

Development Contributions Plan Charlestown Contributions Catchment **Stages 1 and 2 Report: Residential Population and Non-Residential Development Growth** **Forecasts (Don Fox Planning 6 December 20210)**

2.0 MEDIUM DENSITY INFILL

Estimates of potential for medium density infill relate to all land zoned 2(2) Residential, 3(1) Urban Centre and 3(2) Urban centre (Support) excluding land already included in UDP estimates, land used for schools or other like facilities and major parcels such as the Charlestown Square site.

These estimates have been derived using the following common methodology:

1. Calculate the total zoned land area (excluding roads);
2. Apply an average site coverage of 80% for 3(1) and 3(2) zones and 50% for the 2(2) zone;
3. Apply an average number of storeys of 5 storeys in Charlestown Centre and 2 storeys (average) elsewhere;
4. Apply an 85% proportion to achieve a Net floorspace (to account for access/utilities, etc);
5. For the 3(1) and 3(2) zoned land, apply a 70%/30% residential/non-residential floorspace split – elsewhere 100% residential;
6. Apply the minimum floor area requirements under SEPP 65 to the residential floorspace and assume a 15% one bedroom, 45% two bedroom and 40% three bedroom unit mix.

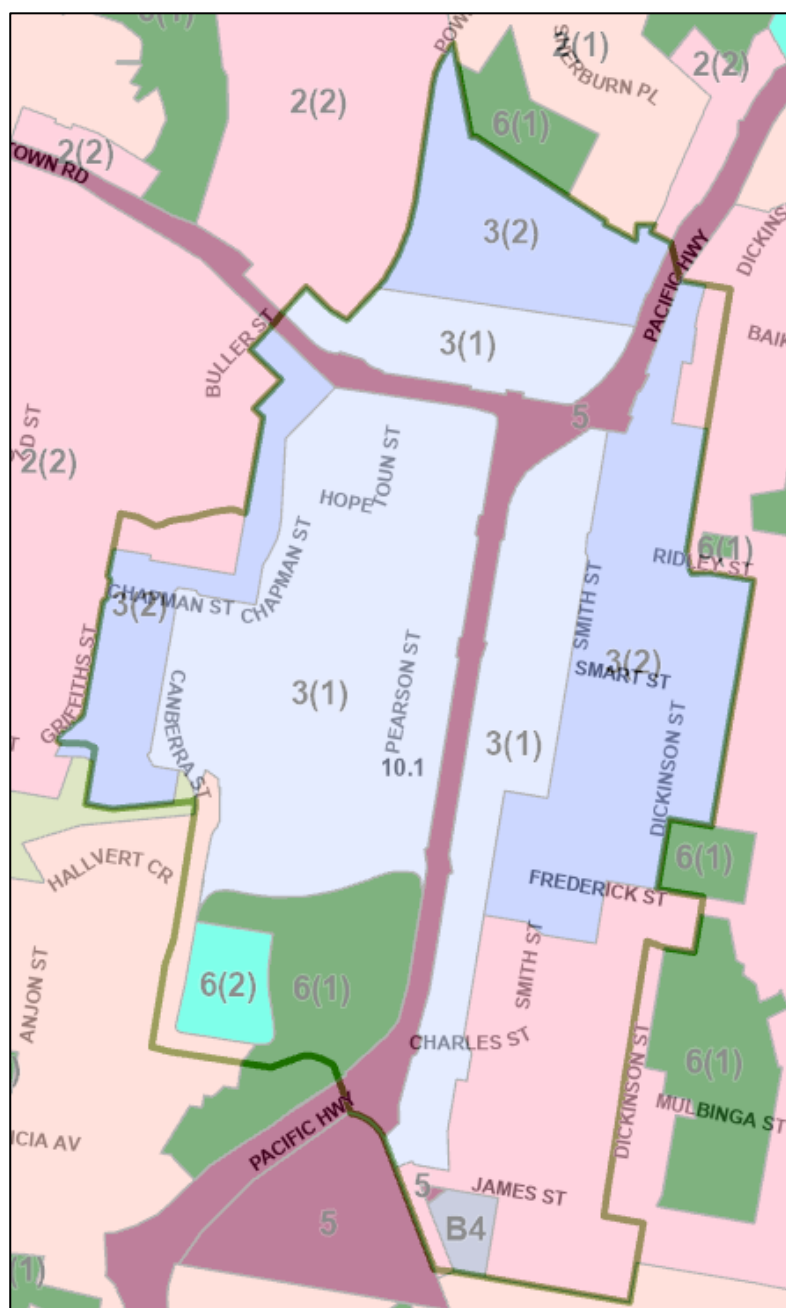
The above methodology provides a 'Theoretical Capacity' for land zoned for medium density housing (without discounting for existing dwelling stock). Estimates for the purposes of projecting development within the plan period have then been derived as follows:

1. Subtract an estimate of existing dwelling/unit stock (based on Census Collection Districts which roughly correlate to the zoned land under investigation); and
2. Apply a Build-out rate to each locality for Low, Medium and High growth scenarios.

The resulting projections for additional dwellings are outlined in the following table:

Medium Density Dwelling Estimates					
Medium Density Locality	Existing	Theoretical Capacity	Additional Dwellings (% of capacity)		
			Low	Med	High
Charlestown town centre	197	6,081	243 (4%)	851 (14%)	1,459 (24%)
Residential 2(2) land east of Charlestown centre	2,474	9,902	396 (4%)	792 (8%)	1,188 (12%)
Residential 2(2) land west of Charlestown centre	428	2,538	102 (4%)	305 (12%)	508 (20%)
Residential 2(2) land in Whitebridge	176	2,2149	86 (4%)	258 (12%)	430 (20%)
Residential 2(2) land in Gateshead	319	2,145	86 (4%)	257 (12%)	429 (20%)
Residential 2(2) land in Mt Hutton	566	3,572	143 (4%)	429 (12%)	714 (20%)
Residential 2(2) land in WIndale	304	1,906	76 (4%)	229 (12%)	381 (20%)
Residential 2(2) land in Valentine	155	1,028	41 (4%)	123 (12%)	206 (20%)
Residential 2(2) land in Jewells	65	445	18 (4%)	53 (12%)	89 (20%)
Residential 2(2) land in Dudley	124	505	20 (4%)	61 (12%)	101 (20%)
Residential 2(2) land in Redhead	154	860	34 (4%)	103 (12%)	172 (20%)
TOTAL (% of theoretical capacity)	4,022	31,133	1,245 (4%)	3,461 (9.6%)	5,678 (15.3%)
Dwelling Units per annum	NA	NA	83	231	379

Lake Macquarie Local Environmental Plan 2004
Land use zones Charlestown town centre and surrounds



Note: The area referred to as 'Charlestown town centre' in the table identifying theoretical development capacity is shown in green edging.