



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
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MEDIA RELEASE

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COORANBONG REZONINGS SUPPORT HOUSING DEVELOPMENT

The NSW Government has approved an amendment to the Lake Macquarie local environmental plan (LEP) which will deliver more housing and support an expansion of Avondale College.

Minister for Planning, Tony Kelly, said the rezoning would provide land for 120 houses and allow for five hectares of extra land to expand the College.

“The rezoning is good news for people living in and around Lake Macquarie because this will increase availability of affordable and moderately priced housing close to the emerging regional centre of Morisset,” the Minister said.

The plan covers the following sites:

- Highland Avenue, Cooranbong – rezones 19 hectares to allow for a mixture of 100 dwelling houses with some larger blocks and conservation area;
- Newport Road and land off Avondale Road, Cooranbong – rezones 16 hectares for a mixture of 20 houses and conservation areas; and
- Central Road (Avondale College) Cooranbong – rezones five hectares to allow for student accommodation and ancillary uses at the college campus.

Mr Kelly said the proposed developers of the two residential sites will be required to provide State infrastructure contributions.

“So far, the Roads and Traffic Authority (RTA) has identified the need for infrastructure contributions towards regional road network improvements which means, prior to subdivision, land developers will be required to make State infrastructure arrangements,” the Minister said.

The approval follows extensive consultation with the local community and Lake Macquarie City Council, which provided an environmental study which informed the rezoning decisions.

The NSW Government’s Lower Hunter Regional Strategy identifies Morisset as an emerging regional centre within the Lower Hunter that will accommodate some of the future urban growth in Lake Macquarie.

A development control plan must be adopted by Council before consent is granted for development or subdivision.

This will include:

- Conceptual subdivision including a single access off Freemans Drive, Cooranbong and access off Highland Avenue, Cooranbong;
 - Cycleway and pedestrian linkages;
 - Management of native vegetation; and
 - Bushfire risk management.
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