

Our People, Our Future, Our Cessnock



Cessnock

URBAN GROWTH MANAGEMENT STRATEGY
DRAFT



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

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.

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

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.

Document History

Revision	Date Approved	Description of Changes
1		Urban Growth Management Strategy - Draft for Preliminary Consultation

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Background and Purpose

Our Local Government Area (LGA) is approximately 195,000 hectares in area. There are 5,246 hectares of land zoned for residential purposes and the area supports a current population of 59,985, which is mainly concentrated in an urban belt between the two major townships of Cessnock and Kurri Kurri. The remainder of the population resides in villages and outlying rural and environmental areas.

The Department of Planning, Industry and Environment (DPIE) estimate that an additional 6,500 dwellings will be required in the 20 years to 2036; this equates to 325 new dwellings per annum. Based on various projection scenarios, demand for housing in Cessnock in the medium term is likely to remain modest at 300 to 400 dwellings per year (SGS Economics and Planning, 2017).

Evidence shows us that the approval of dwellings is consistently above 300 per annum based on residential building approvals (2001-2020) with approximately 418 lots released to the market each year. From a review of population growth projections and historic dwelling approvals, it is reasonable to expect that demand for new lots will remain modest in the medium term.

The DPIE Hunter Regional Plan 2036 and the National Housing Supply Council State of Supply Report 2009 recommends that councils maintain a 10-15 year land supply to accommodate the supply pipeline. This is considered an adequate timeframe to bring new development areas online and it encourages fewer development fronts so that infrastructure can be funded and rolled-out in a more logical and efficient sequence.

The existing and additional supply that is identified across Cessnock is significantly higher than this threshold. However, there are additional factors that are likely to further increase the local supply.

Based on the existing and projected demand for 300 - 400 lots per annum and the existing, zoned, undeveloped residential land, it is estimated that there is between 19-31 years of greenfield land supply currently zoned across our Local Government Area. However, this figure depends on the minimum lot size scenario applied and does not account for infill development, The Vintage and Golden Bear integrated tourism developments, Hydro, the unknown residential potential in the Huntlee B4 Mixed Use zone or higher-density developments (e.g. dual occupancies). With the application of a 600m² lot size (larger than the minimum in many areas) and, factoring in infill development, dual occupancies and multi-unit developments, it is estimated that we have at least 25 years of land supply available.

This quantum of zoned residential land puts Council in an enviable position in terms of our ability to confidently satisfy the future growth needs of our community in the medium term. However, the additional surplus, estimated at (at least) 10 years does present problems for Council, developers and service providers. Development is occurring on many fronts across our city and this can cause issues with infrastructure provision, it can also stall the release of this land to a point where it is ready for housing because of infrastructure shortfalls, and for service providers such as Hunter Water it can mean pressure to roll-out infrastructure ahead of schedule.

This UGMP is needed to define this surplus and to articulate caution about rezoning and any additional residential land in the medium term to help bring this surplus back to a 15-year supply threshold. However, it also looks forward to that point and provides a plan to investigate additional land supplies to ensure that the housing needs of our growing community are met in the medium to long term.



Planning Context and Strategic Framework

Hunter Regional Plan

The Hunter Regional Plan 2036 (HRP) will guide the NSW Government's land-use planning priorities and decisions over the next 20 years. It provides an overarching framework to guide subsequent and more detailed land-use plans such as Council's Local Strategic Planning Statement.

The HRP identifies two growth corridors within our city. One, the Maitland Growth Corridor is the area around Branxton - Greta at the confluence of the Hunter Expressway and the New England Highway. The second growth corridor is between Bellbird and Maitland, via Weston, Kurri and Heddon Greta.

Greater Newcastle Metropolitan Plan 2036

The Greater Newcastle Metropolitan Plan 2036 (GNMP) sets out strategies and actions that will drive sustainable growth across Cessnock City, Lake Macquarie City, Maitland City, Newcastle City and Port Stephens communities, which together make up Greater Newcastle.

Cessnock is partly within the metro frame category that is expected to provide local housing and job opportunities, and will be designed to maintain the green outlooks, improve access to open space and retain its identity.

Cessnock Local Strategic Planning Statement 2036

The Cessnock Strategic Planning Statement 2036 (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 HRP and the GNMP at a local level.

The LSPS identifies Planning Priorities and Principles relating to urban growth. The Cessnock Urban Growth Management Plan 2036 (the UGMP) is an "immediate action" of the LSPS, and, is a supplementary strategy to help inform the logical sequencing of urban growth for the LGA.

The UGMP Planning Principles, complement the LSPS Planning Priorities and principles. Both the UGMP planning principles and the LSPS Planning Priorities will be considered when deciding how, when and where development will occur to meet the needs of our growing community.

The UGMP outlines how Council will implement its planning functions to grow urban areas and will directly influence amendments to the following local planning documents:

- Cessnock Local Environmental Plan 2011 (the LEP);
- Cessnock Development Control Plan 2010 (the DCP); and
- City-Wide Infrastructure Contributions Plan (the CWCP).

Cessnock Housing Strategy

Council's draft Housing Strategy articulates Council's role in supporting the delivery of housing to meet the needs of our diverse community. Land supply for housing is a key responsibility of Council. However, new greenfield development primarily delivers land for detached dwellings which does not reflect the diversity of the housing needs of our community. Once the land is zoned for residential purposes Council has very limited control of what type of housing is built. Infill housing, which is new housing within an existing urban area, tends to be more diverse. Secondary dwellings, dual occupancies and medium density development tend to be more common in established areas than new greenfield areas.

The GNMP 2036 requires all Lower Hunter councils to contribute to the 60% infill target to provide new dwellings within existing urban areas. If realised, many of the projected 300-400 dwellings needed to accommodate the growth of our community will be provided in areas other than greenfield areas and not only as detached dwellings but as a range of diverse housing typologies.

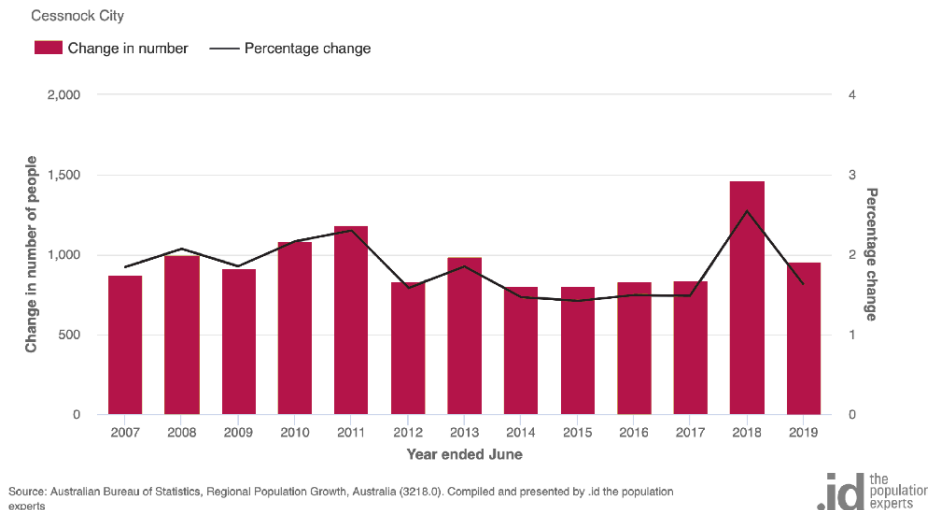
So, ensuring that there is an appropriate balance between greenfield opportunities and encouraging infill development is important. An oversupply of greenfield land is likely to preference the delivery of detached dwellings over other housing types.

Urban Growth

The current estimated residential population of Cessnock is 59,985 people. The average annual growth rate between 2008 and 2018 was 1.9%. However, this spiked in 2018 to 2.7%. A 20-year average to 2036 is projected at 1.6% (Department of Planning, Infrastructure and Environment, 2020).

Figure 1: Annual change in growth rate between 2008 and 2018 (ERP)

Demand for housing in Cessnock in the medium term is likely to remain modest at 300 to 400 dwellings per year.

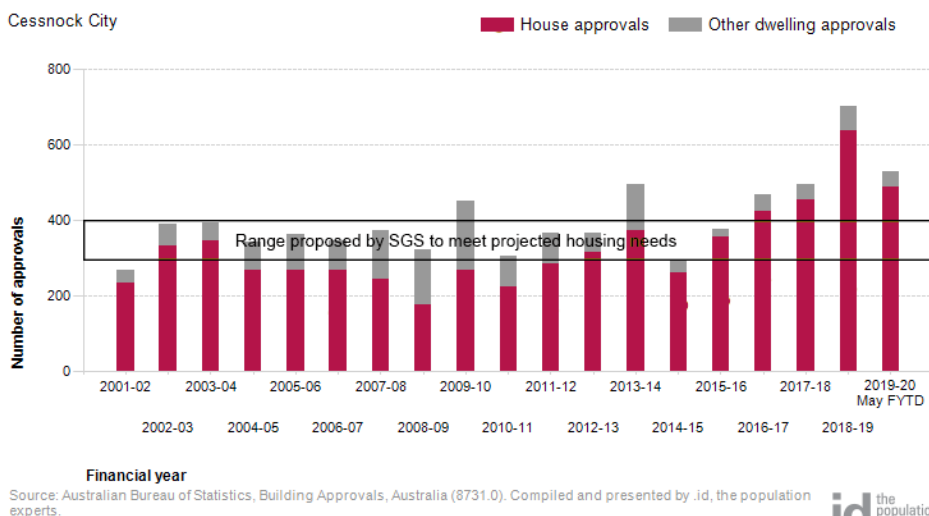


Source: profile.id.com.au/cessnock

The Department of Planning, Industry and Environment (DPIE) estimate that an additional 6,500 dwellings will be required in the 20 years to 2036; this equates to 325 per annum. Based on various projection scenarios, demand for housing in Cessnock in the medium term is likely to remain modest at 300 to 400 dwellings per year (SGS Economics and Planning, 2017).

Evidence shows us that the approval of dwellings is consistently above 300 per annum based on residential building approvals (2001-2020) with approximately 418 lots released to the market per annum.

Figure 2: Residential Building Approvals 2001 - 2020



Source: id.com.au/cessnock. The number of new dwellings required (300-400) to meet anticipated demand. Source: SGS Report.

In summary, the projections support that council should plan for between 300-400 new dwellings each year and that housing and development industries are consistently delivering housing to meet this demand.

Land Supply

Land supply is a key responsibility of Council. Through its land-use strategies, such as the Cessnock Local Strategic Planning Statement (LSPS) sets the policy framework to guide future development of our area. This includes where to accommodate future growth which is accomplished by increasing densities in existing urban areas or by rezoning greenfield land from one zone to another; for example, from rural to residential.

The State Government encourages councils to maintain around 10-15 years of zoned land (Department of Planning and Environment, 2018, p. 45) because that is adequate time for future reserves to be investigated and brought forward (Australian Government, 2009, p. 51) and there is an adequate buffer if growth suddenly increases. It is also considered optimal because it generally means that development is occurring on fewer development fronts and therefore infrastructure can be funded and rolled-out logically and sequentially.

Cessnock currently has around 25 years of greenfield land available ¹ However this figure is based on a number of assumptions. When tested under different scenarios there is at least 25 years supply. For example, this figure is based on a single dwelling on a single lot when we know that a moderate proportion of new dwellings are dual occupancies (9%), secondary dwelling (6%) and apartment (0.5%) typologies. We also know that a goal of the Greater Newcastle Metropolitan Plan 2036 is for councils to contribute towards the 60% infill target for the sub-region and that infill development is already contributing to the delivery of new housing in our area. The SGS Housing Preferences Study (SGS Economics and Planning, 2017) has also revealed that a greater demand for dual occupancies and medium-density housing in our community. Therefore, some of the 300-400 new dwellings needed each year to house our growing community will be provided within our existing urban footprint or in medium-density developments, meaning fewer greenfield lots will be required and further increasing our existing land supply.

¹ See Appendix A.

Table 1: Number of years supply of zoned residential land.

		Scenario 1*	Scenario 2#
300 dwellings p/a		31 years	26 years
400 dwellings p/a		24 years	19 years

*Scenario 1 is based on known or expected lots and applying the minimum lot size (i.e. 450m2) to the remaining area.
#Scenario 2 is based on known or expected lots and applying a more likely minimum lot sizes (i.e. 600m2) to the remaining area.

There are further considerations as well. For example, there are other land reserves already in the pipeline. The redevelopment of the Hydro site is expected to deliver 1435 residential lots which would equate to another 4 years of supply. The Vintage and Golden Bear sites have not been counted in these figures because they are primarily integrated tourism developments; however, they will contribute to the future housing stock. Finally, the Anvil Creek Urban Release Area has a significantly greater capacity than the 1364 residential lots identified in the planning agreement if components of that development do not proceed.

This over-supply of land is common for many regional councils. Often in these conditions, development is occurring on many fronts and it is difficult to fund the necessary infrastructure. Councils either rely on state government agencies (such as Transport for NSW) or utility providers (such as Hunter Water) to sequence development or seek government funding overcome infrastructure blockages.

There is at least 25 years supply of existing zoned land for residential purposes.

In summary, there is a significant excess of land available (above the recommended 10-15 year supply) for greenfield development purposes across Cessnock. It is now up to the development and housing industries to respond to the market and develop the land for urban purposes.

Council's main role going forward is to monitor growth, new housing and the take up of residential land and when land supply approaches the 15-year supply threshold, to begin investigating other areas

for urban development so that the pipeline remains active and responsive. Because of past decisions to release additional land ahead of need and other factors, infrastructure, costs and sequencing have become a problem in several areas. In these areas, Council may have a further role to help overcome these infrastructure blockages through advocacy, as intermediaries between developers and government departments or funding.



Managing Growth

Population growth is an important part of the continued economic and social success of our community. Growth sustains the development and housing industries, supports local businesses and helps our town centres to thrive.

Urban growth occurs in two main ways. The most common in our region is the consumption and repurposing of greenfield land (typically rural) for urban purposes. The second main way is the intensification of use within existing urban areas through higher density developments. Both of these mechanisms will continue to play an important role in providing for the growth of our community.

Development of greenfield land for new residential housing estates will accommodate most of our growth for the foreseeable future as there is already at least a 25-year supply of zoned residential land available. However, Council will continue to support initiatives to intensify residential development in and around appropriate areas of our villages, towns and cities and to encourage a greater housing diversity to meet the needs and aspirations of our community.

Council acknowledges the demand for development within our villages and for large lot lifestyle properties. Both of these development types require careful consideration to ensure that the unique qualities of our villages remain intact and that large lot residential development is provided in a limited capacity in areas that do not compromise rural land uses and protects the integrity of our villages, our community and the landscape.

Greenfield development

Because greenfield development typically consumes undeveloped land there are a range of issues that must be considered.

The first of these relates to constraints. Most of our local government area is affected by one or more constraints. There are very few areas outside the existing urban areas that are not identified with some bushfire risk but often times this can be managed with appropriate mitigation. Similarly, mine subsidence affects many parts of our region; as does flooding and contamination. These must all be taken into consideration when deciding where to provide for future growth and minimise risk to our community.

Our region is rich with environmental assets including the Watagan and Werataka national parks, Bow Wow

Creek Gorge, State Forests, conservation areas and the Yengo National Park, part of the UNESCO listed Greater Blue Mountains World Heritage Area. We also have important riparian areas including the head waters of Wallis Creek, Sandy and Quorrobolong Creeks that feed Congewai Lagoon and eventually join Wollombi Brook and Black Creek that traverses the Vineyard's District to the Hunter River.

Our region is home to nine threatened ecological communities; two of which only occur here: Kurri Kurri Sand Swamp Woodland and Quorrobolong Scribbly Gum Woodland. Our region has ten threatened plant species, one of which is endemic to Cessnock, (*Persoonia pauciflora*), and 46 threatened animal species.

Council's preliminary Biodiversity Strategy (2013-2017) identifies areas where improvements to existing environmental assets are sought, in particular the improvement of connections between our environmental areas. In the first instance, greenfield development should avoid areas of environmental value and improve any riparian areas and corridors that exist within the site. If this cannot be avoided, then the requirements of the Biodiversity Conservation Act 2016 will need to address.

The consumption of rural land for urban development obviously removes the ability of that land for production and rural uses. This may be appropriate in some areas where there is no existing or likely future production value; however, this is not the case for much of our rural land. Some argue that the land is only good for grazing a few cattle but that is naïve. Collectively there is a valuable beef production industry made up of small operations that support the abattoir at Kurri, our economy and contribute to local food security. Poultry is also a significant contributor to the local economy and needs little more than a level site. Finally, there is the internationally recognised Hunter Valley wine growing region.

Another significant impact on rural areas from greenfield development is the sterilisation of rural uses because of encroaching urban uses. The protection of continued rural uses is provided by the Right to Farm Policy which protects farmers from complaints about routine rural uses. However, it does not take into account new rural uses. For example, the recommended buffer around a poultry shed is 1000m (Learmonth, Whitehead, & Fletcher, 2007). If a rural property is surrounded by rural land then that

shed could be built anywhere on the property. However, if an urban development adjoins the rural land, then the shed needs to be a minimum of 1000m from that boundary, effectively sterilising that part of the property for that particular use.

Our rural land is very important and although markets and production methods have changed significantly over the decades it does not mean that this will always be the case. There is a strong movement toward local food production and food security and the local production and the celebration of food sits well with the vineyard's tourism product. Rural land is also an important part of the landscape that helps characterise the Hunter Valley and Cessnock.

When determining the appropriateness of new greenfield areas for development, the production and landscape value of the land must be determined and consideration must be given to the potential impact on existing and future rural uses.

Finally, greenfield development relies on the construction of significant amounts of infrastructure. Roads, reticulated water and sewer infrastructure, stormwater, waste management services, telecommunications all contribute to the cost of new greenfield development. Additional contributions are also levied for community infrastructure and local facilities and state infrastructure. Impediments to releasing available land can include appropriate funding mechanisms not being in place, inadequate and poorly sequenced infrastructure provisions. Ensuring that development is rolled-out in a logical way that takes advantage of existing infrastructure or is in locations where infrastructure can be reasonably extended and funded, greatly improves the responsiveness of new greenfield development. This is a primary consideration when Council is considering the merit of an investigation area.

Infill development

As stated previously, Council will continue to support infill development and compact centres in appropriate areas. However, this is likely to remain a lesser contributor of new housing when compared to greenfield development.

Infrastructure costs are substantially lower for infill development largely because much of it already exists and has surplus capacity to accommodate additional development. Infill development, particularly higher density residential development, also reduces Council's infrastructure maintenance costs because there are more people living in a smaller area, so the costs are shared by more households through contributions and then rates.

The primary issue with infill development is the change of established residential areas from predominately detached dwellings on large lots, to more dense residential forms. Some communities may resist or resent the change in their community and therefore it is important that Council, developers and housing providers work with the community to ensure that impacts and expectations are managed appropriately.

Village Lifestyle

Council is committed to provide opportunities for growth in our villages and in a limited capacity, for large lot residential properties. However, both need to be managed effectively to ensure the integrity of our villages is protected and function and value of our rural land is not compromised.

Our villages provide a unique lifestyle opportunity enjoyed by many of our residents. Most of our villages have historic origins, are set in rural and environmental landscapes and have close communities. Development in and around our villages is important as additional residents help support community infrastructure and local businesses such as the iconic village pub or the corner store. However, development needs to be carefully managed to ensure that those qualities that make them special are retained. Careful evaluation against the planning principles in the LSPS relating to villages and rural land will need to be observed to ensure that any additional development protects the integrity of the village, the community and the landscape. Large lot residential development, typically on land between 2000-4000m² exists in various places across our city. This type of development offers a unique lifestyle option that is attractive to many people. However, the State Government discourages large lot developments as they generally have higher infrastructure requirements such as roads, sewer and water, telecommunications and waste management and there are also concerns about encroachment on rural and environment lands and the likelihood of conflict between these land uses. However, large lot residential development is a lifestyle that is important to many people and part of the reason why people move to our area. Similarly, to the growth of villages, careful evaluation against the planning principles in the LSPS relating to villages, rural and environmental lands will need to be observed to ensure that any additional development protects the integrity of our villages, rural land uses, environmental qualities and the landscape.

Summary

In summary, in considering the progression of a greenfield investigation area, council will require of the following:

- The proposal must address and be consistent with the LSPS planning priorities and principles.
- There must be demonstrate 15-year or less supply for the lifestyle categories. This must be justified by a comprehensive land supply analysis and economic analysis prepared by a suitably qualified expert.
- For those areas in the lifestyle village category additional analysis will be required to satisfy the LSPS planning principles relating to the protecting the village structure, rural amenity, land-use conflict (need to look at the relevant planning principles in the LSPS and list the issues)
- All investigation areas require a comprehensive social impact assessment.
- All investigation areas require a structure plan.
- As we reach the 15-year supply threshold, rezoning land for urban purposes will be prioritised within the Maitland Growth Corridor and the Bellbird to Maitland Growth Corridors in accordance with the Hunter Regional Plan.
- Within each investigation area priority will be given to those areas immediately adjoining serviced urban areas and where services can be reasonably extended and funded by the developer.
- Contributions and voluntary planning agreements will need to be in place to ensure future development meets the costs of the provision of infrastructure and facilities without burdening the existing community, and, ensures that development is funded without subsidy from public funds.



Future Supply

Despite having a significant excess of zoned land available for development and acknowledging the need to return to a 15-year supply threshold before investigating new areas, Council has been proactive in identifying those areas that are most likely to provide future demand. The plan also provides a process and criteria for developers to advance future investigation areas.

This plan also provides three lifestyle categories that represent different lifestyle opportunities across our area. Within each of these lifestyle categories, investigation areas have been nominated to direct the investigation of new areas when land supply of that category approaches the 15-year threshold.

Future investigation of lifestyle categories 1 – Commuter Urban and 2 – Established Urban will primarily be driven by supply and demand but category 3 - Village Lifestyle will require a more considered approach in accordance with the LSPS principles about protecting rural uses, amenity, conflict and protecting the integrity of the village structure.

As we approach the 15-year supply threshold for categories 1 and 2, those investigation areas that are in the Bellbird to Maitland Corridor and those around Greta - Branxton (the Maitland Growth Corridor) should be prioritised. There is strong strategic merit for those to go first as long as they satisfy the UGMP planning principles listed Table 2: Urban Growth Management Planning Principles.

Lifestyle Categories

1. Commuter Urban

This category is the commuter belt along the HEX and the Maitland Growth Corridor identified in the Hunter Regional Plan. New developments along the HEX *generally* attract young families that use the HEX to access employment in Newcastle, Hunter Valley and Central Coast areas,

2. Established Urban

This category refers to development in around the existing urban areas in the Bellbird to Maitland growth corridor identified in the Hunter Regional Plan. Development along this corridor will cater for variety of people as there is greater diversity of housing and it is close to the major centres of Cessnock and Kurri and the unique villages of Neath, Abermain and Weston.

3. Village Lifestyle

The category includes both development in our villages and the limited extension of those villages in defined locations and in limited locations, large lot residential development.



Draft Urban Growth Management Plan

Our draft Urban Growth Management Plan (UGMP) is a supplementary plan to help inform the logical sequencing of growth across our area. The UGMP contains principles that will be applied by Council when deciding where and when development will occur to meet the needs of our growing community.

We have acknowledged that, while Council is encouraged to maintain a 15-year supply of land for housing across our local government area, we need to provide for different lifestyle opportunities and choices. To this end we have identified three lifestyle categories:

1. Commuter Urban
2. Established Urban
3. Village Lifestyle

This UGMP identifies investigation areas within each of these catchments to ensure that when land supply reaches 15 years then these areas can commence investigation. This provides a framework to consistently release land in defined investigation areas as nominated on the Urban Growth Management Plan Map, and, to ensure that infrastructure is provided in a logical manner and funded by the developer.

In developing the UGMP, we have considered the Cessnock Local Strategic Planning Statement (the LSPS), the Hunter Regional Plan 2036 (the HRP) and the Greater Newcastle Metropolitan Plan 2036 (the GNMP).

Our conclusions have been informed by demographic factors, housing statistics, supply and demand for housing as well as local land-use opportunities and constraints sourced from an analysis of local "shovel ready" residential zoned land.

Our UGMP includes:

1. **Planning Principles** to assist Council, and, proponents with identifying where their site may fall in the hierarchy of investigation areas. Planning Principles are a set of values that will help guide Council's assessment of future planning proposals, as well as identify where a site may fall within the hierarchy of investigation areas.
2. **Priority Growth Area Lifestyle Choices** identifying Investigation Areas as shown on the **UGMP Map**.

In addition to addressing the above, all planning proposals for new residential development should be subject to a rigorous assessment that is based on the Department of Planning, Industry and Environment's [Guide to Preparing Local Environmental Plans and Guide to Preparing Planning Proposals](#).

Furthermore, it is noted that this strategy is forward-looking and anticipatory, but it relies heavily on statistics and trends to make predictions about the future. The recent events: the prolonged drought, the bushfires and the COVID-19 pandemic will disrupt these trends in ways that we cannot yet anticipate. So, it is recommended that Council revisit this Strategy in the short-term to consider the impact of these events. This may be an appropriate intermission to re-evaluate the policy framework in this Strategy and to make any adjustments necessary to respond to these unprecedented events.

Council will use the UGMP as a guide to plan for the orderly and efficient release of land to:

- maintain a 15 year supply of zoned land for residential development;
- identify development opportunities within "Investigation Areas" as defined on the UGMP Map;
- consider yields in those areas in its commitment to maintaining a 15 years of supply of land for residential development;
- bring back into balance the significant oversupply of zoned greenfield land that currently exists by allowing for additional low density residential urban release areas only when land supply falls below an appropriate threshold; and

- provide flexibility as to how proponents may demonstrate meeting the UGMP requirements, however acknowledging that the onus will be that party to demonstrate consistency with the LSPS Planning Priorities and the UGMP Planning Principles.

The Urban Growth Management Plan Principles

The UGMP Planning Principles are a set of values that will help guide Council's assessment of future planning proposals, as well as identify where a site may fall within the hierarchy of investigation areas

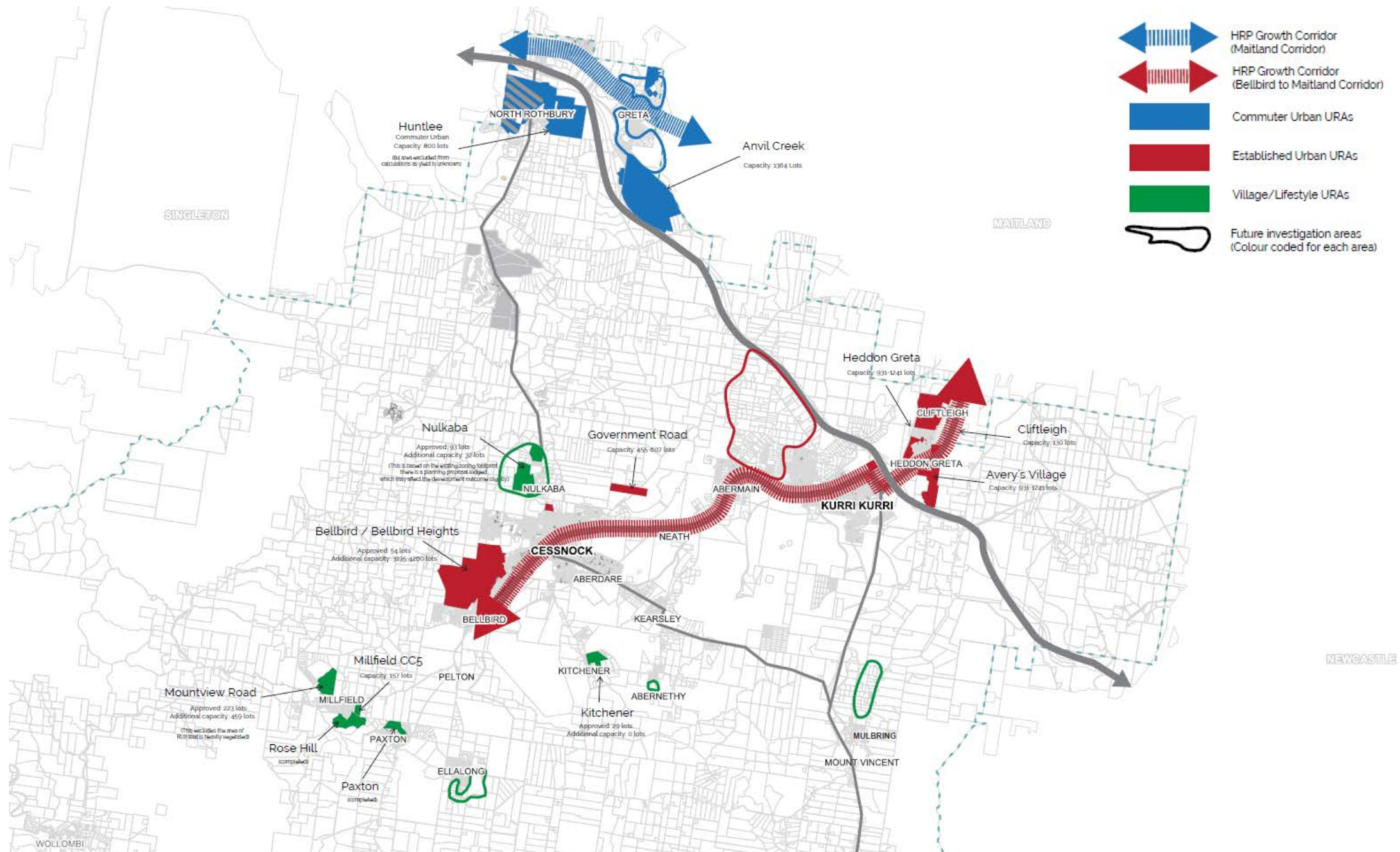
There are **eight** planning principles that will need to be satisfied in order for an investigation area to be progressed.

Table 2: Urban Growth Management Planning Principles

Planning Principle	
1	The proposal must address and be consistent with the LSPS planning priorities and principles.
2	There must be demonstrated 15-year or less supply of land for the lifestyle category. This must be justified by a comprehensive land supply analysis and economic analysis prepared by a suitably qualified expert.
3	For those areas in the lifestyle village category additional analysis will be required to satisfy the LSPS planning principles relating to the protecting the village structure, rural amenity, land-use conflict (need to look at the relevant planning principles in the LSPS and make sure this list of issues reflects the principles)
4	All investigation areas require a comprehensive social impact assessment.
5	All Investigation Areas require a structure plan.
6	As we reach the 15-year supply threshold, rezoning land for urban purposes will be prioritised within the Maitland Growth Corridor and the Bellbird to Maitland Growth Corridors in accordance with the Hunter Regional
7	Within each investigation area priority will be given to those areas immediately adjoining serviced urban areas and where services can be reasonably extended and funded by the developer.
8	Contributions and voluntary planning agreements will need to be in place to ensure future development meets the costs of the provision of infrastructure and facilities without burdening the existing community, and, ensures that development is funded without subsidy from public funds.



Map: Urban Growth Management



Appendix A: Land Supply Data

Table 3: Land Supply Data for existing Urban Release Areas

LEP Details			Land Area (Hectares)		Approval Figures			Lot Yield Scenarios		
Urban Release Area	Zone	Minimum Lot Size	Total Land Area	Remaining Developable Land Area	Approved Lots	Released Lots	Unreleased Lots	Current Lot Size	Ideal Lot Size R2 – 600 RU5- 750 R5 – 2000	Classification
Anvil Creek****	R2	None	421.75	389.45	0	0	0	1364	1364	Commuter Urban
Avery's Village	R2	450	234.08	69.81	825	227	598	1241	931	Established Urban
Bellbird	R2	450	463.67	239.65	172	118	54	4260	3195	Established Urban
Bellbird Heights*	R2	450	37.57	0	0	0	0	0	0	Established Urban
Cessnock BC5	R2	450	8.04	5.86	0	0	0	63	78	Established Urban
Cliftleigh*****	R2	450	124.89	31.02	908	778	130	130	130	Established Urban
Government Road	R2	450	46.73	34.16	0	0	0	607	455	Established Urban
Heddon Greta	R2	450	59.57	13.85	88	64	24	221	166	Established Urban
	R5	2000						6	6	Rural/Village Lifestyle
Huntlee***	R1	None	659.06	531.94	1543	252	800	800	800	Commuter Urban
	R2	None				4				
	B4	None				214				
Kitchener**	RU5	600	32.28	0	79	62	20	0	0	Rural/Village Lifestyle
Millfield - CC5	RU5	750	14.69	14.69	0	0	0	157	157	Rural/Village Lifestyle

LEP Details			Land Area (Hectares)		Approval Figures			Lot Yield Scenarios		
Urban Release Area	Zone	Minimum Lot Size	Total Land Area	Remaining Developable Land Area	Approved Lots	Released Lots	Unreleased Lots	Current Lot Size	Ideal Lot Size R2 – 600 RU5- 750 R5 – 2000	Classification
Mount View Road - Millfield	RU5	750	55.13	43.04	223	0	0	459	459	Rural/Village Lifestyle
Nulkaba BC10	RU5	750	79.43	5.5	182	89	93	25	25	Rural/Village Lifestyle
	R5	2000						12	12	
		4000								
Paxton**	RU5	750	8.02	0	63	76	0	0	0	Rural/Village Lifestyle
Rose Hill**	R5	2000	47.18	0	100	100	0	0	0	Rural/Village Lifestyle
Valley View Place	RU5	750	25.97	8.2	105	39	66	87	87	Rural/Village Lifestyle
West & Wyndham Street, Greta**	R2	600	31.47	0	248	220	0	0	0	Commuter Urban
	R5	2000				34				Rural/Village Lifestyle

* URA considered unlikely to proceed to development due to land constraints.

** URA's developed to capacity.

*** URA lot yield is based on a Major Project Approval, lot numbers may be subject to change via modification to existing approval.

**** URA lot yield based on master planning detail provided at the planning proposal stage and detailed in the Anvil Creek Planning Agreement.

***** URA lot yield based on an existing development consent, lot numbers may be subject to change via modification to existing approval.

Appendix B: Data Methodology Statement

Data Methodology Statement

The following is an explanation of how the data in Table 3: Land Supply Data for existing Urban Release Areas was extracted and collated, and includes key notations for interpreting the data.

Extraction and Collation

Step 1

The data analysis was based on an extract from Council's GIS mapping system of the properties within the existing mapped Urban Release Areas (URA's) of the Cessnock LEP 2011. This included legal property details, land area, existing zone and minimum lot size.

Step 2

Each property was examined for affectation by the individual constraints of bushfire, flooding, vegetation and subsidence.

Step 3

Development approvals data for the category of subdivision were extracted from Council's property information system for each of the properties identified at step one. The total number of DA approved lots and the total number of lots released by subdivision certificate were calculated for each URA.

Step 4

The following equation was used to determine the balance of "unreleased lots" for each URA:

$$\text{Unreleased lots} = \text{Approved Lots} - \text{Released Lots}$$

Step 5

The following equations were used to determine the lot yield scenarios of each URA.

$$\text{Current Lot Size} = ((\text{Remaining Developable Land} \times 10000) \times 0.8) / \text{MLS}$$

$$\text{Ideal Lot Size} = ((\text{Remaining Developable Land} \times 10000) \times 0.8) / \text{Ideal MLS}$$

The ideal minimum lot size used for each zone is identified in the table to Terminology

Assumptions

The following assumptions have been made based on known site specific constraints and relevant considerations as outlined.

- The Bellbird URA has been flagged as unlikely to proceed to consent and subdivision release due to significant land constraints including, mine subsidence, vegetation, bushfire.
- The URA's known as Rose Hill, Paxton, Kitchener and West & Wyndham Street, Greta area developed to capacity. There is no room for additional subdivision activity within these URA's.
- The Huntlee URA is subject to a Major Project Approval (MP10_0137) and lot numbers may be subject to change by way of a Modification to the Major Project Approval. Council is not the approvals body for this, Major Projects Approvals are determined by the NSW State Government agency the Department of Planning, Industry and Environment.
- The Anvil Creek URA lot yield has been based on master planning details that were provided at the planning proposal stage and incorporated into the Anvil Creek Planning Agreement.
- The Cliftleigh URA is subject to a development consent (8/2007/757) and lot numbers may be subject to change by way of a modification to the development consent..

Terminology

The following is a summary of the terms used in the Table 3: Land Supply Data for existing Urban Release Areas.

Table 4: Terminology

Term	Explanation
Urban Release Area (URA)	Urban Release Areas as mapped by the Cessnock LEP 2011, as at August 2020.
Zone	Land use zones mapped within the URA.
Minimum Lot Size (MLS)	The Minimum Lot Size for subdivision of land within the URA as mapped by the Cessnock LEP 2011, as at August 2020.
Total land area of URA	This is the total area of land within the URA.
Remaining Developable Land Area	This comprises residentially zoned within the URA that is vacant and yet to be subdivided. This area excludes all land that is zoned a non-residential land-use.
Approved Lots	These are lots that have been approved by a planning authority (Council or the NSW State Government) by way of a Development Application of Major Projects Approval, as at August 2020.
Released Lots	Lots where a Subdivision Certificate has been released, as at August 2020.
Unreleased Lots	Balance of approved lots yet to be released, as at August 2020
Current Lot Size	(Figures in orange cells are based on assumptions of likely development based on either affectation of known DA's or Planning Agreements.)
Ideal Lot Size	R2 – 600 RU5- 750 R5 - 2000
Classification	Identified lifestyle category as nominated by the UGMS.