

23rd February 2018

NSW Department of Planning

Online submission: <http://planspolicies.planning.nsw.gov.au>

Submission in relation to the draft Greater Newcastle Metropolitan Plan

We wish to make a submission to the draft Greater Newcastle Metropolitan Plan (draft Plan) currently on public exhibition, with specific focus on the potential for housing growth in the Port Stephens Local Government Area.

We understand that the draft Plan identifies a demand for in excess of 60,000 new dwellings across the Greater Newcastle Metropolitan Area, with this growth envisaged to comprise 60% infill housing and 40% greenfield housing. The dwelling projections for the Port Stephens LGA identify demand for 11,000 new dwellings, with approximately 25% of the envisaged growth occurring via greenfield development. This is substantially less than the 40% envisaged for the entire metropolitan area.

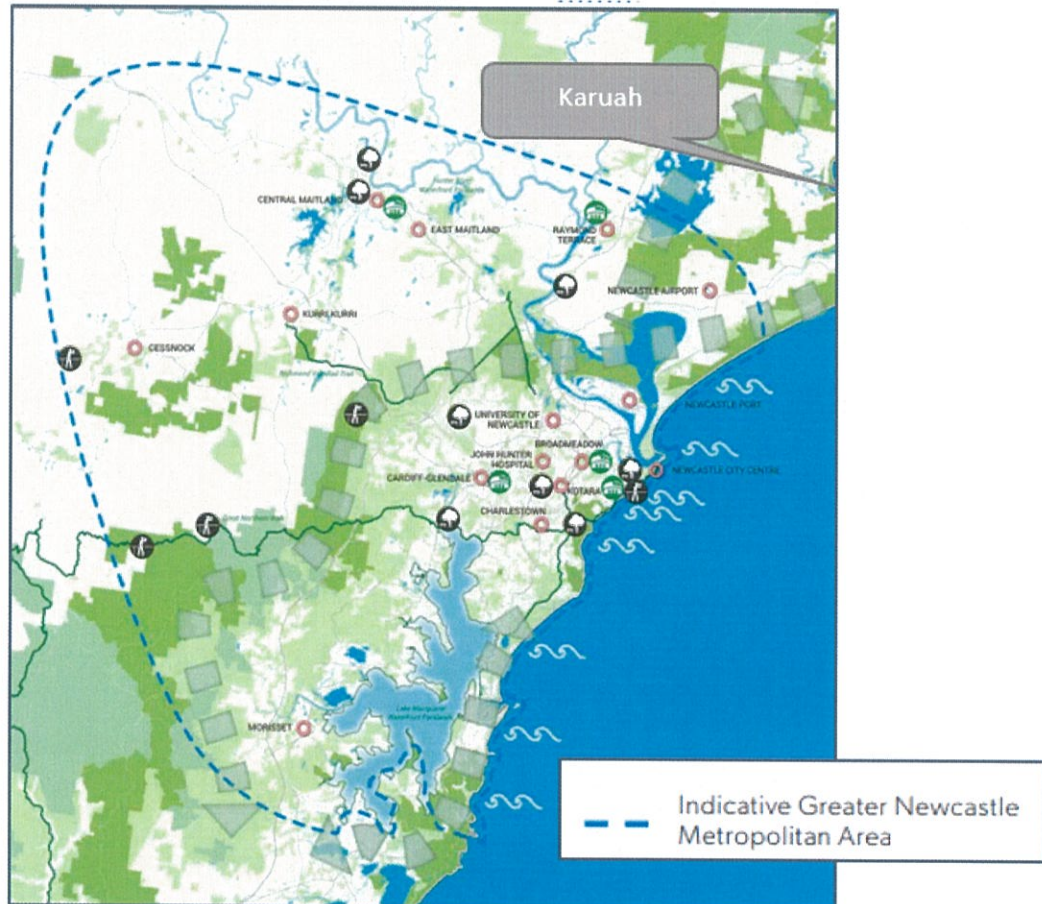
It is forecast the main driver for the future housing demand will be the economic growth in the Newcastle and Port Stephens areas. The growth centres identified in the draft Plan include Tomago (anticipated job growth in excess of 200) and Williamstown (anticipated job growth in excess of 3000) both of which sit within the Port Stephens LGA. The draft Plan identifies a total anticipated job growth of approximately 18,150, with around 20% of this envisaged growth expected within the catalyst areas of Tomago and Williamstown.

From a housing supply perspective, the draft Plan focuses on greenfield development within four housing release areas, which are located substantial distances from the majority of the identified catalyst areas. This appears to conflict with one of the key outcomes identified for the draft Plan, namely "Outcome 3 – Deliver housing close to jobs and services".

Whilst we recognise that substantial areas of the Port Stephens LGA are impacted by numerous development constraints, we wish to draw the Department's attention to growth opportunities in Karuah, which is located a short distance to the northern most extent of the identified metropolitan area. Its relationship to the identified Greater Newcastle Metropolitan Area is shown in Figure 1.

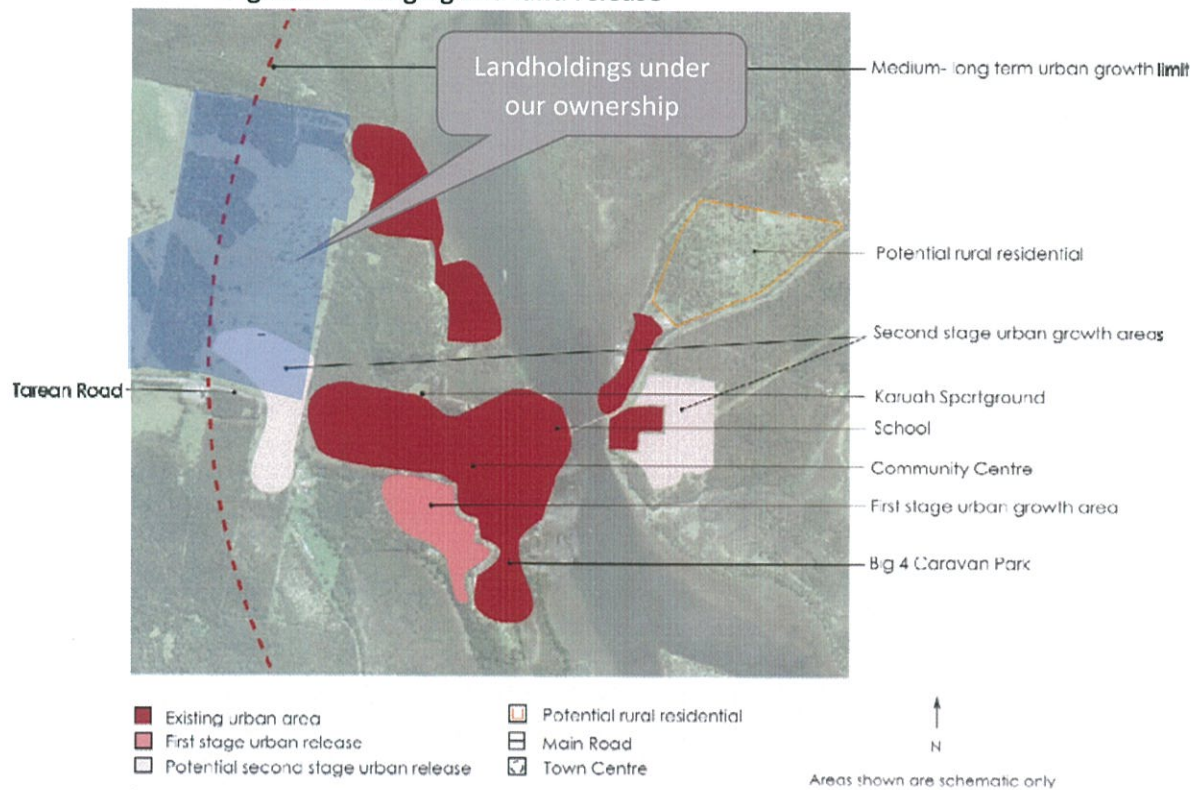
Karuah is directly accessible to the Pacific Highway, providing ready access to Raymond Terrace (15 minutes); Tomago (25 minutes); Williamstown (20 minutes); and Newcastle (45 minutes). The area contains a number of landholdings that (unlike much of the LGA) are relatively unconstrained and are not fragmented in terms of land ownership. The suitability of these lands for future urban development is reflected in the adopted Karuah Growth Strategy by Port Stephens Council, an extract of which is shown in Figure 2.

Figure 1. Greater Newcastle Metropolitan Area - Relationship to Karuah



(Source: Draft Greater Newcastle Metropolitan Plan)

Figure 2. Staging and land release

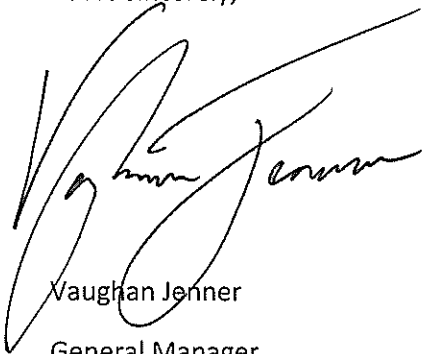


(Source: Karuah Growth Strategy)

As the owners of land identified for future urban purposes within the Karuah Growth Strategy and additional adjacent, relatively unconstrained land holdings (area shaded blue in Figure 2), we raise concerns that the draft Plan may limit opportunity for the identification of new urban release areas (both within and immediately outside the identified metropolitan area) as it appears to focus primarily on existing residential zoned land. Considerable growth opportunity and demand is expected to occur in locations such as Karuah, noting its considerable lifestyle benefits and accessibility to majority employment nodes and commercial centres. We therefore request that the draft Plan clearly identify opportunity for the release of further residential land where sufficient strategic merit can be demonstrated, as this can provide considerable benefit to the region and assist in meeting the growth targets identified in the draft Plan. Further, access to future infrastructure funding should not be limited to the Priority Housing Release Areas, as identified in the draft Plan, and should be made accessible to future residential development outside the Greater Newcastle Metropolitan Area.

We thank you for considering our submission and would welcome the opportunity to meet with you to discuss future land release opportunities in Karuah

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Vaughan Jenner', written over a printed name and title.

Vaughan Jenner

General Manager