

# Maitland Urban Settlement Strategy

ANNUAL REPORT DECEMBER 2015



maitland  
city council



A photograph of a residential street under a dramatic, cloudy sky. In the foreground, a dark asphalt road runs horizontally. Behind it is a grassy verge with a green utility box. A row of modern houses follows. The house on the left has a dark roof and a wooden door. The middle house features a prominent two-story glass extension with a flat roof. The house on the right is a brick building with a large open garage containing a red car. A mailbox is visible in the yard between the first and second houses. A black text box with white text is overlaid on the lower-left portion of the image.

## INTRODUCTION

The MUSS annual report addresses population growth within the LGA and analyses, through subdivision and development approvals, where demand and growth is occurring including trends within these key growth areas such as lot sizes, single verses multi-unit dwellings, price point and take up rates.



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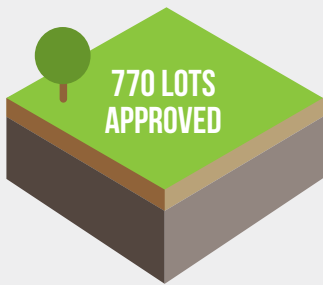
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# CITY WIDE 2015

Maitland Local Government Area has a current (2015) population of 76,457 and a growth rate of 2.1%. The adopted occupation rate of 2.7 people per household is considered medium to high and reflects young families moving into the area.

Growth across the city has been calculated using the number of applications approved for creating residential lots, construction certifications approved for the construction of houses and occupation certificates issued for the occupation of these homes.

## LOTS, CONSTRUCTION CERTIFICATES AND OCCUPATION CERTIFICATES ISSUED DECEMBER 2014 TO NOVEMBER 2015 CITY WIDE

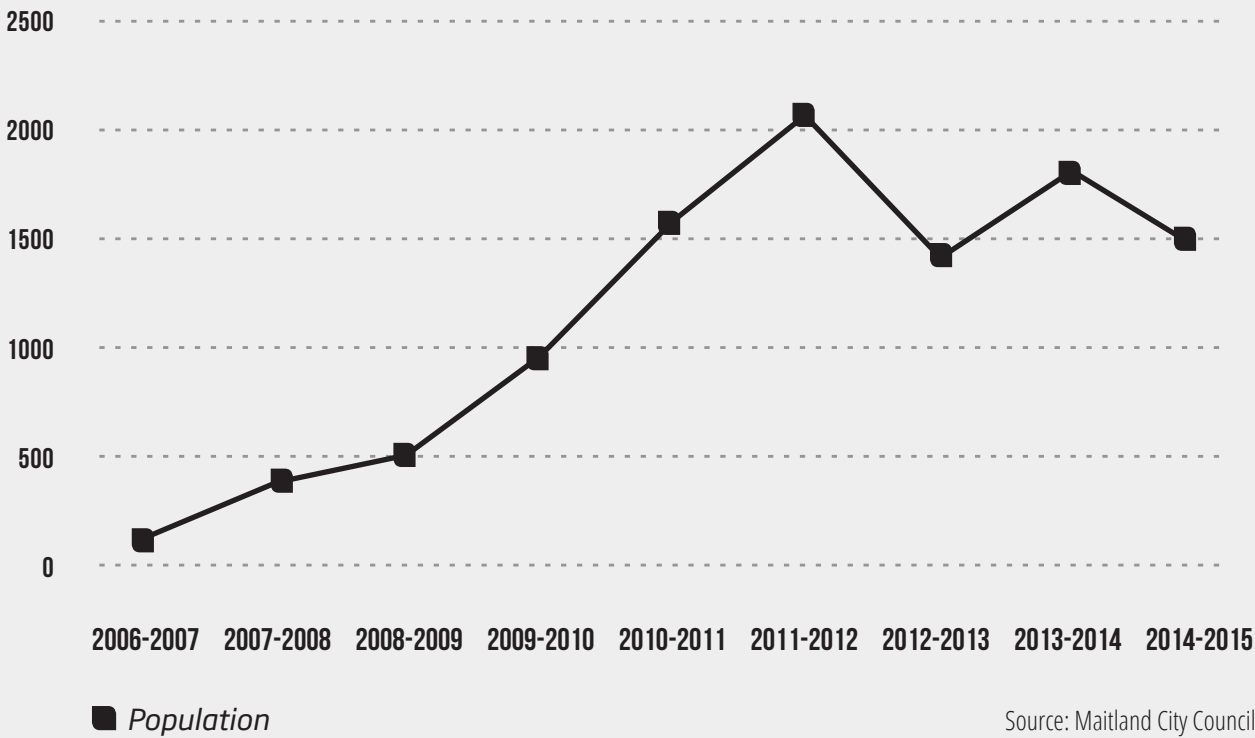


Source: Maitland City Council

The above graphic gives an analysis of the last 12 months ie, **770 lots approved, 639 construction certificates issued and 571 occupation certificates issued** between December 2014 and November 2015.

By using the occupation certificate data for population growth, a more accurate figure can be calculated as this reflects people moving into their homes. Therefore **571 dwellings** being occupied at the adopted **2.7** occupation rate results in a population growth for Maitland of **1,541** people for the **2015** period. This is a drop by **268** people compared to the 2014 period.

## TOTAL UPTAKE OF DEVELOPMENT 2006 - 2015



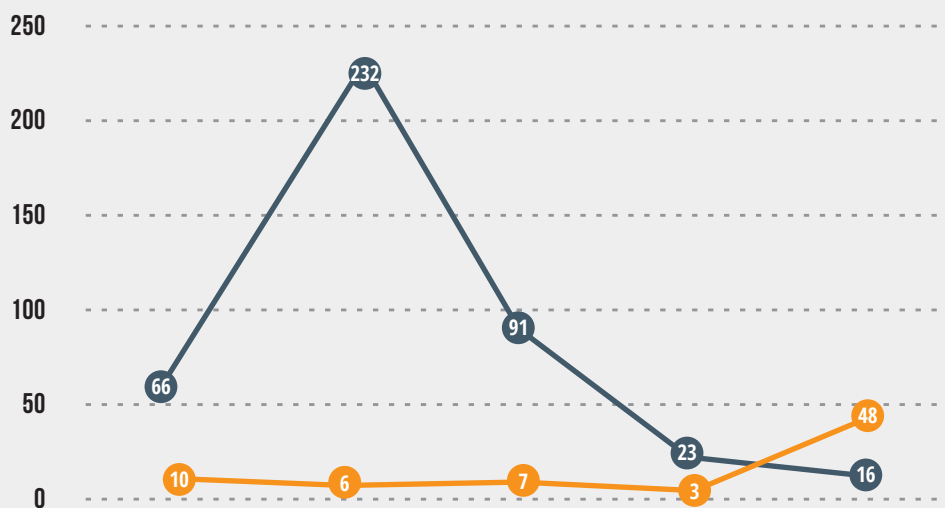
Source: Maitland City Council

## WHERE IS THIS GROWTH OCCURRING?

The vast majority of recent urban growth across Maitland is occurring in 'Greenfield' sites as opposed to urban consolidation and urban infill.

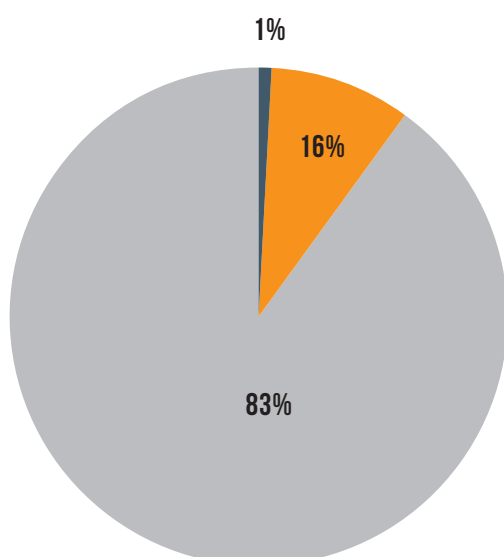
The current major urban growth areas for Maitland are Thornton North (Chisholm), Gillieston Heights, Largs/Bolwarra and Aberglasslyn. These areas are evenly distributed between the Eastern, Central and Western Sectors of the LGA and represent current trends in the housing market, ie lot size, densities, building design (number of bedrooms), price point, supply and take up rates. There has also been an increase in dwelling approvals in the Rutherford locality during the 2015 year, which show an increase in medium density type development.

### CCS ISSUED - SINGLE DWELLINGS V MEDIUM DENSITY



Source: Maitland City Council

## THORNTON NORTH (CHISHOLM) URBAN RELEASE AREA

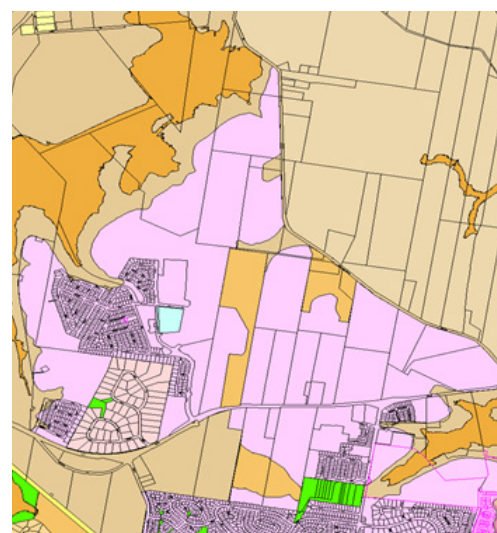


### THORNTON NORTH (CHISHOLM)

R1 AREA 540 HA

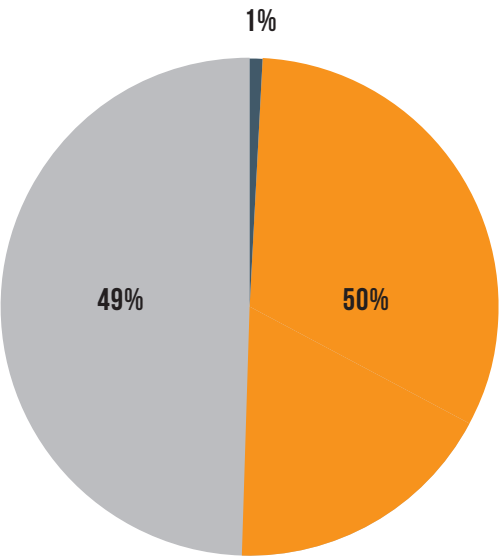
- Developed area 87 ha
- Undeveloped area 453 ha
- Commercial 3.9 ha

Source: Maitland City Council





# GILLIESTON HEIGHTS URBAN RELEASE AREA

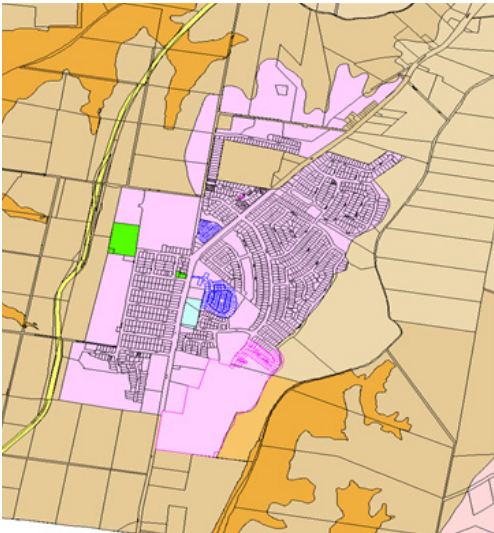


## GILLIESTON HEIGHTS

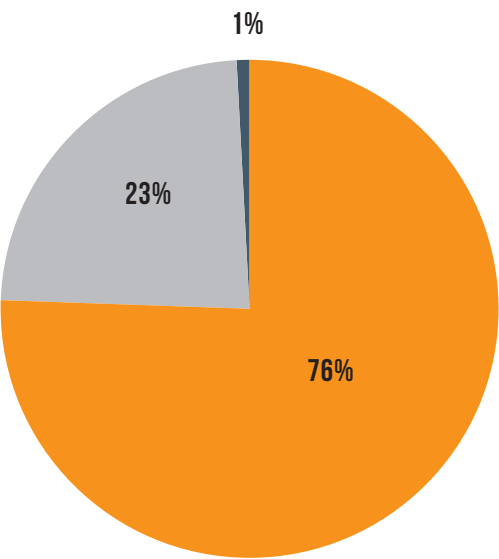
RESIDENTIAL AREA 242 HA

- Developed area 122 ha
- Undeveloped area 119 ha
- Commercial 1.7 ha

Source: Maitland City Council



# ABERGLASSLYN URBAN RELEASE AREA

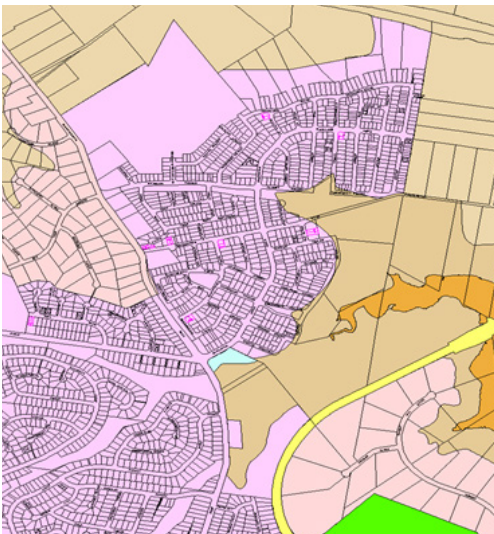


## ABERGLASSLYN

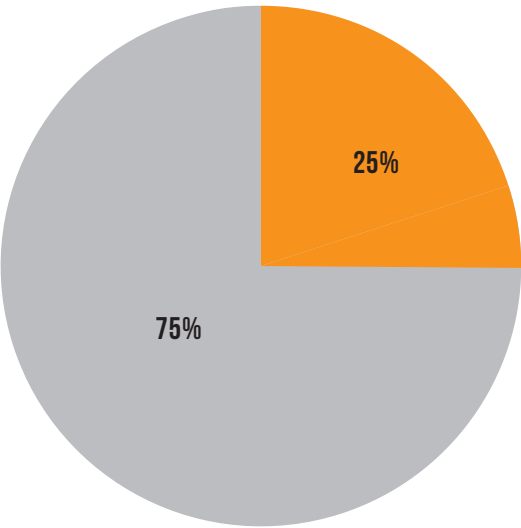
R1 AREA 129 HA

- Developed area 98.5 ha
- Undeveloped area 30.5 ha
- B1 zone 0.9 ha

Source: Maitland City Council



# LARGS URBAN RELEASE AREA

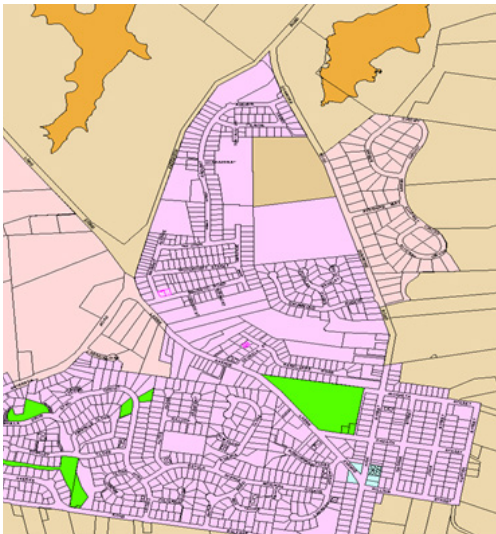


## LARGS

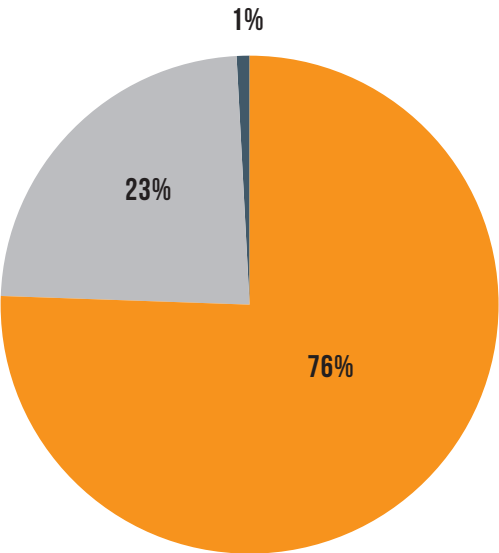
RESIDENTIAL AREA 23.4 HA

- Developed area 5.9 ha
- Undeveloped area 17.5 ha

Source: Maitland City Council



# BOLWARRA URBAN RELEASE AREA

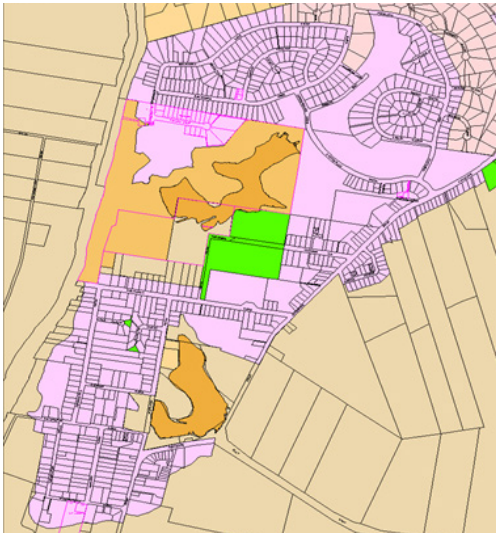


## BOLWARRA

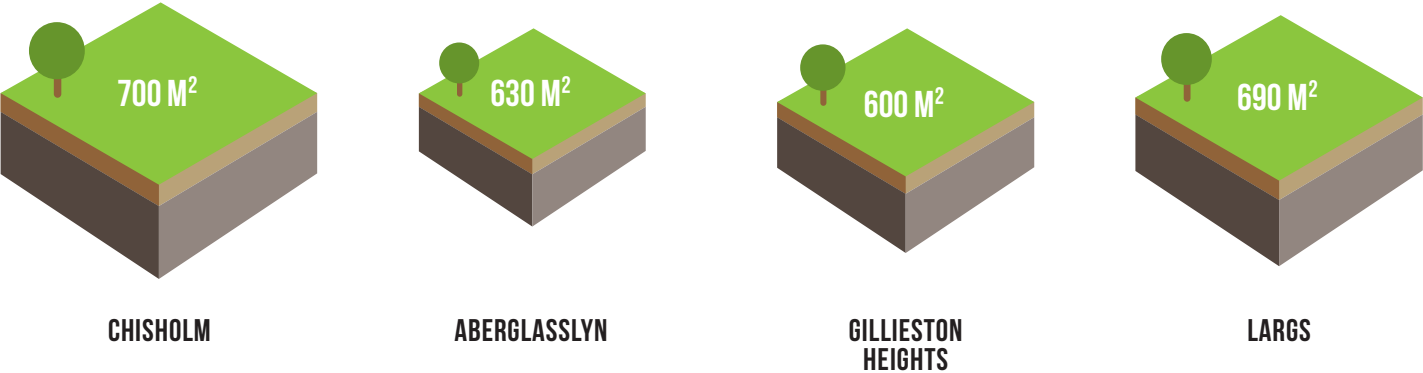
RESIDENTIAL AREA 150 HA

- Developed area 119 ha
- Undeveloped area 31 ha

Source: Maitland City Council

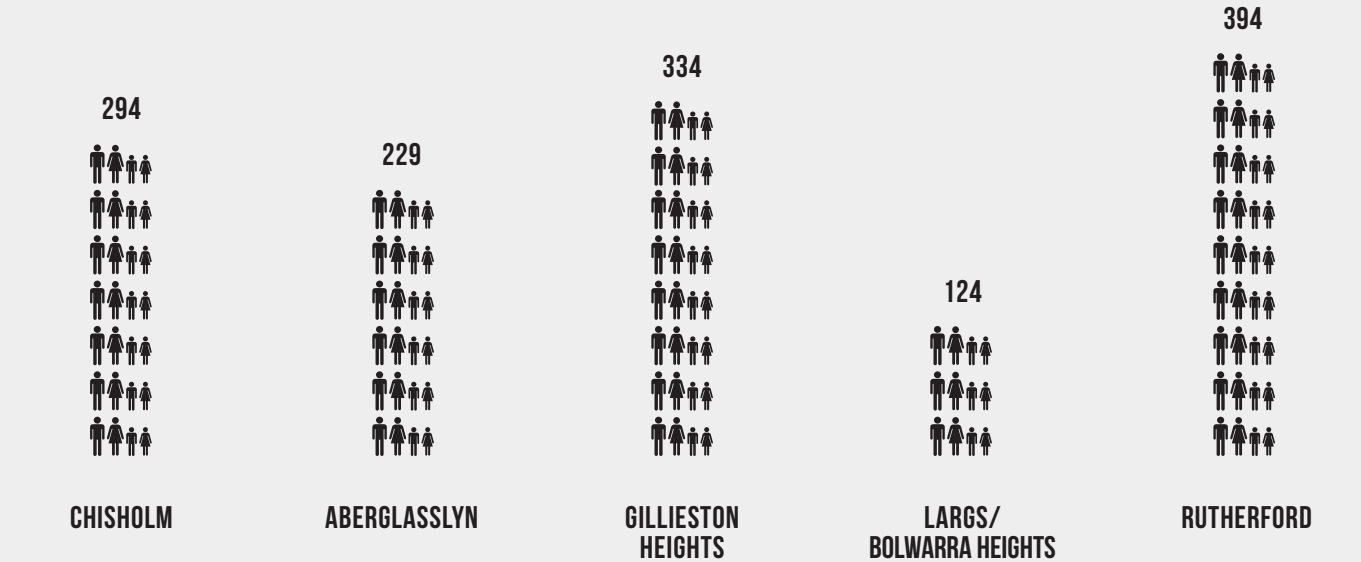


# AVERAGE LOT SIZE COMPARISON



Source: Maitland City Council

# POPULATION INCREASE COMPARISON



 12 MONTH POULATION INCREASE

Source: Maitland City Council



# LOTS, CONSTRUCTION CERTIFICATES AND OCCUPATION CERTIFICATES ISSUED 2015 - GROWTH AREAS

## ABERGLASSLYN



**6**

Lots released



**76**

Construction Certificates issued



**85**

Occupation Certificates issued

## CHISHOLM



**476**

Lots released



**238**

Construction Certificates issued



**109**

Occupation Certificates issued

## GILLIESTON HEIGHTS



**154**

Lots released



**98**

Construction Certificates issued



**124**

Occupation Certificates issued

## LARGS/BOLWARRA HEIGHTS



**11**

Lots released



**26**

Construction Certificates issued



**46**

Occupation Certificates issued

## RUTHERFORD



**43**

Lots released



**64**

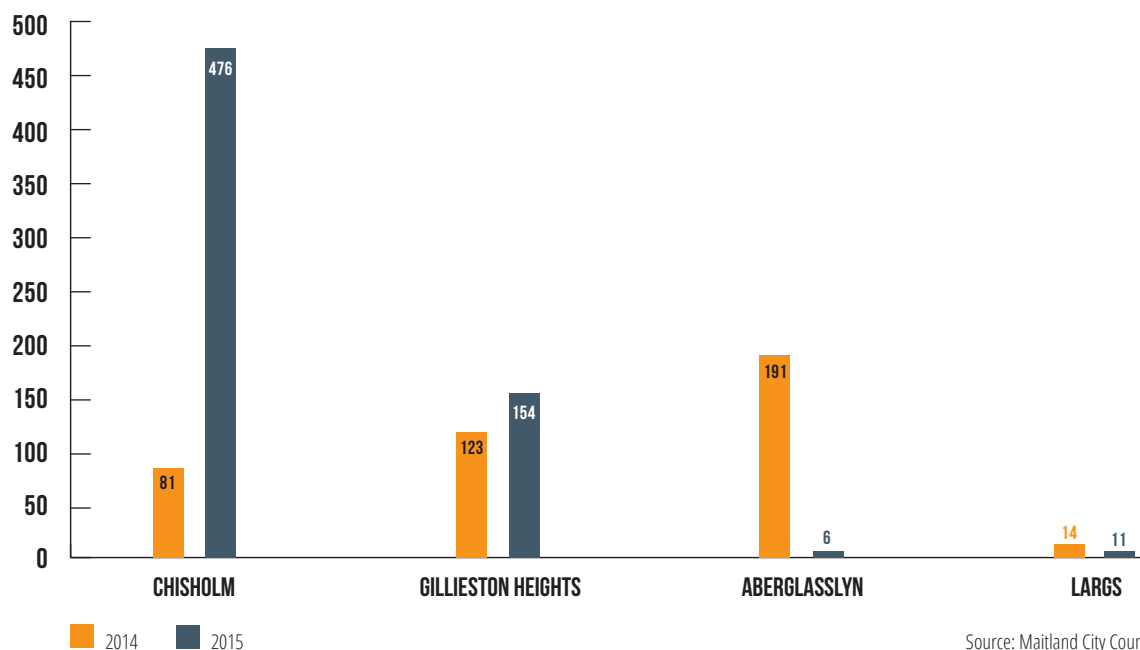
Construction Certificates issued



**146**

Occupation Certificates issued

## 2014 - 2015 LOT RELEASE COMPARISON



Source: Maitland City Council

## RECENT LAND REZONINGS

The ongoing sequencing of land release consistent with Council's adopted "Land Release Program" has seen the rezoning of an urban extension site at Anambah Rd Anambah for seven (7) E4 – Environmental Living lots and a change of zone from B6 – Enterprise Corridor to B4 – Mixed Use within the Melbourne Street commercial precinct.

**URBAN EXTENSION/INFILL** – two urban extension sites are currently progressing through the planning proposal process to rezone for residential purposes. These include:

- Swan Street Morpeth – for nine (9) residential lots
- Edward Street Morpeth – for a seniors housing development

Similarly, Category 1 land has progressed within the land release table and is currently following the rezoning process. These areas include:

- Anambah URA potential lot yield of 3500
- South Gillieston Heights potential lot yield 700 lots
- Mt Vincent Rd East Maitland potential lot yield 220 lots

This equates to a future potential 4,420 additional residential lots providing for an additional 6 years supply of residential land to come online in the next 1 to 3 years.

With the progression of land through the rezoning process, and the consideration of current rezoning proposals, the land release table of the MUSS is identified below reflecting these changes.





## LAND RELEASE PROGRAM 2015

CATEGORY 1 (0-5 YEARS)	CATEGORY 2 (5-10 YEARS)	PRELIMINARY INVESTIGATION AREA (10+ YRS)
Thornton North Employment Land	Mt Vincent Rd East Maitland (east)	Louth Park
<i><b>Mt Vincent Road East Maitland residential (west)</b></i>	Anambah Road Rural Transition	Maitland Vale
Anambah Employment Land	Farley (Stage 2)	Lochinvar Fringe (west)
Aberglasslyn residential (Stage 2)	Lochinvar Fringe (Rural Transition)	Ashtonfield/Thornton Industrial (Stony Pinch Group)
Metford Employment Land (Hospital)	Bolwarra/Largs (Rural Transition)	Farley
Thornton North Stage 3		Greta
<i><b>Anambah URA</b></i>		
<i><b>Gillieston Heights (south) Residential</b></i>		
Greta R5 Large Lot Res		
<i><b>Urban Extension and Urban Infill Sites</b></i>		

Source: Maitland City Council

The above table is the adopted 2012 'Land Release Program' (as amended), identifying the various categories included in the MUSS. This amended table has removed those sites that have been rezoned since 2012. It further includes the progression of land through the categories where it has been considered appropriate. The table also identifies, in 'italics', those areas currently being considered by Council as a Planning Proposal to rezone the land for urban purposes.





## **GROWTH IN THE EASTERN, CENTRAL AND WESTERN SECTORS**

It has been identified that there is significant urban growth across the Maitland LGA with the capacity to maintain current trends for the next 20 years. A further breakdown of growth and capacity for the Eastern, Central and Western sectors has confirmed that urban development opportunities are evenly distributed across these sectors.

### **EASTERN SECTOR**

With the development fronts of Chisholm, Raworth and East Maitland, has approximately 497ha of undeveloped residentially zoned land providing for approximately 4970 lots @10 lots/ha. Opportunities also exist for “infill” type development within the established suburbs of Ashtonfield, Thornton, Metford, Tenambit, Morpeth and Beresfield. (Approx. 22 yrs supply)

### **CENTRAL SECTOR**

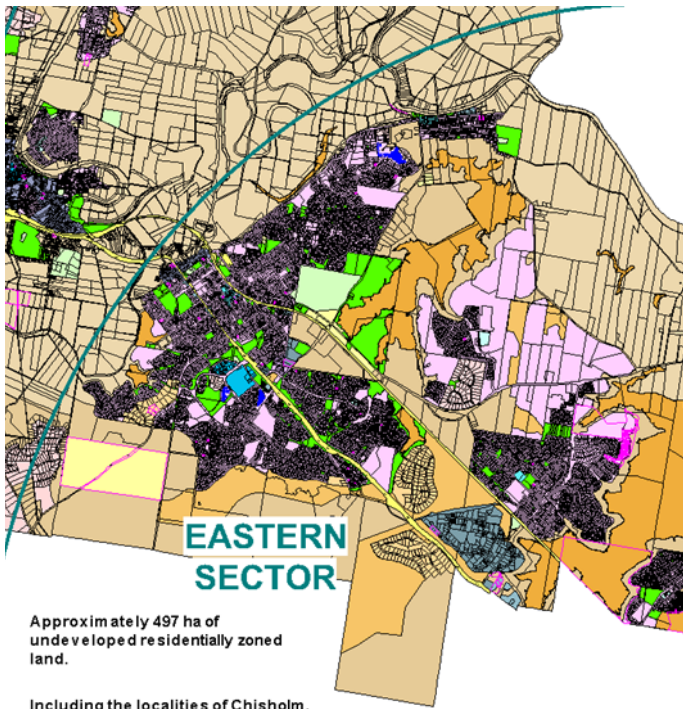
With the development fronts of Largs, Bolwarra and Gillieston Heights, has approximately 161.5ha of undeveloped residentially zoned land providing for approximately 1615 lots at 10 lots/ha. There is also approximately 192ha of R5 Large Lot Residential zoned land providing for approximately 578 lots at 3 lots/ha at the localities of Mt Harris, Louth Park and Bolwarra Heights. (Approx. 20 yrs supply)

### **WESTERN SECTOR**

Includes the development fronts of Lochinvar, Farley, Aberglasslyn and Rutherford and has approximately 839ha of undeveloped residentially zoned land providing for approximately 8391 lots at 10 lots/ha. (Approx. 32 yrs supply)



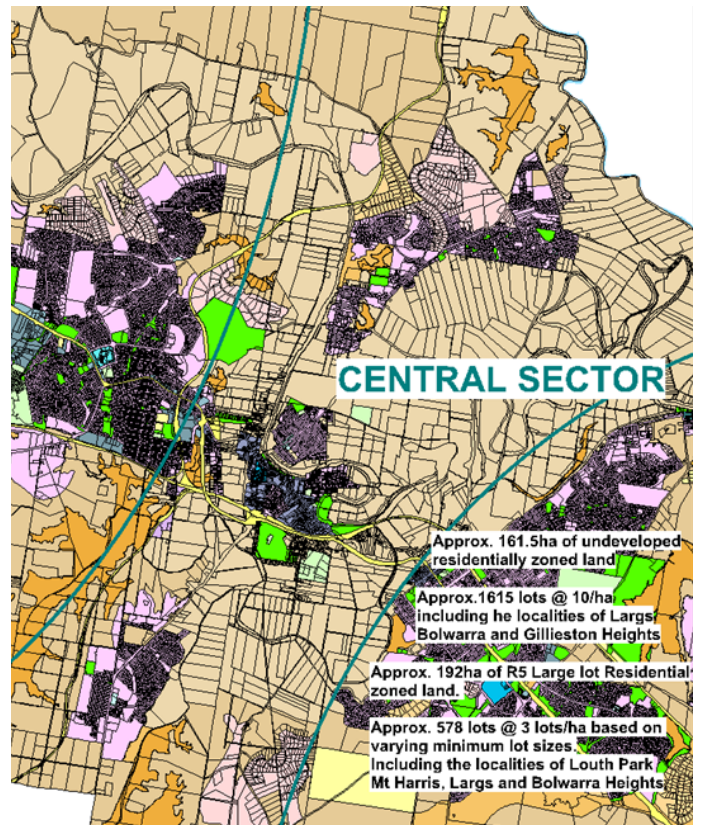




Approximately 497 ha of undeveloped residentially zoned land.

Including the localities of Chisholm, Raworth and East Maitland.

Approximately 4970 lots @ 10 lots/ha



Approx. 161.5ha of undeveloped residentially zoned land

Approx. 1615 lots @ 10/ha including the localities of Largs, Bolwarra and Gillieston Heights

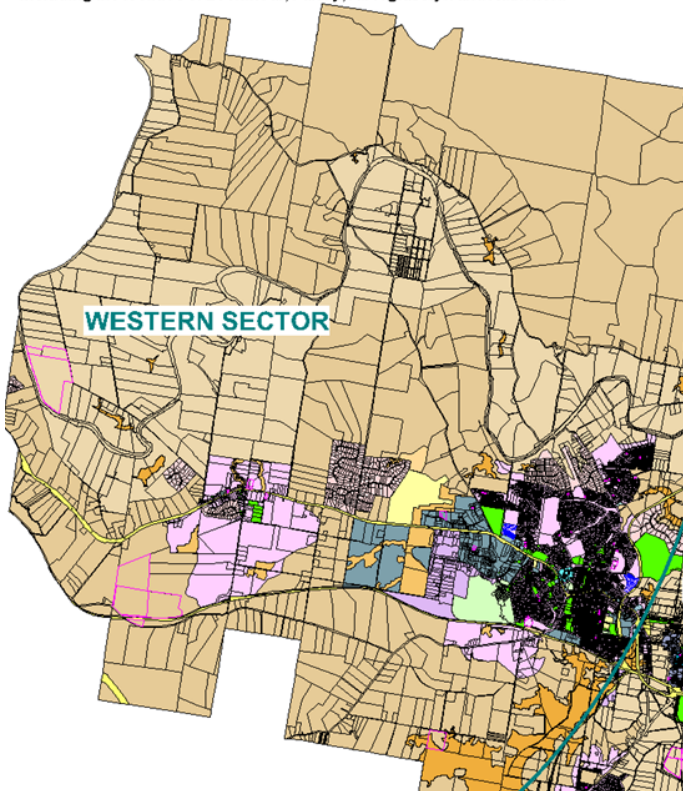
Approx. 192ha of R5 Large lot Residential zoned land.

Approx. 578 lots @ 3 lots/ha based on varying minimum lot sizes. Including the localities of Louth Park, Mt Harris, Largs and Bolwarra Heights

Approx. 839 ha of undeveloped residentially zoned land

Approx. 8391 lots @ 10 lots/ha

Including the localities of Lochinvar, Farley, Aberglasslyn and Rutherford



## SUPPLY AND DEMAND 2015

A basic supply and demand analysis for the city reveals over the last 12 months there has been more residential lots released (770) than occupation certificates issued (571). 571 dwellings @ 2.7 occ rate = increase of 1,541 people for 2015.

Current undeveloped residentially zoned land in major development fronts is approx. 1,518ha which equates to 15,180 lots and equals 20+ years supply at current growth rate of 2.1% pa and average 720 lots per year.

The available zoned R1 land area has reduced from 2014 figure ie, 1,704ha in 2014 to 1,518ha in 2015. However, 20+ years supply is maintained.

Current rezonings with Council include:

- Anambah URA – approx 3500 lots
- Gillieston Heights (South)– approx 700 lots
- Mt Vincent Rd East Maitland – approx 220 lots

This is a total of 4,420 lots which equates to an additional 6 years supply to come on line within the next 1 to 3 years.

Therefore Maitland is well positioned to accommodate any fluctuations in the housing market which may increase demand in the short, medium or long term.

### SUPPLY AND DEMAND

2015 MUSS ANNUAL REPORT	AREA (HA)	LOT YIELD @ 10 LOTS/HA FOR R1 & 2.5 LOTS PER HA FOR R5	AVERAGE LOTS PER YEAR 2010 -2015.	ESTIMATED LAND SUPPLY @ 821/YR (HIGH) @ 720/YR (MEDIUM) & @ 681/YR (LOW)
Existing Zoned R1 Land (@ major Release Areas)	1,518	15,180	821 per year 720 per year 681 per year	18.5 years 21 years 22 years
Existing zoned Large Lot Residential R5	210	527	30 /year	17.5 years
Category 1 Residential (0-5 years)	648	6,480	821 per year 720 per year 681 per year	7.9 years 9 years 9.5 years
Category 2 Residential (5 – 10 years)	80	800	821 per year 720 per year 681 per year	0.9 years 1.1 years 1.1years
Cat 1 R5 (rural transition)	105 ha	262	30 / year	8.7
Cat 2 R5 (rural transition)	207 ha	517	30/year	17.2



## EMPLOYMENT LAND

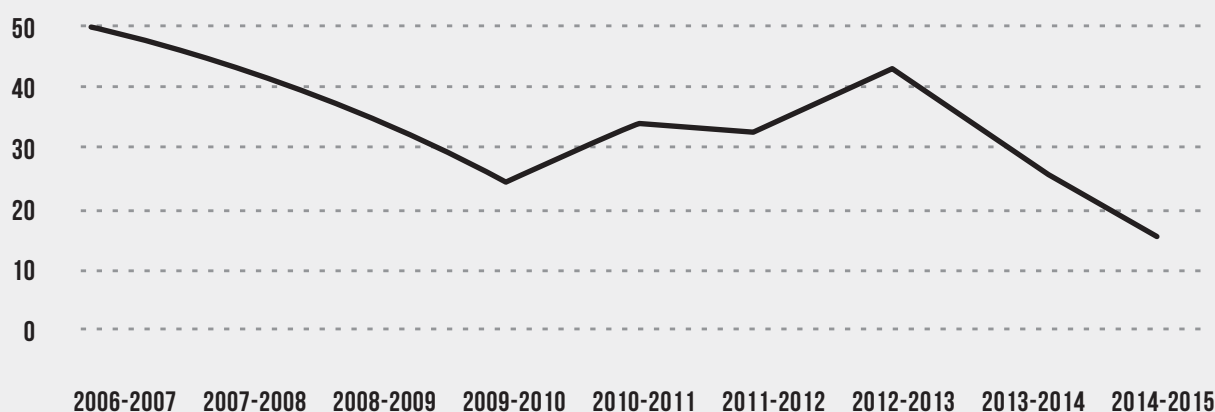
There are three main employment area development fronts across the LGA. These include the Anambah Business Park, Rutherford B5-Business Development zone and IN1 Industrial zone, and the Thornton B5-Business Development zone.

In November 2015 Council provided input into the Secretary's Environmental Assessment Requirements (SEAR's) for State Significant Development Proposal (SSD-7374) Rutherford Park Intermodal Train Terminal Facility and Business Park proposed within the B5 – Business Development area west of Kyle Street Rutherford. The proposal includes both the Intermodal Train Terminal Facility and development of a business park within the 155ha land area of the B5 zone.

The Anambah Business Park is reaching capacity with 60ha of the zoned 70ha currently developed. A category 1 employment land area has been identified in the MUSS adjoining the developing Anambah business park to facilitate future development and expansion to the north.

In the east the Thornton B5 – Business Development area adjoining the New England Highway has 9 vacant lots remaining. The recently rezoned B6 - Enterprise Corridor area at the Weakleys Dr/New England Highway intersection is yet to be developed and comprises 13ha.

### COMMERCIAL/INDUSTRIAL CONSTRUCTION APPROVAL



Source: Maitland City Council

This graph shows the number of employment based DA's approved each year from 2006.

The downward trend of approvals since 2006 reflects the "filling up" of respective employment zone.

Having said this, there is adequate supply of zoned employment land in the LGA awaiting development should the demand continue.

These sites include:

- 6.8ha B6 Enterprise Corridor at Rutherford fronting the New England Highway near Macdonalds;
- 155ha of B5 Business Development West Rutherford opposite the Rutherford aerodrome (potential future Intermodal Train Terminal and Business Park);
- 13ha of B6 Enterprise Corridor at the Weakleys Drive/New England Highway intersection Thornton.



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