



New South Wales  
Government

## Lower Hunter Regional Strategy – Offsets

- The Lower Hunter Regional Strategy plans for population growth of 160,000 people by the year 2031. This represents an increase of 35,000 over the draft strategy.
- This reflects accelerated growth rates in recent years, latest estimates of residential population from the Australian Bureau of Statistics, and is within the range of other regional population projections from the Hunter Valley Research Foundation and Hunter Water.
- In order to house this expected larger population, additional development areas have been identified in the final strategy at Fennel Bay, Kurri Kurri, Branxton, Cessnock, West Maitland and Lochinvar, and lands at West Newcastle around the Newcastle Link Road.
- In addition to these sites, limited development has been identified at Millfield, Paxton and Catherine Hill Bay.
- In total, these additional sites will provide about 22,000 dwellings for a total of 69,178 dwellings in new release areas throughout the Region.
- This total satisfies the strategy's target of providing sufficient land to allow 60 per cent of the Region's 115,000 new dwellings to be located in greenfield areas.
- Overall, 12,000 hectares of privately owned land will be added to national parks and reserves in return for development potential over 3282 hectares.
- At Catherine Hill Bay and Gwandalan, around 1200 hectares will be added to conservation reserves, locking in a green buffer zone on the Wallarah Peninsula.
- Development potential will be limited up to 110 hectares at Catherine Hill Bay, 106 hectares at Gwandalan and 9 hectares at Nords Wharf.
- At Branxton, a new Sweetwater Reserve will be created on 867 hectares, in addition to a 17 hectares *Personia* reserve.
- Development potential will be limited to about 7,200 residential lots, 300 rural residential lots, and 160 hectares of commercial and employment lands.
- More than 500 hectares will be transferred to public ownership at Paxton, including the Ellalong Lagoon.
- Development potential will be limited to a maximum of 700 additional dwellings over 78 hectares at Millfield and Paxton.
- All proposed developments in identified areas will undergo a detailed planning process, including opportunities for public comment.