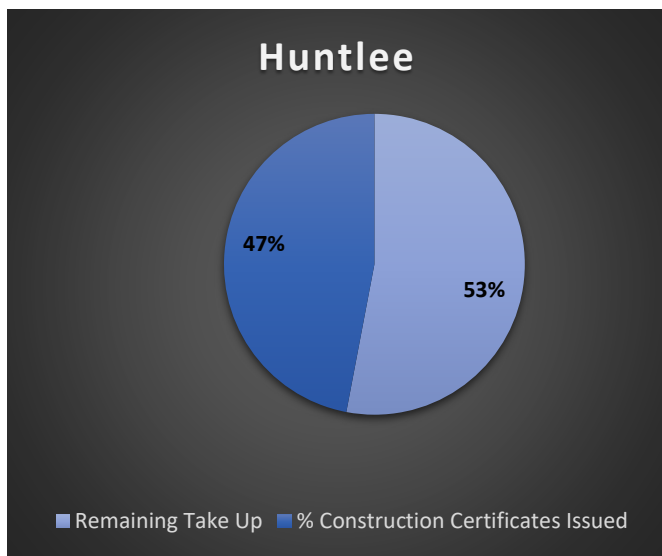
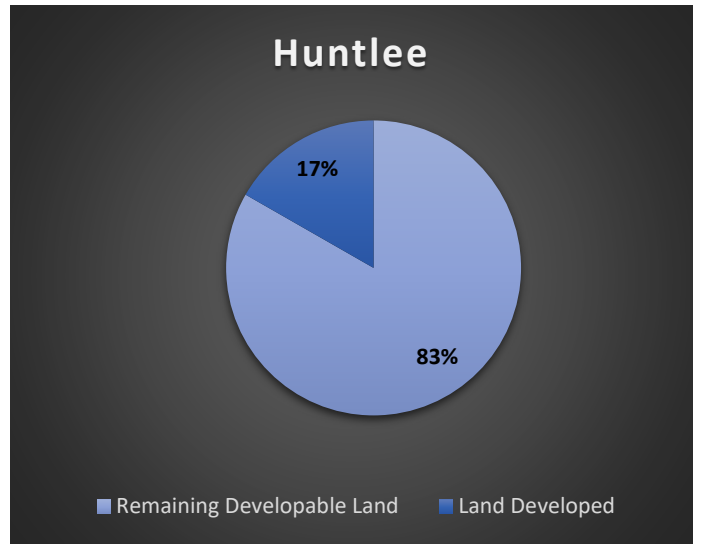
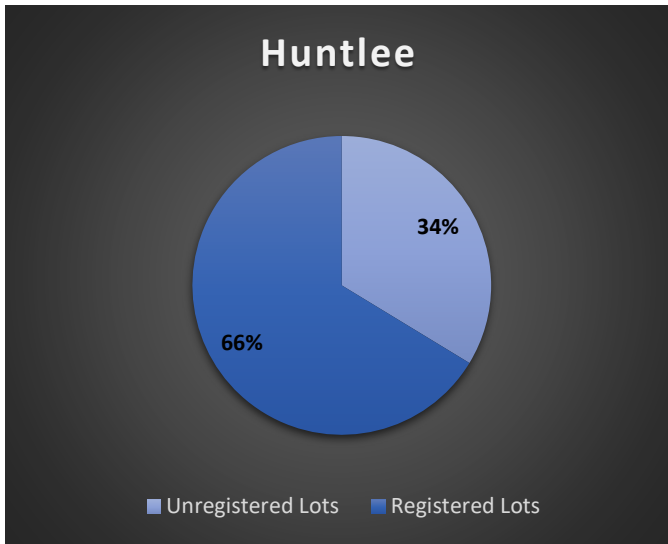
# Cliftleigh



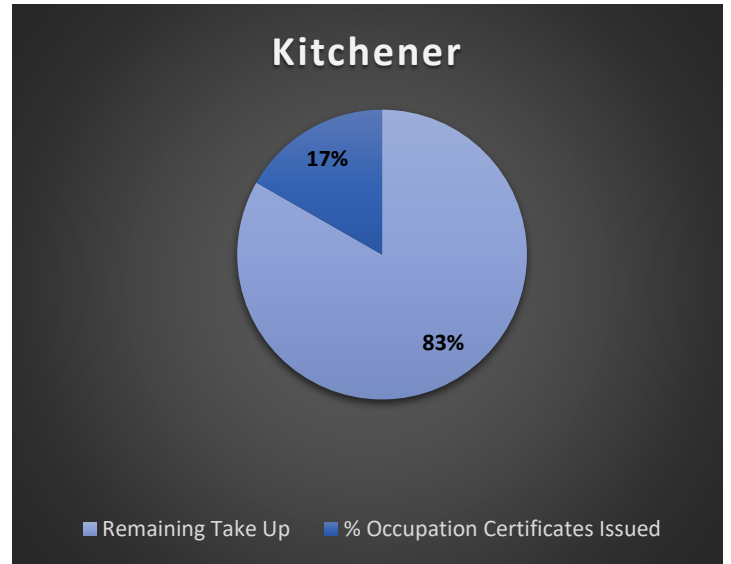
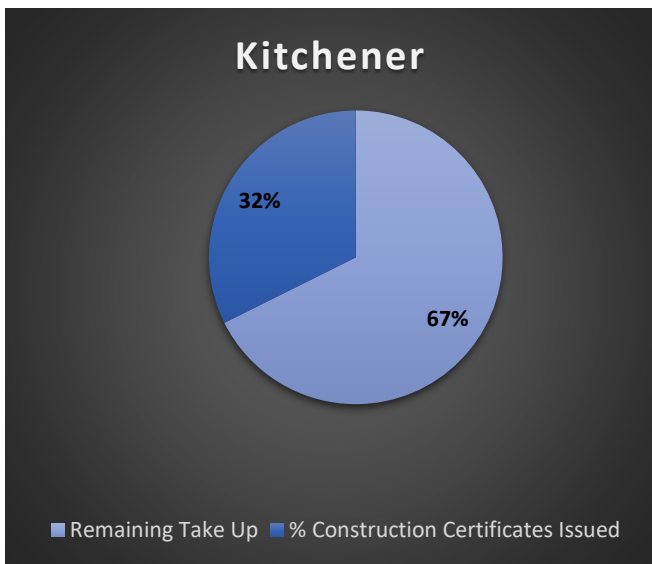
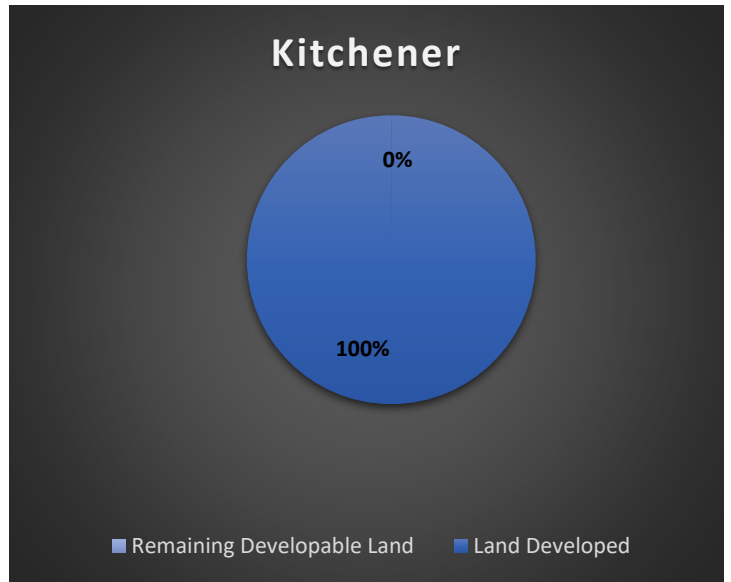
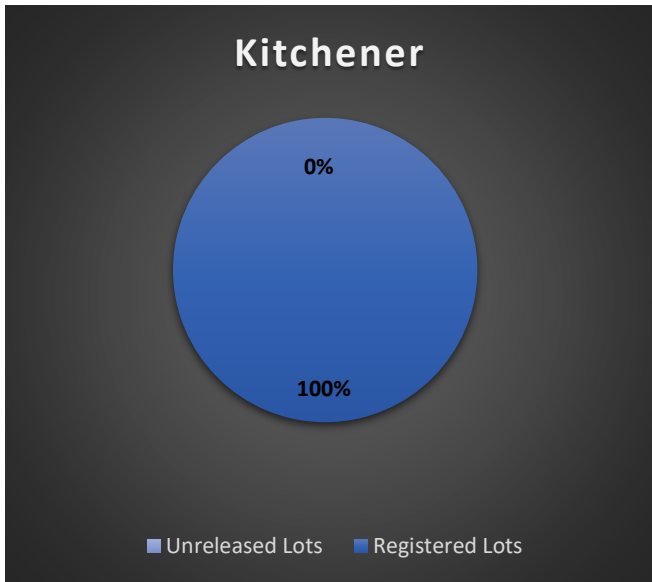
## Heddon Greta



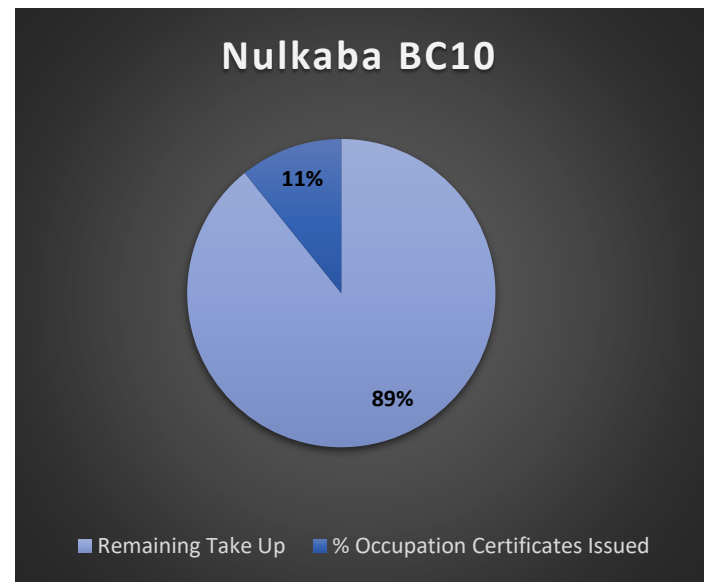
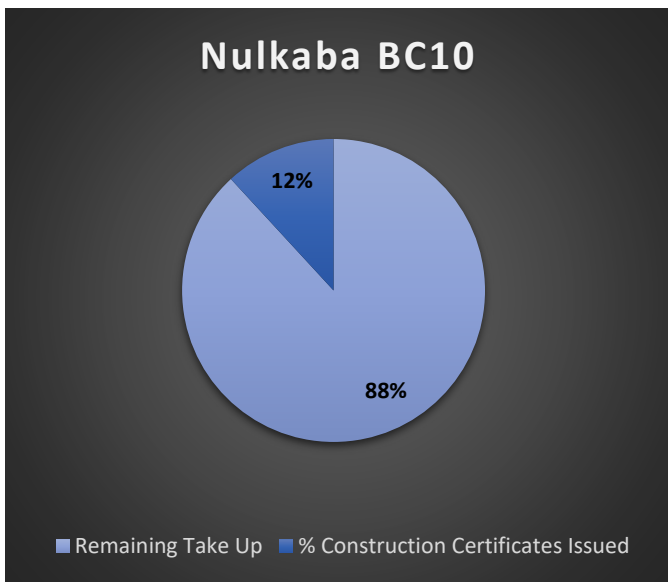
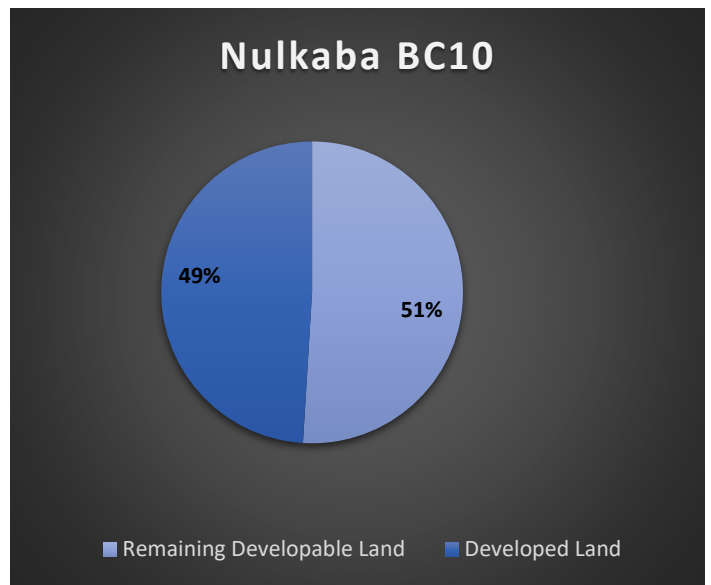
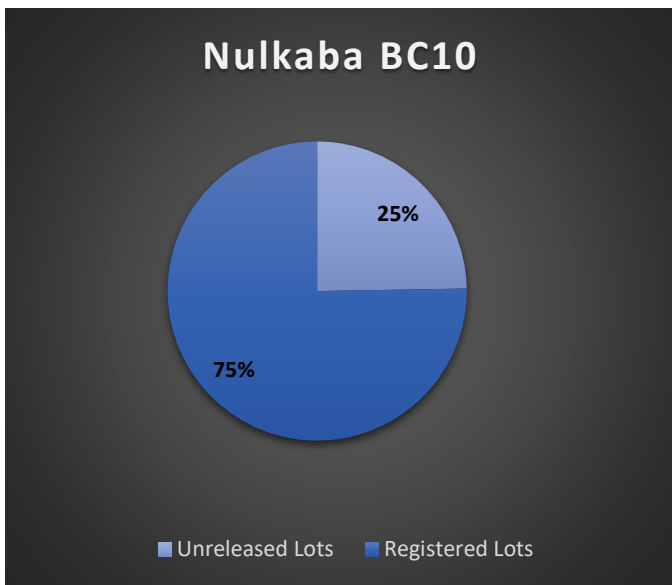
## Huntlee - (Stage 1)



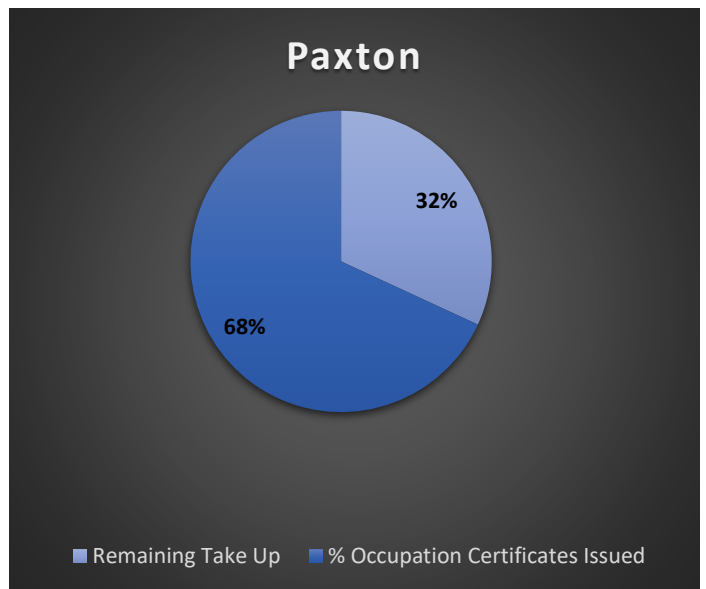
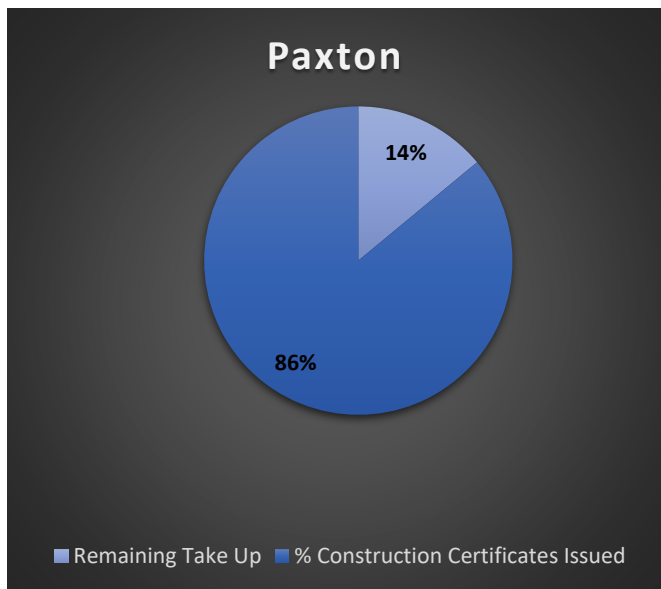
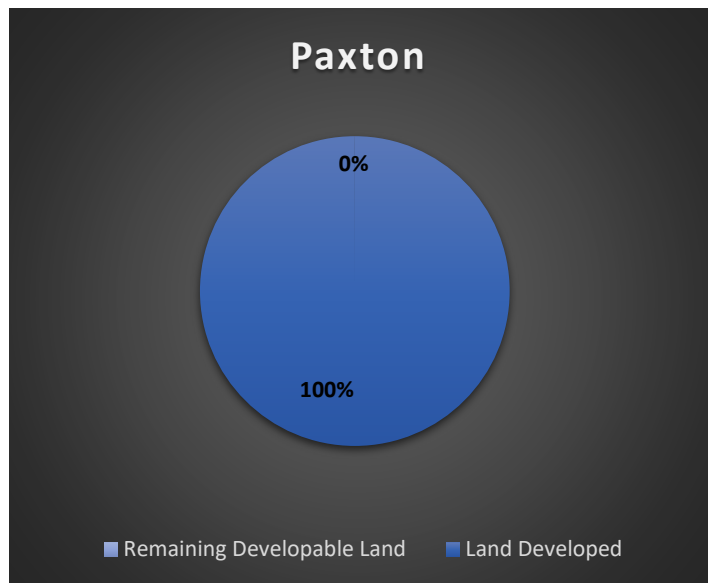
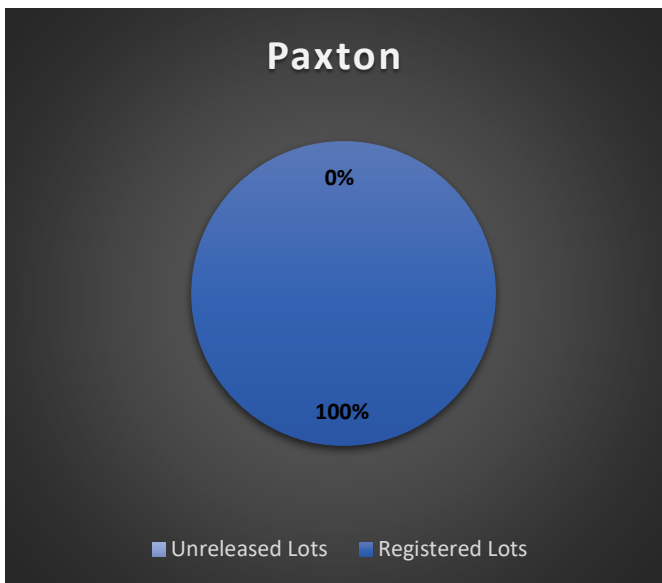
# Kitchener



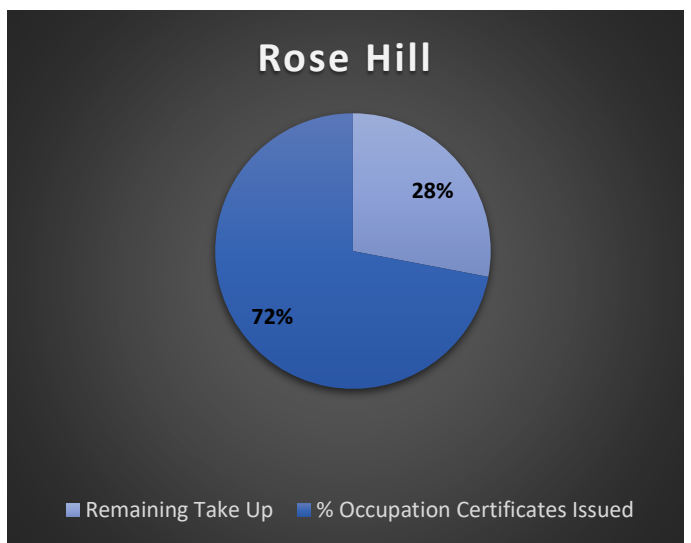
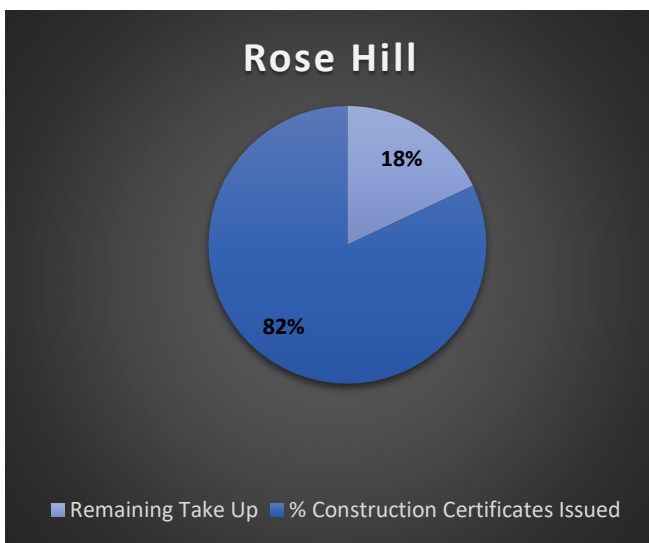
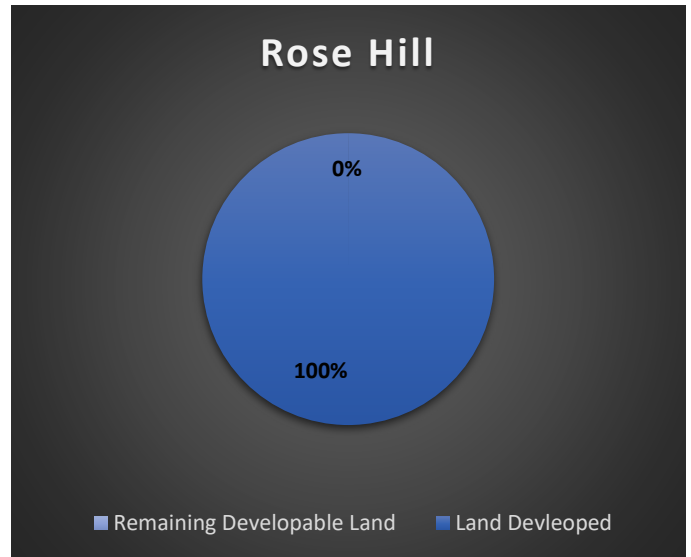
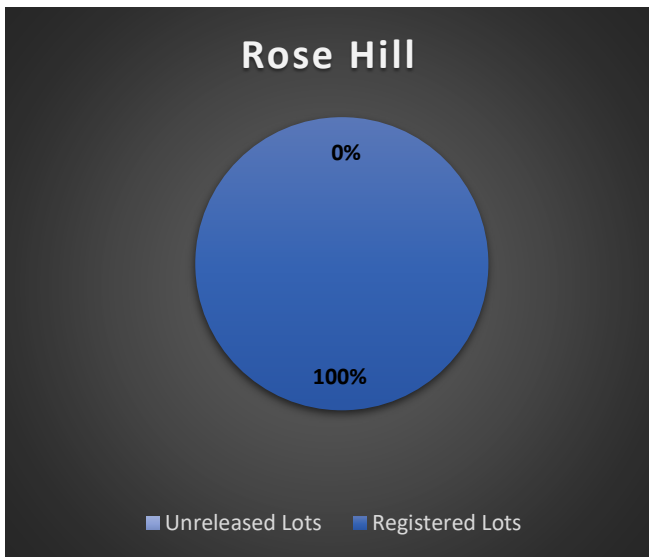
## Nulkaba BC10



# Paxton

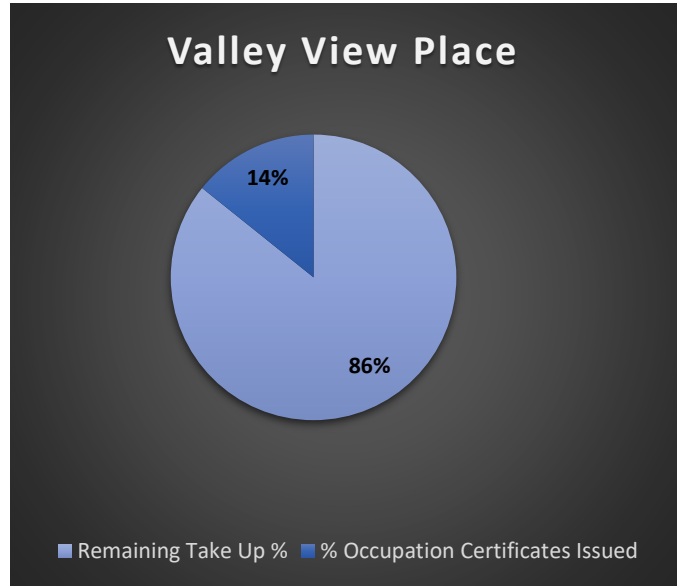
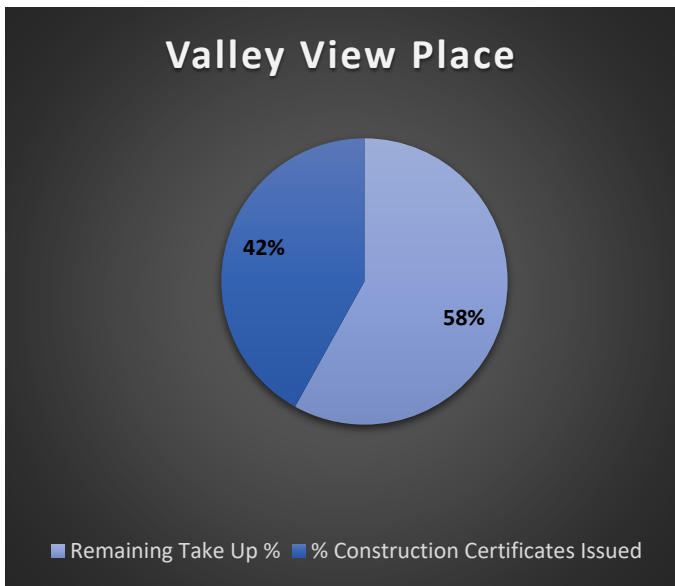
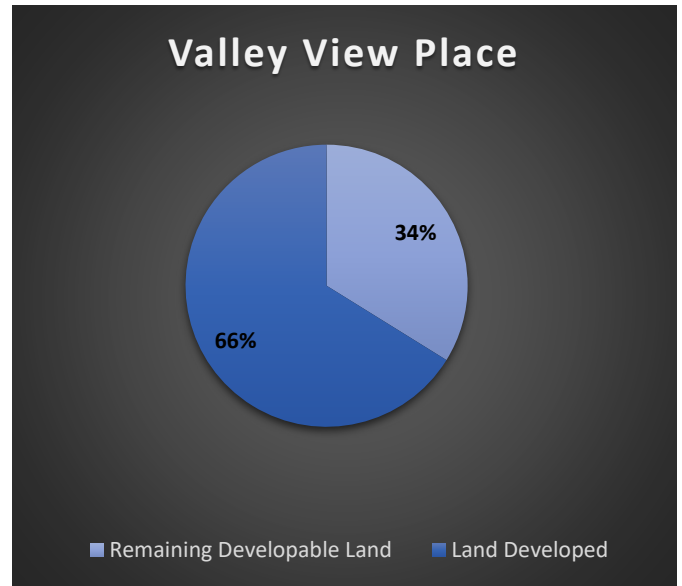
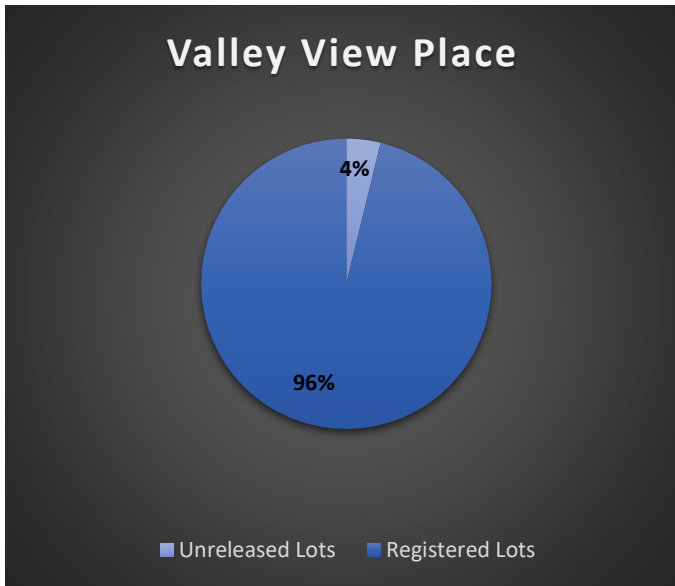


## Rose Hill

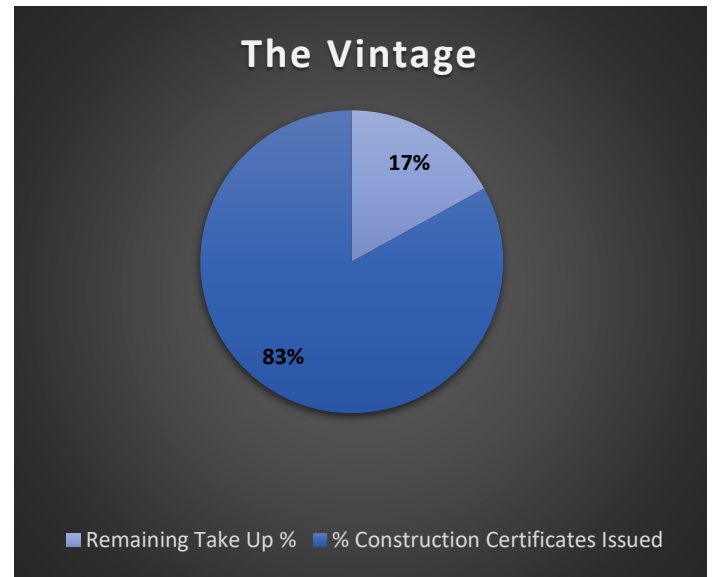
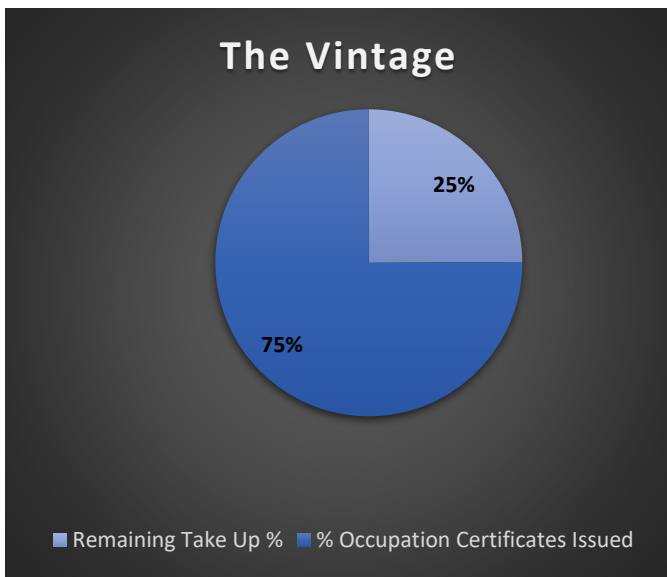
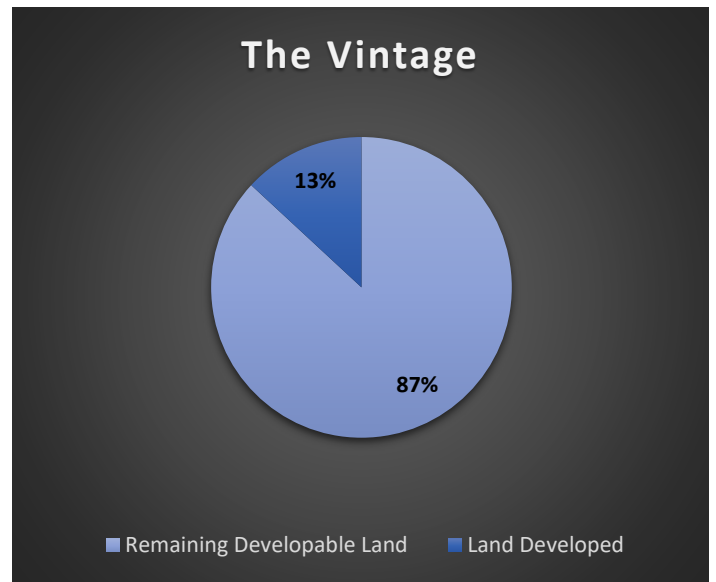
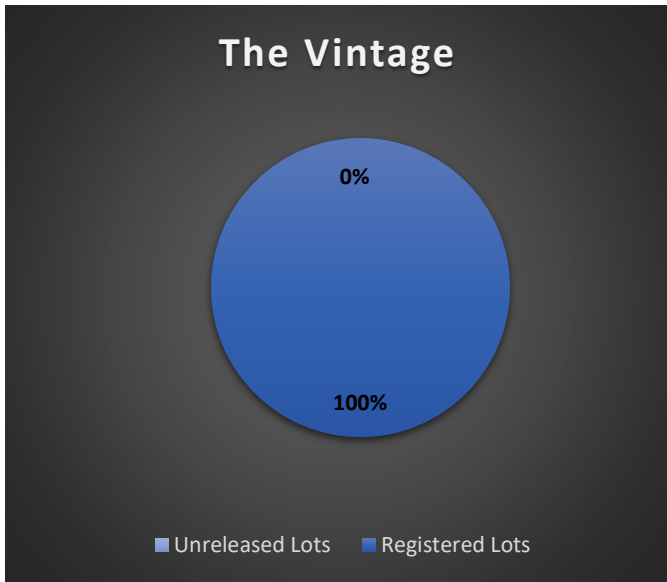




## Valley View Place

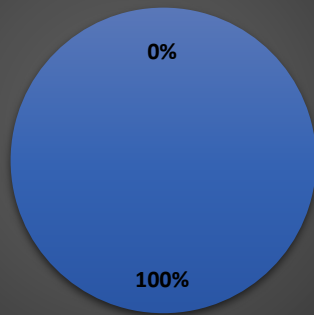


## The Vintage



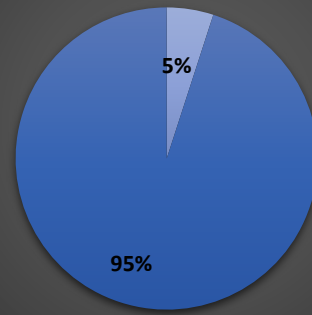
## West and Wyndham Street

### West & Wyndham St, GRETA



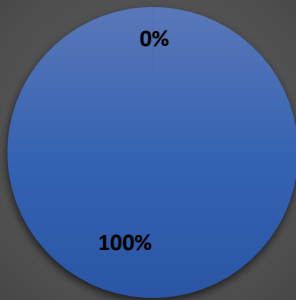
■ Unreleased Lots ■ Registered Lots

### West & Wyndham St, GRETA



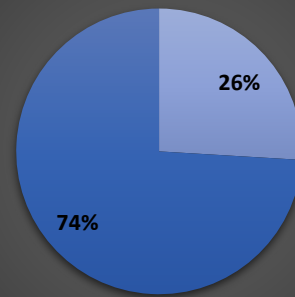
■ Remaining Take Up ■ % Construction Certificates Issued

### West & Wyndham St, GRETA



■ Remaining Developable Land ■ Land Developed

### West & Wyndham St, GRETA



■ Remaining Take Up ■ % Occupation Certificates Issued

## 6. Progress of Urban Growth Management Plan

The Urban Growth Management Plan (UGMP) is intended to guide the future release of land to support the growth of our community. The UGMP provides for three different lifestyle opportunities across the region and it allows Council to consider place strategies/structure plans and planning proposals for new residential land within each of these categories when the supply for that category reaches 15 years or less. Based on a scenario of 630 dwellings per annum and the market lot size <sup>2</sup> scenario Cessnock has the following supply:

**Table 4: Supply in the three lifestyle categories.**

Lifestyle category	Current supply (As of 30 June 2022)	Previous reported supply (30 June 2021)	Previous reported supply (March 2021 - Adoption of UGMP)
Village lifestyle	12	12 years	11 years
Established Urban	16	18 years	20 years
Commuter Urban	17	21 years	22.5 years

In 2021 Council commenced the Structure Planning Process for the Nulkaba Investigation area. This area forms part of the Village lifestyle category which is below the 15 years supply threshold. The supply in the established Urban and Commuter Urban category, although it has dropped, remains above the 15-year supply threshold. As such Council is not in a position to progress planning proposal in the Establish Urban or Commuter Urban Category.

The draft UGMP presented to Council for public exhibition on 17 August 2022 contains an exemption for 3 lots on Main Road, Cliftleigh to progress prior to the 15-year threshold being reached reasons for this outlined in the Draft UGMP.

The draft revised UGMP on Councils webpage along with the methodology statement should be read in full for further information on how these figures were derived

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<sup>2</sup> Market lot size is the lot size that is delivered by the development industry. This compares to the minimum lot size which is an LEP development control.

## 7. Progress of Public Domain Plans

### Cessnock Commercial Precinct Project

The Cessnock Commercial Precinct Project aims to enhance our CBD as an attractive place, with features that appeal to visitors and locals alike.

In the past year Council has continued to progress the Cessnock Commercial Precinct Planning Proposal which implements a number of actions in the Plan including identifying nominated site for acquisition.

### Branxton Sub Regional Land Use Strategy

The Branxton Sub Regional Land Use Strategy and Structure Plan aims to guide the future development of the Branxton sub region through a period of higher level of growth and change. The strategy is accompanied by a Masterplan for the Branxton Town Centre and a Public Domain Plan and Implementation Plan.

Works in the Plan are largely dependent on grant funding. In the past year Council has completed work on Church Street Branxton that were identified in the Plan. This includes creation of a shared zone, raised Pavement and new pavement.



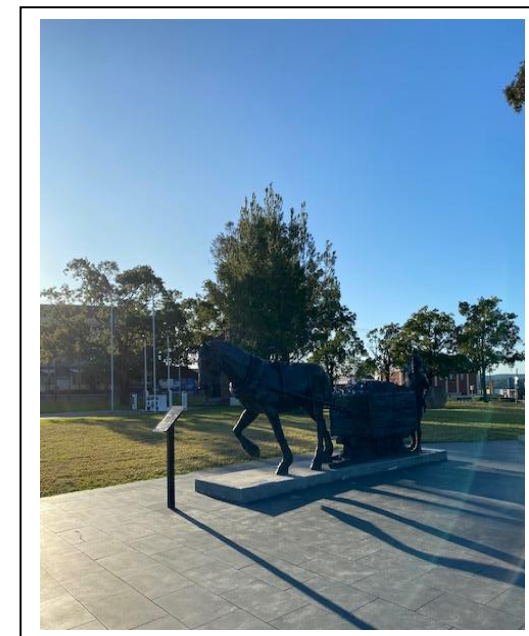
## Kurri Kurri District Strategy

The Strategy ensures the Kurri Kurri district is well-positioned to benefit from major regional infrastructure, urban Growth and infill development. The strategy incorporates the community's aspirations for the future and outlines a vision, directions and actions for land use planning and development to 2036. The Strategy also includes masterplans for the Kurri Kurri and Weston Commercial Centres.

Council has been successful in recent years in obtaining significant grant funding to complete some of the works in the plan. Council has also contributed to these works. Council has been successful in receiving funds under the NSW Government's Restart NSW Restart NSW Resources for Regions funding stream to commence the projects set out in the Commercial Centre Masterplan for Kurri Kurri. This includes funding of \$3.65 million in 2019 to upgrade Lang Street, \$482,198 for Phase 1: Rotary Park beautification works and \$847,701 for Phase 2: Rotary Park beautification works.

Detailed design has been completed for Lang Street upgrade works and these works will commence shortly. The beautification works within Rotary Park are well underway. The works include:

- street tree planting
- landscaping
- footpath
- pedestrian crossings
- street furniture
- shelters
- lighting
- Signage



## 8. Progress of the Local Strategic Planning Statement

The Cessnock Strategic Planning Statement 2036 (LSPS) was adopted by Council in June 2020. The LSPS is the local strategic land-use document that sets out how Council will manage land use across Cessnock. It is informed by the Community Strategic Plan and has a direct relationship with the Local Environmental Plan and the Development Control Plan. It is also a mechanism to implement regional strategic land-use priorities established under the Hunter Regional Plan and the Greater Newcastle Metropolitan Plan at a local level. The LSPS contains 72 actions, along with an Implementation and Actions Plan. Actions in the LSPS have a priority of:

- Immediate: 0-2 years
- Short term: 3-5 years
- Medium: 5-10 years
- Long term: 10 years+
- Ongoing: for actions that will continue to be implemented for the lifespan of the LSPS.

The LSPS has been in place for two years with Council focusing on the actions of immediate and short-term priority. Table 1 provides a summary of all actions that are identified as immediate or short-term priority in the LSPS along with other actions in the LSPS which have had progress made on them in the last 12 months. Actions that were reported in last year's 2020-2021 Annual Monitoring Report as completed have not been included below:

Table 5: Progress of actions in the Cessnock Local Strategic Planning Statement for 2021-20212.

Action No.	Action	Priority	Status	Comment
1.	Prepare an Urban Growth Management Strategy including a sequencing strategy for future development	Immediate	Complete	Urban Growth Management Plan adopted on 17 March 2021. A revised Urban Growth Management Plan is being presented to Council in August 2022 for Public exhibition.
2.	Prepare a corridor plan for the Cliftleigh - Heddon Greta Corridor	Immediate	Underway	A draft Heddon Greta Cliftleigh Corridor Plan has been prepared and publicly exhibited. An amended Plan is being considered by Council for adoption at the August 2022 Council meeting.
3.	<p>Prepare an annual monitoring report-</p> <ul style="list-style-type: none"> <li>To report on land and housing supply and demand.</li> <li>To inform when it is necessary to investigate the provision of additional land for development.</li> <li>To record the use and uptake of employment land over the life of the strategy.</li> <li>To inform when it is necessary to investigate the provision of additional employment land.</li> </ul>	Ongoing	Complete	AMR presented to Council.
4.	Review the Cessnock Local Environmental Plan	Immediate	Underway	<p>Given the nature of the documents and the size of this task, the project has been split into themes. Each land-use planning theme of the LEP and the corresponding chapters of the DCP will be reviewed concurrently. The benefit of this approach is enabling specific issues or themes to be addressed simultaneously in a LEP amendment and a DCP amendment. It will also ensure consistency between the DCP and LEP. For example, the residential zones and clause of the LEP will be reviewed concurrently with the urban housing controls of the DCP.</p> <p>The following themes have progressed in 2021-2022:</p> <ul style="list-style-type: none"> <li>Environmental Theme: With DPE for Gateway determination</li> <li>Recreational theme: Concluded public exhibition in July 2022</li> </ul>



Action No.	Action	Priority	Status	Comment
				<ul style="list-style-type: none"> <li>• Rural Lands Theme: Gateway determination issued</li> <li>• Special Purpose Theme: With DPE for Gateway determination</li> <li>• Employment theme: Conversion changes being managed by DPE</li> <li>• Residential Theme: Industry consultation underway</li> </ul>
5.	Review the Cessnock Development Control Plan	Short	Underway	<p>This action has a number of components that will be completed over the coming years. Progress has been made on the following components:</p> <ul style="list-style-type: none"> <li>• Revised Urban tree and vegetation Chapter to be presented to July Council meeting for public exhibition</li> <li>• Flood Prone Land chapter of the DCP publicly exhibited in June 2021</li> <li>• The Vintage Chapter adopted August 2021</li> <li>• Contamination Chapter adopted in August 2021</li> <li>• Airport Chapter adopted August 2021</li> </ul>
6.	Review Council's development contribution framework	Short	Complete	Revised City-Wide Infrastructure Contribution Plan adopted by Council on 20 July 2022.
7.	Prepare a town centre place-making strategy to encourage development and investment that will increase activation, amenity and use of existing sites in our centres.	Short	Not complete	Projects with a short term priority are due to commence 3-5 years from adoption of the LSPS. The LSPS is 2 year into adoption, this project will be commenced in the coming years.
8.	Target the Local Heritage Fund to façade improvement for heritage buildings in our centres.	short	Complete	A component of the 2021-2022 Local Heritage Fund scoring criteria was if the project is located in a commercial Centre. These criteria are being reused for 2022-2023.
9.	Prepare a villages strategy that- <ul style="list-style-type: none"> <li>• Identifies key features of each village.</li> <li>• Identifies opportunities for improvements to the public domain in each village.</li> </ul>	Short	Underway	The project has commenced. A discussion paper on each Village was publicly exhibition in April 2022. Community drop in sessions were held. Draft Strategy currently being prepared.

Action No.	Action	Priority	Status	Comment
10.	Undertake an Environmental Lands Study.	Immediate	Underway	Phase 1 of the Environmental Lands Study was adopted by Council in November 2021. A planning proposal to implement phase 1 is with DPE for Gateway Determination.
11.	Investigate a precinct planning approach for the rural and environmental areas to reflect the different character and capabilities of land across the region.	Immediate	Not complete	This action has not been completed however information obtained in action 24 (below) will assist in completing this project.
12.	Identify and map important agricultural land, significant agricultural landscapes and sensitive view sheds.	Short	Underway	A Consultant was engaged to complete this project however the contract has been terminated and Council is looking at other means to complete the project.
13.	Investigate the viability of new and emerging agricultural industries and how to support diversification of the sector through local planning policies.	Short	Underway	This is part of the rural theme of the comprehensive LEP review. Council has also made submission on agriculture related clauses released by DPE such as the agritourism clause.
14.	Prepare a Rural Lands Policy.	Short	Not complete	Projects with a short term priority are due to commence 3-5 years from adoption of the LSPS. The LSPS is 2 year into adoption, this project will be commenced in the coming years.
15.	Engage with local business chambers and public organisations to determine how the local planning framework can be modified to support their continued growth and diversification.	Short	Not complete	Consultation will be undertaken with the business chambers as part of the comprehensive LEP review. In particular the commercial and industrial zones.
16.	Investigate park and ride facilities and commuter parking at public transport nodes and HEX interchanges in collaboration with the RMS.	Immediate	Underway	This has been raised in the Draft Heddon Greta Clifftleigh Corridor Strategy.  Council continues to raise this with Tens.
17.	Prepare a Smart City Strategy.	Short	Not commenced	Projects with a short term priority are due to commence 3-5 years from adoption of the LSPS. The LSPS is 2 year into adoption, this project will be commenced in the coming years.

Action No.	Action	Priority	Status	Comment
18.	Prepare an Environmental Strategy.	Immediate	Underway	High level mapping has been provided by BCD. Phase 1 of the project has commenced.
19.	Investigate if it is appropriate to introduce a sensitive land map with a clause that requires Council to consider the environmental qualities of the land in any planning proposals or development applications.	Short	Underway	This is incorporated into the Environmental Lands Strategy. Refer to action 44.
20.	Engage with Astar, Local Aboriginal Land Councils and other major land holders about the future management of their lands and to reflect the environmental value of these lands in the Environmental Lands Study.	Short	Ongoing	Consultation is ongoing. Initial consultation was undertaken during the exhibition of Stage 1 of the Environmental Lands Study.
21.	Investigate planning mechanisms to provide greater protection for areas of high biodiversity and biodiversity corridors.	Short	Complete	This is incorporated into the Environmental Lands Study that was adopted by Council in November 2021. A planning proposal to implement stage 1 is with DPE for Gateway determination.
22.	Investigate the possibility of Council making strategic land purchases for the purpose of establishing Biodiversity Stewardship Sites.	Short-Medium	Not complete	Projects with a short term priority are due to commence 3-5 years from adoption of the LSPS. The LSPS is 2 year into adoption, this project will be commenced in the coming years.
23.	Work collaboratively with stakeholders to identify lands of high biodiversity and strategies to protect and enhance these areas.	Short-Medium	Underway	This is incorporated into the Environmental Lands Study that was adopted by Council in November 2021. A planning proposal to implement stage 1 is with DPE for Gateway determination. This will continue into stage 2.
24.	Investigate the zoning of lots that containing significant waterbodies to ensure the type, location and extent of zoning is appropriate.	Short	Underway	This is incorporated into the Environmental Lands Study that was adopted by Council in November 2021. A planning proposal to implement stage 1 is with DPE for Gateway determination.  Mapping amendments will be undertaken as part of stage 2.
25.	Implement a water-sampling program to establish a base line for monitoring the success of the Environmental Strategy.	Short	Not complete	Projects with a short term priority are due to commence 3-5 years from adoption of the LSPS. The LSPS is 2 year into adoption, this project will be commenced in the coming years.

Action No.	Action	Priority	Status	Comment
26.	Prepare a Green Building Policy.	Short	Not complete	Projects with a short term priority are due to commence 3-5 years from adoption of the LSPS. The LSPS is 2 year into adoption, this project will be commenced in the coming years.
27.	Prepare an Aboriginal Cultural Heritage Management Strategy in consultation with local Aboriginal people and groups.	Short	Underway	A Grant from OEH has been received to complete this project over the next two years. Virtus Heritage have been engaged to complete the project.
28.	Prepare a Heritage Strategy	Short	Not complete	Projects with a short term priority are due to commence 3-5 years from adoption of the LSPS. The LSPS is 2 year into adoption, this project will be commenced in the coming years.
29.	Prioritise the implementation of the Richmond Vale Rail Trail.	Immediate	Underway	Council continues to liaise with relevant stakeholders to implement the Richmond Vale Railway.
30.	Continue to undertake the Vineyards District Project	Immediate	Underway	<p>Stage 1 of the Vineyards District project is complete and included extensive consultation with the Working Group.</p> <p>Stage 2 of the Vineyard's District project is well advanced. Consultation with working group members has occurred as part of Stage 2. Planning Proposal to implement the project is with DPE for Gateway determination.</p>

## 9. Progress of the Housing Strategy

The Cessnock Housing Strategy was adopted by Council on 19 May 2021. The Cessnock Housing Strategy considers the unique housing needs and aspirations of our community now and into the future. It explores expected population growth, the changing characteristics of our community and also our housing preferences. The Strategy makes a series of recommendations to help support the delivery of appropriate, affordable and diverse housing across Cessnock. The Strategy contains a Delivery Plan with actions listed as immediate, short term, medium term, and long term and ongoing. This AMR focuses on the actions that are of immediate priority and ongoing actions that have had work completed. Actions in the Cessnock Housing Strategy that have been progressed in the last year are outlined in Table 3.

**Table 6: Actions that have been progressed in the Housing Strategy in 2021-2022.**

Action	Priority	Status	Comment
Review the Cessnock Contributions Framework.	Short	Complete	The City-Wide Infrastructure Contributions Plan was amended and adopted at the Council meeting on 20 July 2022.
Lobby the NSW State Government to review the timing of section 7.11/7.12 contributions to reduce the financial burden on the development and housing industries.	Ongoing	Commenced	The issue is raised in Councils comments on the legislation reforms.
Promote that Council's s7.11 contributions are significantly less in existing, established urban areas.	Ongoing	Ongoing	Councils 7.11 rates are published on Councils webpage. Further promotion of Councils rates will be undertaken when appropriate.
Advocate for the ongoing reform of the NSW Planning System	Ongoing	Underway	Council continues to make submission on the NSW planning system reforms.
Lobby the State Government to consolidate the number of residential uses in the Standard Instrument.	Short	Ongoing	A submission was provided to DPE on the SEPP (Housing Diversity) Explanation of Intend Effects.  This will continue to be raised with DPE when discussing legislation reforms.
Continue to be a member of the Big Ideas on Homelessness Network and work towards developing a regional strategy for homelessness and a 'Common	Ongoing	Complete	The Big Ideas on Homeless Network has formally folded.

Action	Priority	Status	Comment
Ground' facility in Newcastle' to serve the wider regional community.			
Comprehensively review the Cessnock Local Environment Plan.	Ongoing	Underway	Housing related matters are being addressed in the residential theme of the comprehensive LEP review. This theme has commenced. An Industry survey to understand key issues has been undertaken.  Strategic Planning staff are currently working on the following themes: residential, recreation, rural land and employment land.
Comprehensively review the Cessnock Development Control Plan.	Ongoing	Underway	This project is underway. The following chapter have been amended in 2021-2022: <ul style="list-style-type: none"> <li>• Social Impact and Crime Prevention through Urban Design</li> <li>• Flood Risk Management</li> <li>• The Vintage</li> <li>• Cessnock Airport</li> <li>• Contamination</li> </ul>
Consult with Development Industry representatives to understand why there have been very few seniors' living developments built in our area and identify any barriers that may exist to providing seniors' housing development.	Short	Ongoing	As part of the comprehensive LEP review an industry survey has been undertaken to understand key issues affecting housing supply. The results of this survey are being analysed.
Work collaboratively with representatives of the housing industry to review the development controls in the Cessnock Local Environmental Plan and Cessnock Development Control Plan.	Medium	Ongoing	As part of the comprehensive LEP review an industry survey has been undertaken to understand key issues affecting housing supply.
Maintain timeframes and improve regulatory efficiencies where possible.	Ongoing	Ongoing	The median days for processing a DA in Cessnock is 41 days.
Continue to lead on Local Government e-planning initiatives	Ongoing	Ongoing	Council continues to lead Local Government in e-planning initiatives and be responsive to changes in technology.
Maintain application tracker and be responsive to technological improvements to improve interactivity with the community.	Ongoing	Ongoing	Council continues to lead Local Government in e-planning initiatives and be responsive to changes in technology.

Action	Priority	Status	Comment
Continue to implement e-planning initiatives.	Ongoing	Ongoing	Council continues to lead Local Government in e-planning initiatives and be responsive to changes in technology.
Prepare and Urban growth Management Plan	Short	Complete	The Cessnock Urban Growth Management Plan was adopted in 2021 however a revised and updated UGMP is presented to Council for endorsement for public exhibition at the August 2022 Council meeting.
Continue to implement town centre public domain plans for Cessnock, Branxton, Kurri Kurri and Weston.	Ongoing	Ongoing	Actions have been completed for the public domain plans. An update on each is provided in section 7.



**CESSNOCK**  
CITY COUNCIL

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