

Item 8: Development

8.1 Land and Housing Supply Monitor 1 July 2021 - 31 December 2021

REPORT BY THE MANAGER, STRATEGIC PLANNING
TO 16 FEBRUARY 2022 ORDINARY MEETING
GOV400088, LAN900042, GOV400098

RECOMMENDATION

That Council receive the report by the Manager, Strategic Planning on the Land and Housing Supply Monitor 1 July 2021 - 31 December 2021.

Executive summary

The Land and Housing Supply Monitor was developed as part of the Urban Release Strategy process in 2014. This Monitor is presented to Council every 6 months and provides the latest development activity data for the preceding six month period. In addition, the attached Monitor details land supply within the R1 General Residential and R2 Low Density Residential zones. The Monitor is attached to this report.

Disclosure of Interest

Nil

Detailed report

The following is detailed in the attached Monitor:

- Recent development activity for the most recent six month period ending 31 December 2021.
- Land supply within the R1 General Residential and R2 Low Density Residential zones, detailing how many years supply this represents.
- Current population growth and forecast.

The Monitor focuses on the R1 General Residential and R2 Low Density Residential zonings in Mudgee as this is the area experiencing the greatest growth in the region. Over time this Monitor will be expanded to include other land supply around the region.

It is important for Council to maintain this Monitor to ensure an adequate land supply is maintained. Further, the Monitor assists in the consideration of land zoning decisions and providing advice to community members in relation to rezoning enquiries.

Community Plan implications

Theme	Looking After Our Community
Goal	Vibrant towns and villages

Strategy	Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning
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Strategic implications

Council Strategies

The preparation of this report and Monitor is an outcome of the Mid-Western Regional Urban Release Strategy December 2014.

Council Policies

Not applicable

Legislation

Not applicable

Financial implications

Not applicable

Associated Risks

Not applicable

SARAH ARMSTRONG
MANAGER, STRATEGIC PLANNING

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

1 February 2022

Attachments: 1. Land and Housing Supply Monitor.

APPROVED FOR SUBMISSION:

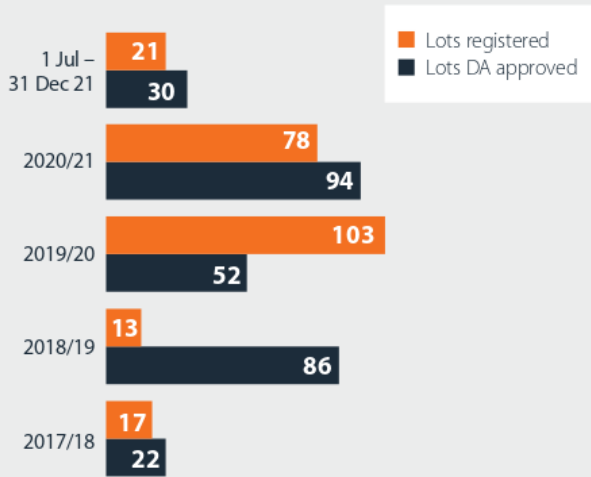
BRAD CAM
GENERAL MANAGER

LAND AND HOUSING SUPPLY MONITOR

1. Recent development activity across the region

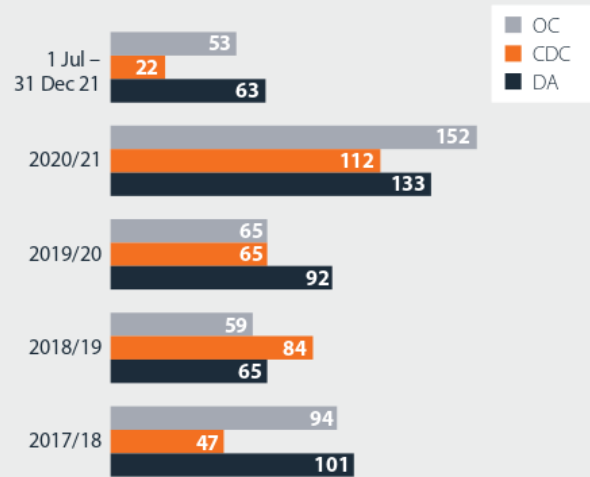
Residential lots approved and released

(including land zoned R1, R2, and R5 with minimum of 2 hectares)



Dwellings and medium density housing

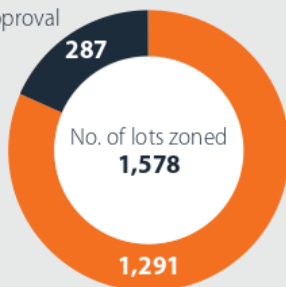
Development Applications, Complying Development Applications and Occupation Certificates



2. Land supply within Mudgee urban release areas

R1 (450–1999m²)

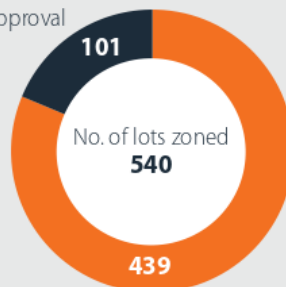
Lots with subdivision approval



Lots without subdivision approval

R2 (2000m²)

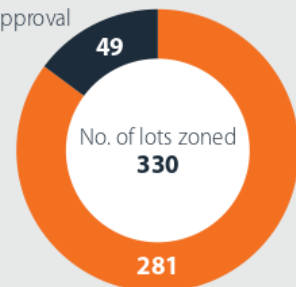
Lots with subdivision approval



Lots without subdivision approval

R2 (4000m²)

Lots with subdivision approval



Lots without subdivision approval

Years of land supply

(Years supply is based on the average number of lots registered per year over the past five years)



* Note: Minimal development in URS areas to date

Minimum target = 20 years

3. Population growth and forecast

