

ATTACHMENTS UNDER SEPARATE
COVER

ORDINARY COUNCIL MEETING
8 MARCH 2016



PORT STEPHENS
C O U N C I L

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ITEM 1 - ATTACHMENT 1 PLANNING PROPOSAL - MINOR AMENDMENTS TO LAND AT KARUAH AND TOMAGO.1



Proposed amendment to Port Stephens Local Environmental Plan 2013

Part Lot 302 DP 1004596 (15 Gray Drive Karuah)
Part Lot 143 DP 605461 (38 Old Punt Road, Tomago)
Part Lot 12 DP 1138643 (1 Laverick Avenue, Tomago)
Part Lot 2 DP 1195849 (12 Laverick Avenue, Tomago)
Part Lot 1 DP 1195849 (14 Laverick Avenue, Tomago)



ITEM 1 - ATTACHMENT 1 PLANNING PROPOSAL - MINOR AMENDMENTS TO LAND AT KARUAH AND TOMAGO.1**BACKGROUND**

Since gazettal of the Port Stephens Local Environmental Plan 2013 (PS LEP 2013) four (4) sites have been identified as mapping anomalies during the initial transference from the Port Stephens Local Environmental Plan 2000 (PS LEP 2000) to the standard instrument Port Stephens Local Environmental Plan 2013 (PS LEP 2013) including 15 Gray Drive Karuah, 38 Old Punt Road, Tomago, 1 Laverick Avenue, Tomago and 12 Laverick Avenue, Tomago. A further site at 14 Laverick Avenue, Tomago is a result of a subdivision approval which has adjusted the cadastre boundary.

While the amendments are considered transitional inconsistencies or cadastre updates, given the time that has lapsed since the planning controls came into effect, the amendment is being progressed as a planning proposal.

The Planning Proposal was considered by Council on 14 July 2015 for the purposes of requesting a gateway determination from the Department of Planning and Environment (DP&E) under section 56 of the Environmental Planning and Assessment Act 1979.

A gateway determination was received on 9 September 2015 with only minor administrative amendments to be made to the planning proposal prior to public exhibition.

In accordance with the Gateway Determination the Proposal was placed on public exhibition for 14 days between 22 October 2015 and 5 November 2015. No submissions were received.

PART 1 – Objectives or Intended Outcomes

The objective of this planning proposal is to rectify mapping anomalies made during the transition from the PS LEP 2000 to the standard Instrument LEP by amending the Port Stephens Local Environmental Plan 2013 relating to the following sites:

- Rezone part of Lot 302 DP 1004596 (15 Gray Drive Karuah) from RU2 Rural Landscape to R2 Low Density Residential;
- Rezone part Lot 143 DP 605461 (38 Old Punt Road, Tomago) from E2 Environmental Conservation to IN1 General Industrial;
- Rezone part Lot 12 DP 1138643 (1 Laverick Avenue, Tomago) from E2 Environmental Conservation to IN1 General Industrial; and
- Rezone part Lot 2 DP 1195849 (12 Laverick Avenue, Tomago) from E2 Environmental Conservation to IN1 General Industrial; and

This planning proposal also amends the land zoning map as a result of a subdivision approval which has resulted in a boundary adjustment relating to:

- Rezone part Lot 1 DP 1195849 (14 Laverick Avenue, Tomago) from E2 Environmental Conservation to IN1 General Industrial.

ITEM 1 - ATTACHMENT 1 PLANNING PROPOSAL - MINOR AMENDMENTS TO LAND AT KARUAH AND TOMAGO.1**PART 2 – Explanation of the provisions to be included in proposed LEP**

The proposal will be implemented by amendment of the PS LEP 2013. The amendments are as follows:

1. Site 1

Amend the land zoning map and lot size map relating to part Lot 302 DP 1004596, (15 Gray Drive, Karuah) as identified in Figure 1. Under the PS LEP 2000 the lot was part zoned 1(a) Rural Agriculture (western portion) and 2(a) Residential (eastern portion). During zone conversion to the Standard Instrument, the whole lot was unintentionally converted to RU2 Rural Landscape.

Subsequently, the western portion of the lot has been rezoned R2 Low Density Residential as part of Port Stephens Local Environmental Plan 2013 (Amendment No. 5) gazetted in June 2014. The remaining eastern portion of the lot is required to be zoned R2 Low Density Residential in line with its previous zoning under LEP 2000. The associated lot size and height of buildings maps also require amendment as shown in Table 1.

	Zoning	Lot Size	Height of Building
Proposed Amendment	Part R2 Low Density Residential	500sqm	(j) 9m
PS LEP 2013 (Amendment No. 5)	Part RU2 Rural Landscape	AB2 20ha	N/A
Gazetted PS LEP 2013	Part RU2 Rural Landscape	AB2 20ha	N/A
Exhibited PS LEP 2013	Part RU2 Rural Landscape	AB2 20ha	N/A
PS LEP 2000	Part 2(a) Residential	N/A	N/A

Table 1 - 15 Gray Drive, Karuah, Zoning, Lot size and Height of building changes

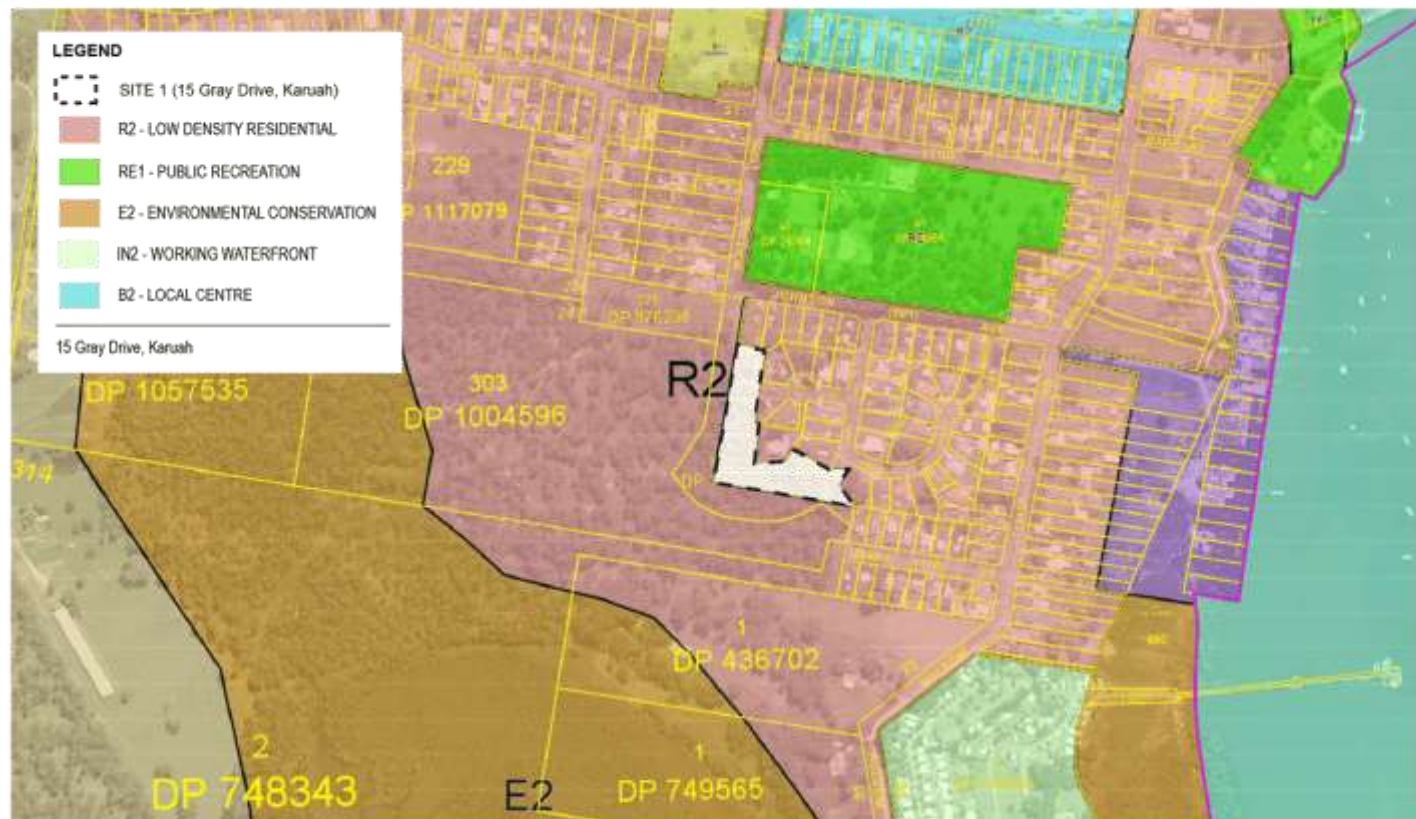


Figure 1 – 15 Gray Drive, Karuah, Location Map

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2. **Site 2**

Amend the land zoning map relating to Part Lot 143 DP 605461 (38 Old Punt Road, Tomago) as identified in Figure 2. During the zone conversion to the PS LEP 2013, 38 Old Punt Road, Tomago did not transition from part 4(a) Industrial General "A" and part 1(a) Rural Agriculture "A" to part IN1 General Industrial and part E2 Environmental Conservation. Instead the whole parcel was unintentionally converted to E2 Environmental Conservation. The associated lot size map is also required to be amended to remove the 40ha minimum lot size provision to reflect the IN1 Zone provisions.

	Zoning	Lot Size	Height of Building
Proposed Amendment	IN1 General Industrial	N/A	N/A
Gazetted PS LEP 2013	E2 Environmental Conservation	AB3 40ha	N/A
Exhibited PS LEP 2013	E2 Environmental Conservation	AB3 40ha	N/A
PS LEP 2000	4(a) Industrial General	N/A	N/A

Table 2 - 38 Old Punt Road, Zoning, Lot size and Height of building changes

3. **Site 3**

Amend the land zoning map relating to Part Lot 12 DP 1138643 (1 Laverick Avenue Tomago) as identified in Figure 2. During the zone conversion to the PS LEP 2013, 1 Laverick Avenue, Tomago zoned part 4(a) Industrial General "A" and part 1(a) Rural Agriculture "A" did not transition to the equivalent zones of part IN1 General Industrial and part E2 Environmental Conservation. Instead the entire portion on the lot south of Laverick Avenue was unintentionally zoned E2 Environmental Conservation. The associated lot size map to remove part of the 40ha minimum lot size provision is also required to reflect the IN1 Industrial General zone provisions.

	Zoning	Lot Size	Height of Building
Proposed Amendment	IN1 General Industrial	N/A	N/A
Gazetted PS LEP 2013	E2 Environmental Conservation	AB3 40ha	N/A
Exhibited PS LEP 2013	E2 Environmental Conservation	AB3 40ha	N/A
PS LEP 2000	4(a) Industrial General	N/A	N/A

Table 3 - 1 Laverick Avenue, Tomago, Zoning, Lot size and Height of building changes

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4. Site 4

Amend land zoning map relating to Lot 2 DP 1195849 (12 Laverick Avenue, Tomago) as identified in Figure 2. During the zone conversion to the PS LEP 2013, the entire portion of the site zoned 4(a) Industrial General was not converted to IN1 General Industrial instead a portion was zoned E2 Environmental Conservation.

	Zoning	Lot Size	Height of Building
Proposed Amendment	IN1 General Industrial	N/A	N/A
Gazetted PS LEP 2013	E2 Environmental Conservation	AB3 40ha	N/A
Exhibited PS LEP 2013	E2 Environmental Conservation	AB3 40ha	N/A
PS LEP 2000	4(a) Industrial General	N/A	N/A

Table 4 – 12 Laverick Avenue, Tomago, Zoning, Lot size and Height of building changes

5. Site 5

Amend land zoning map relating to Lot 1 DP 1195849 (14 Laverick Avenue, Tomago) as identified in Figure 2. Due to a cadastre amendment the boundary of the lot was adjusted resulting in a portion of the lot being identified E2 Environmental Conservation. The amendment will extend the IN1 General Industrial zone across the entire lot. The associated lot size map to remove part of the 40ha minimum lot size provision is also required to reflect the IN1 Industrial General zone provisions.

	Zoning	Lot Size	Height of Building
Proposed Amendment	IN1 General Industrial	N/A	N/A
Gazetted PS LEP 2013	E2 Environmental Conservation	AB3 40ha	N/A
Exhibited PS LEP 2013	E2 Environmental Conservation	AB3 40ha	N/A
PS LEP 2000	4(a) Industrial General	N/A	N/A

Table 5 - 14 Laverick Avenue, Tomago, Lot Size changes



Figure 2 – 38 Old Punt Road, Tomago, 1 Laverick Avenue, Tomago and 12 Laverick Avenue, Tomago, and 14 Laverick Avenue, Tomago – Location Map

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PART 3 – Justification for the Planning Proposal

SECTION A – Need for the Planning Proposal

1. *Is the planning proposal a result of any strategic study or report?*

The proposal is not the result of any strategic study or report. The anomalies have arisen as a result of the conversion from the Port Stephens Local Environmental Plan 2000 to the standard instrument Port Stephens Local Environmental Plan 2013.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The Planning Proposal is the only way of rectifying the anomalies that have occurred since the transition to the standard instrument LEP. The changes are directly applicable to the instrument and there is no other way of amending the instrument other than via a planning proposal.

SECTION B – Relationship to Strategic Planning Framework

3. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?*

Lower Hunter Regional Strategy

The Lower Hunter Regional Strategy (LHRS) is a strategic planning framework to guide the sustainable growth of the lower Hunter over the next 25 years. The amendment will not conflict with the objectives of the Strategy as it seeks to rectify administrative errors that have resulted from the changeover to the standard instrument LEP.

The amendments will ensure that land is zoned appropriately to facilitate employment opportunities.

Draft Hunter Regional Plan

The draft Hunter Regional Plan provides an overarching framework to guide development and investment in the Hunter region to 2036.

The amendment will not conflict with the objectives of the Strategy as it seeks to rectify administrative errors that have resulted from the changeover to the standard instrument LEP.

4. *Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?*

Community Strategic Plan

The proposal is consistent with Council's Integrated Strategic Plan (Port Stephens 2022).

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The proposal is consistent with the Strategic Direction 11.1 'Balance the environmental, social and economic needs of Port Stephens for the benefit of present and future generations'. The proposal is also consistent with the Strategic Direction 3.6 'Develop strategic land use and infrastructure plans and prepare and maintain statutory planning instruments (Local Environment Plans), Development Control Plans and policies'.

This Proposal seeks to maintain the Port Stephens Local Environmental Plan 2013.

Port Stephens Planning Strategy 2011

Council's Port Stephens Planning Strategy seeks to encourage a sufficient supply of a diverse range of housing in the Local Government Area (LGA) and ensure that there is a sufficient supply of a diversity of industrial land to meet market demand. The Planning Proposal is consistent with Council's adopted Port Stephens Planning Strategy (PSPS).

5. Is the planning proposal consistent with applicable state environmental planning policies?

The Planning proposal is of minor planning significance. Relevant State Environmental Planning Policies are outlined below.

SEPP	Relevance	Consistency and Implications
SEPP 14 – Coastal Wetlands	This SEPP places restrictions on development on land to which the plan applies and seeks to ensure that the coastal wetlands are preserved and protected in the environmental and economic interests of the State.	Consistent This SEPP applies to 38 Old Punt Road Tomago and 12 Laverick Avenue Tomago. The area proposed to be rezoned is however not affected. The planning proposal is consistent with the SEPP by ensuring that surrounding coastal wetlands are preserved and protected.
SEPP 44 – Koala Habitat Protection	This SEPP applies to land across NSW that is greater than 1 hectare and is not a National Park or Forestry Reserve. The SEPP encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent	Consistent The subject sites do not contain land identified as Preferred Koala Habitat and Supplementary Koala habitat under the Port Stephens Comprehensive Koala Plan of Management (CKPoM) 2002. The Planning proposal is considered consistent with

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	free-living populations will be maintained over their present range.	the SEPP.
SEPP 55 – Remediation of Land	This SEPP aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.	Consistent Although the planning proposal seeks to rezone rural land to a residential zone, the subject land was previously zoned residential and is currently used for residential purposes, therefore previously deemed appropriate.
SEPP 71 – Coastal Protection	This SEPP seeks to protect the coastal zone.	Consistent The subject sites in Tomago are affected by this SEPP. The Planning proposal aims to reinstate the previous industrial zone on a small portion of the sites adjacent to existing industrial zoned land and uses. The majority of the land will retain the E2 Environmental Conservation ensuring the proposal: <ul style="list-style-type: none"> • Manages and balance natural, cultural, recreational and economic attributes of the NSW coast; • Public access to the foreshore will be unaffected; • Aboriginal places will be protected; • Visual amenity of the coast will be maintained; • Native coastal vegetation will be managed; • The principles of ecological sustainable development (ESD) have been taken into account • The scale of development is appropriate for the site, is consistent with adjoining and surrounding development; and

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		<ul style="list-style-type: none"> will not impact the natural scenic quality of the surrounding area.
SEPP Affordable Rental Housing 2009	This SEPP aims to provide forward rental housing.	Consistent The proposal facilitates residential development on land to which the SEPP applies, and accordingly has the potential to increase the supply of affordable housing. It is consistent with the SEPP.
SEPP Housing for Seniors or people with a Disability 2004	The SEPP aims to encourage provision of housing for seniors, including residential care facilities.	Consistent The proposal facilitates development on land upon which housing for seniors and people with a disability may be developed. It is consistent with the SEPP.
SEPP (Rural Lands) 2008	The SEPP aims to facilitate economic use and development of rural lands, reduce land use conflicts and provides development principles.	Consistent The proposal does not minimise rural land fragmentation at 15 Gray Drive Karuah by proposing residential subdivision given the subject land was previously zoned residential and surrounding land is zoned residential and is therefore considered consistent.

6. Is the planning proposal consistent with applicable Ministerial Directions?

Ministerial Direction	Aim of Direction	Consistency and Implications
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Employment Zones	Encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.	Consistent The planning proposal is consistent with the Port Stephens Planning Strategy and will protect employment land in industrial zones.
1.2 Rural Zones	The objective of this direction is to protect the	Consistent Although the planning

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	agricultural production value of rural land.	proposal seeks to rezone rural land to a residential zone, the subject land was previously zoned residential and is currently used for residential purposes and is therefore considered consistent.
1.4 Rural Lands	The objective of this direction is to protect the agricultural production value of rural and facilitate the orderly and economic development of rural lands for rural and related purposes.	Consistent Although the planning proposal seeks to rezone rural land to a residential zone, the subject land was previously zoned residential and is currently used for residential purposes therefore is considered consistent.
2. ENVIRONMENT AND HERITAGE		
2.1 Environmental Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Consistent Although the planning proposal seeks to rezone Environmental zoned land to industrial, the subject land was previously zoned industrial and is currently used for industrial purposes. The planning proposal is considered consistent with this direction.
2.2 Coastal Protection	The objective of this direction is to implement the principles in the NSW Coastal Policy.	Consistent The Planning proposal aims to reinstate the previous industrial zone on a small portion of the sites adjacent to existing industrial zoned land and uses. The majority of the land will retain the E2 Environmental Conservation ensuring the principles of the NSW

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		Coastal Policy are maintained and consistent with this direction.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	Encourage a variety and choice of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and minimise the impact of residential development on the environment and resource lands.	Consistent The planning proposal seeks to reinstate the residential zone to accommodate additional residential housing.
4. HAZARD AND RISK		
4.1 Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	Consistent While Lot 143 DP 605461 (38 Old Punt Road, Tomago), Lot 12 DP 1138643, 1 Laverick Avenue and Lot 2 DP 1195849 12 Laverick Avenue, Tomago contains potential acid sulphate soils, the PS LEP 2013 contains provisions to adequately manage acid sulphate soils.
4.3 Flood Prone Land	The objectives of this direction are to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> , and that the provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the	Consistent While Lot 143 DP 605461 (38 Old Punt Road, Tomago), Lot 12 DP 1138643, 1 Laverick Avenue and Lot 2 DP 1195849 12 Laverick Avenue, Tomago are identified as flood prone the amendment proposes to reinstate the existing zoning which is consistent with the NSW

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	potential flood impacts both on and off the subject land.	Floodplain Development Manual.
4.4 Planning for Bushfire Protection	The objectives of this direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, to encourage sound management of bush fire prone areas.	<p>Consistent</p> <p>While Lot 143 DP 605461 (38 Old Punt Road, Tomago) is identified as bushfire prone land, the amendment proposes to reinstate the existing zoning which is compatible with land uses in bushfire prone areas.</p> <p>Lot 302 DP1004596 (15 Gray Drive, Karuah) is identified as bushfire prone NSW Rural Fire Service has reviewed the planning proposal and raises no objection subject to a requirement development of the land complies with <i>Planning for Bushfire Protection 2006</i>. This matter can be addressed at development application stage.</p>
5. REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	<p>Consistent</p> <p>The proposal is consistent with the LHRS by ensuring that land is zoned appropriately to facilitate employment opportunities and residential growth.</p>
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent

ITEM 1 - ATTACHMENT 1 PLANNING PROPOSAL - MINOR AMENDMENTS TO LAND AT KARUAH AND TOMAGO.1**SECTION C – Environmental, Social and Economic Impact**

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

This planning proposal seeks to correct administrative anomalies that have arisen during the changeover from the Port Stephens Local Environmental Plan 2000 to the Port Stephens Local Environmental Plan 2013. There is no likelihood that critical habitat or threatened species populations or ecological communities, or their habitats will be adversely affected.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No additional environmental effects are anticipated as a result of this amendment.

9. Has the planning proposal adequately addressed any social and economic effects?

This amendment will ensure that the Port Stephens Local Environmental Plan 2013 remain current, accurate and effective.

SECTION D – State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

The amendment does not warrant changes to the delivery of public infrastructure.

11. What are the views of the State and Commonwealth public authorities consulted in accordance with the gateway determination?

No objections were raised by Office of Environment and Heritage (OEH) during consultation. No objection was raised by the NSW Rural Fire Service (RFS) subject to a requirement development of the land at Part Lot 302 DP 1004596, 15 Gray Drive, Karuah complies with Planning for Bushfire Protection 2006. This matter can be considered at development application stage.

Part 4 – Mapping

The planning proposal seeks to amend the following maps:

Amendment Map	Explanation of Provision
Land zoning map 003B	Part Lot 302 DP 1004596 (15 Gray Drive, Karuah) - rezone part lot currently zoned RU2 Rural

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	Landscape to R2 Low Residential Density
Lot size map 003B	Part Lot 302 DP 1004596 (15 Gray Drive, Karuah) - amend AB2 20ha lot size to (I) 500sq m lot size
Height of Building map 003B	Part Lot 302 DP 1004596 (15 Gray Drive, Karuah) - amend height to (J) 9m
Land zoning map 002	<p>- Part Lot 143 DP 605461 (38 Old Punt Road, Tomago) –rezone to part IN1 General Industrial and part E2 Environmental Conservation</p> <p>- Part Lot 12 DP 1138643 (1 Laverick Ave Tomago) -amend part lot from E2 Environmental Conservation to IN1 General Industrial</p> <p>- Part Lot 2 DP 1195849 (12 Laverick Avenue, Tomago) from E2 Environmental Conservation to IN1 General Industrial</p> <p>- Part Lot 1 DP 1195849 (14 Laverick Avenue, Tomago) from E2 Environmental Conservation to IN1 General Industrial</p>
Lot size map 002	<p>- Part Lot 143 DP 605461 (38 Old Punt Road, Tomago) remove part lot size 40ha (AB3)</p> <p>- Part Lot 12 DP 1138643 (1 Laverick Ave Tomago) -remove part lot size 40ha (AB3)</p> <p>- Part Lot 2 DP 1195849 (12 Laverick Avenue, Tomago) – remove part lot size 40 ha (AB3)</p> <p>- Part Lot 1 DP 1195849 (14 Laverick Avenue, Tomago) - remove part lot size 40ha (AB3)</p>

Part 5 – Community Consultation

In accordance with the Gateway Determination the Proposal was placed on public exhibition for 14 days between 22 October 2015 and 5 November 2015 during normal business hours at the following locations:

- Councils Administration Building, 116 Adelaide Street, Raymond Terrace
- Raymond Terrace Library, Port Stephens Street, Raymond Terrace; and
- Port Stephens Council website www.portstephens.nsw.gov.au

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No submissions were received during this time.

Part 6 – Project Timeline

The following timetable is proposed:

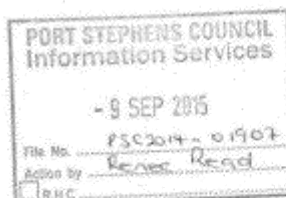
	Task Description	Estimated Timeline
1.	Gateway Determination	September 2015
2.	Completion of required technical information	October 2015
3.	Government agency consultation	October 2015
4.	Public exhibition period	September/ November 2015
5.	Consideration of submissions	February 2015
6.	Submission to Department to finalise the LEP	Council is requesting delegation for this plan
7.	Making of the Plan	March 2015
8.	Forward notification of Plan to Department	March 2015

Attachments

Attachment 1: Gateway Determination
Attachment 2: Agency Submissions
Attachment 3: Current PSLEP 2013 Land Zoning Map –LZN_003B
Attachment 4: Proposed PSLEP 2013 Land Zoning Map –LZN_003B
Attachment 5: PSLEP 2000 Land Zoning Map
Attachment 6: Current PSLEP 2013 Lot Size Map – Sheet LSN_003B
Attachment 7: Proposed PSLEP 2013 Lot Size Map – Sheet LSN_003B
Attachment 8: Current PSLEP 2013 Height of Buildings Map – Sheet HOB_003B
Attachment 9: Proposed PSLEP 2013 Height of Buildings Map – Sheet HOB_003B
Attachment 10: Current PSLEP 2013 Land Zoning Map – Sheet LZN_002
Attachment 11: Proposed PSLEP 2013 Land Zoning Map – Sheet LZN_002
Attachment 12: PS LEP 2000 Land Zoning Map
Attachment 13 - Current PSLEP 2013 Lot Size Map – Sheet LSN_002
Attachment 14 – Proposed PSLEP 2013 Lot Size Map – Sheet LSN_002

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Attachment 1 – Gateway Determination



Mr Wayne Wallace
General Manager
Port Stephens Council
PO Box 42
Raymond Terrace NSW 2324

Our ref: PP_2015_PORTS_004_00 (15/11626)
Your ref: PSC2014-01907

Att: Ms Renee Read

Dear Mr Wallace,

Planning Proposal to amend Port Stephens Local Environmental Plan 2013

I am writing in response to your Council's letter dated 28 July 2015 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to correct mapping anomalies for land at Tomago and Karuah.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed the planning proposal's inconsistencies with S117 Directions 1.1 Business and Industrial Zones, 1.2 Rural Zones, 1.5 Rural Land, 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land. No further approval is required in relation to these Directions. Consistency with Directions 2.1 Environment Protection Zones and 4.4 Planning for Bushfire Protection can be reconsidered following agency consultation.

As the plan relates to mapping amendments involving multiple sites on the same map tile, Council is encouraged to include A3 size maps in the exhibition material so as to assist with agency and community consultation.

The Minister delegated plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Hunter and Central Coast Region - Hunter Office - Level 2 26 Honeysuckle Drive (PO Box 1226) Newcastle NSW 2300
Phone 02 4904 2700 Fax 02 4904 2701 Website planning.nsw.gov.au

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Attached for your assistance is a simplified guide to the plan making process and reporting requirements to ensure that the LEP Tracking System is kept updated.

Should you have any questions regarding this matter, I have arranged for Ben Holmes from the Hunter office to assist you. Mr Holmes can be contacted on (02) 4904 2709.

Yours sincerely,



4 September 2015

David Rowland
General Manager
Hunter and Central Coast Region
Planning Services

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Planning &
Environment

Gateway Determination

Planning Proposal (Department Ref: PP_2015_PORTS_004_00): to correct mapping anomalies for land at Tomago and Karuah.

I, the General Manager, Hunter and Central Coast Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Port Stephens Local Environmental Plan (LEP) 2013 to correct mapping anomalies for land at Tomago and Karuah should proceed subject to the following conditions:

1. Council is to update the planning proposal's:
 - (a) cover page to list the correct property descriptions; and
 - (b) 'Background' and 'Objectives' sections of the planning proposal to note the mapping changes proposed for part lot 1 DP 1195849 is the result of a subdivision approval and not the result of an LEP translation error.
2. Council is to include minimum lot size maps which show the current and proposed minimum lot sizes for the Tomago sites.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Planning & Infrastructure 2013)* and must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Planning & Infrastructure 2013)*.
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Office of Environment and Heritage
 - NSW Rural Fire Service

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal. Once the consultation is undertaken with the public authorities, and information is provided, Council is to update its consideration of S117 Directions, in particular Directions 2.1 Environment Protection Zones and 4.4 Planning for Bushfire Protection.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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6. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Dated 4th day of September 2015.



**David Rowland
General Manager
Hunter and Central Coast Region
Planning Services
Department of Planning and Environment**

Delegate of the Minister for Planning

ITEM 1 - ATTACHMENT 1 PLANNING PROPOSAL - MINOR AMENDMENTS TO LAND AT KARUAH AND TOMAGO.1



Planning &
Environment

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Port Stephens Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_PORTS_004_00	Planning proposal to correct mapping anomalies relating to land at Karuah and Tomago.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "A guideline for the preparation of local environmental plans" and "A guide to preparing planning proposals".

Dated 4th day of September 2015

A handwritten signature in dark ink, appearing to read "D. Rowland".

David Rowland
General Manager
Hunter and Central Coast Region
Planning Services
Department of Planning and Environment

ITEM 1 - ATTACHMENT 1 PLANNING PROPOSAL - MINOR AMENDMENTS TO LAND AT KARUAH AND TOMAGO.1



Planning & Environment

Delegated plan making reporting requirements

(Attachment 5 from "A guide to preparing local environmental plans")

Notes:

- The department will fill in the details of Table 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the Department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department with the RPA's request to have the LEP notified

Table 1 – To be completed by the Department

Stage	Date/Details
Planning Proposal Number	PP_2015_PORTS_004_00
Date Sent to Department under s56	28 July 2015
Gateway determination date	4 September 2015

Table 2 – To be completed by the RPA

Stage	Date/Details
Dates draft LEP exhibited	
Date of public hearing (if held)	
Date sent to PCO seeking Opinion	
Date Opinion received	
Date Council Resolved to Adopt LEP	
Date LEP made by GM (or other) under delegation	
Date sent to Department requesting notification (hunter@planning.nsw.gov.au)	
Brief Description of Purpose of planning proposal	

Table 3 – To be completed by the Department

Stage	Date/Details
Notification Date and details	

Additional relevant information:

ITEM 1 - ATTACHMENT 1 PLANNING PROPOSAL - MINOR AMENDMENTS TO LAND AT KARUAH AND TOMAGO.1

PLAN MAKING PROCESS POST GATEWAY – FOR DELEGATED MATTERS

1. Post Exhibition Review

- Any unresolved s117 directions must be finalised before progressing with LEP
- If planning proposal is revised, council is to email a copy of the revised proposal to the regional planning team - hunter@planning.nsw.gov.au under Section 58(2) of the Act prior to requesting LEP to be made.
- If changes to planning proposal are substantial then may no longer be authorised by the Gateway determination and a Gateway amendment may be required before LEP is made. Councils are encouraged to contact regional planning team to seek advice before finalising the LEP under delegation.

2. Legal Drafting of the LEP

- Council's request to draft and finalise the plans should be made as soon as possible to ensure timeframes are met.
- Council should upload the maps and GIS data directly to the department's FTP site (ftp://lepup.lep_upload@203.3.194.247/). Once uploaded Council should email hunter@planning.nsw.gov.au and advise maps are available for checking. Any questions about uploading can be directed to Brent Condliffe ph 9228 6542.
- Unless otherwise negotiated the department will only undertake a technical review of any maps, to ensure they comply with LEP mapping technical guidelines.
- No maps or mapping/GIS data is to be sent directly to PCO.
- The request for legal drafting should be send to PCO at parliamentary.counsel@pco.nsw.gov.au including the planning proposal, a copy of the gateway determination and details of any change to the proposal arising from the gateway determination. The name and contact details of the council contact officer should also be supplied.
- A copy of the request to PCO should also be forwarded to the department for administrative purposes only – hunter@planning.nsw.gov.au

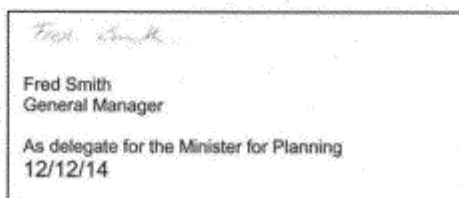
3. Making of the draft LEP s59

- Council's delegate resolves to finalise the LEP by signing the instrument (see example below).
- If council's delegate decides not to make plan or defer a matter, council should liaise with regional team for assistance.
- Council must also notify PCO if plan not proceeding

4. Notification of LEP

- Council advises and requests the department to make the plan, email request to hunter@planning.nsw.gov.au and the following documents to be provided for notification
 1. Signed LEP - which includes full name of LEP and PCO file reference
 2. Signed map cover sheet and associated maps,
 3. Name and position of the delegate who signed the LEP and date,
 4. Completed Attachment 5 - delegated plan making reporting template,
 5. Copy of council's assessment (s 59 report) which is usually the council report/minutes
 6. PC opinion
- Request to hunter@planning.nsw.gov.au by Tuesday of the week will enable notification by Friday.

Example of signature front page



ITEM 1 - ATTACHMENT 1 PLANNING PROPOSAL - MINOR AMENDMENTS TO LAND AT KARUAH AND TOMAGO.1

Attachment 2 –Agency Submissions



NSW RURAL FIRE SERVICE



The General Manager
Port Stephens Council
PO Box 42
Raymond Terrace NSW 2324

Your reference: [redacted]
Our reference: LEP/0102
22 January 2016

Attention: Renee Read

Dear Sir/Madam,

Planning Proposal – Minor amendment to various land at Tomago and Karuah

Reference is made to Council's correspondence dated 4 January 2016 seeking comments in relation to the above planning proposal.

The New South Wales Rural Fire Service has reviewed the proposal and raises no objections subject to a requirement development of the land complies with *Planning for Bush Fire Protection 2006*.

In particular any future subdivision at 15 Gray Drive, Karuah will be subject to assessment under Section 91 of the 'Environmental Planning and Assessment Act 1979' and Section 100B of the 'Rural Fires Act 1997' for the issue of a Bush Fire Safety Authority form the NSW Rural Fire Service. This will require that it is clearly demonstrated how the proposed development conforms with or deviates from the specifications set out in 'Planning for Bush Fire Protection 2006' and shall address all the requirements set out in Clause 44 of the 'Rural Fires Regulation 2013'.

If you have any queries regarding this advice, please contact Joshua Calandra, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely

Jason Masien
Team Leader, Development Assessment and Planning
Customer Service Centre East

Postal address
NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

Street address
NSW Rural Fire Service
Customer Service Centre East
42 Lamb Street
GLENDENNING NSW 2761

T 1300 NSW RFS
F (02) 6741 5433
E csc@rfs.nsw.gov.au
www.rfs.nsw.gov.au

ITEM 1 - ATTACHMENT 1 PLANNING PROPOSAL - MINOR AMENDMENTS TO LAND AT KARUAH AND TOMAGO.1



Office of
Environment
& Heritage

Your reference: PSC2014-01907
Our reference: DOC15/442266-5
Contact: Anne Browett, 4927 3160

Mr Wayne Wallis
General Manager
Port Stephens Council
PO Box 42
RAYMOND TERRACE NSW 2324

Attention: Renee Read

Dear Mr Wallis


RE: PLANNING PROPOSAL – MINOR AMENDMENTS TO VARIOUS LAND AT TOMAGO AND KARUAH

I refer to your email dated 5 November 2015 requesting comment from the Office of Environment and Heritage (OEH) regarding the above mentioned planning proposal. OEH understands that the planning proposal intends to amend the Port Stephens Local Environmental Plan 2013 to rectify minor mapping anomalies which occurred during the transition to the Standard Instrument Local Environmental Plan due to a minor adjustment to a cadastral boundary.

Due to the minor administrative nature of the proposal, OEH does not object to the proposed amendments.

If you have any enquiries concerning this advice, please contact Anne Browett, Conservation Planning Officer, on 4927 3160.

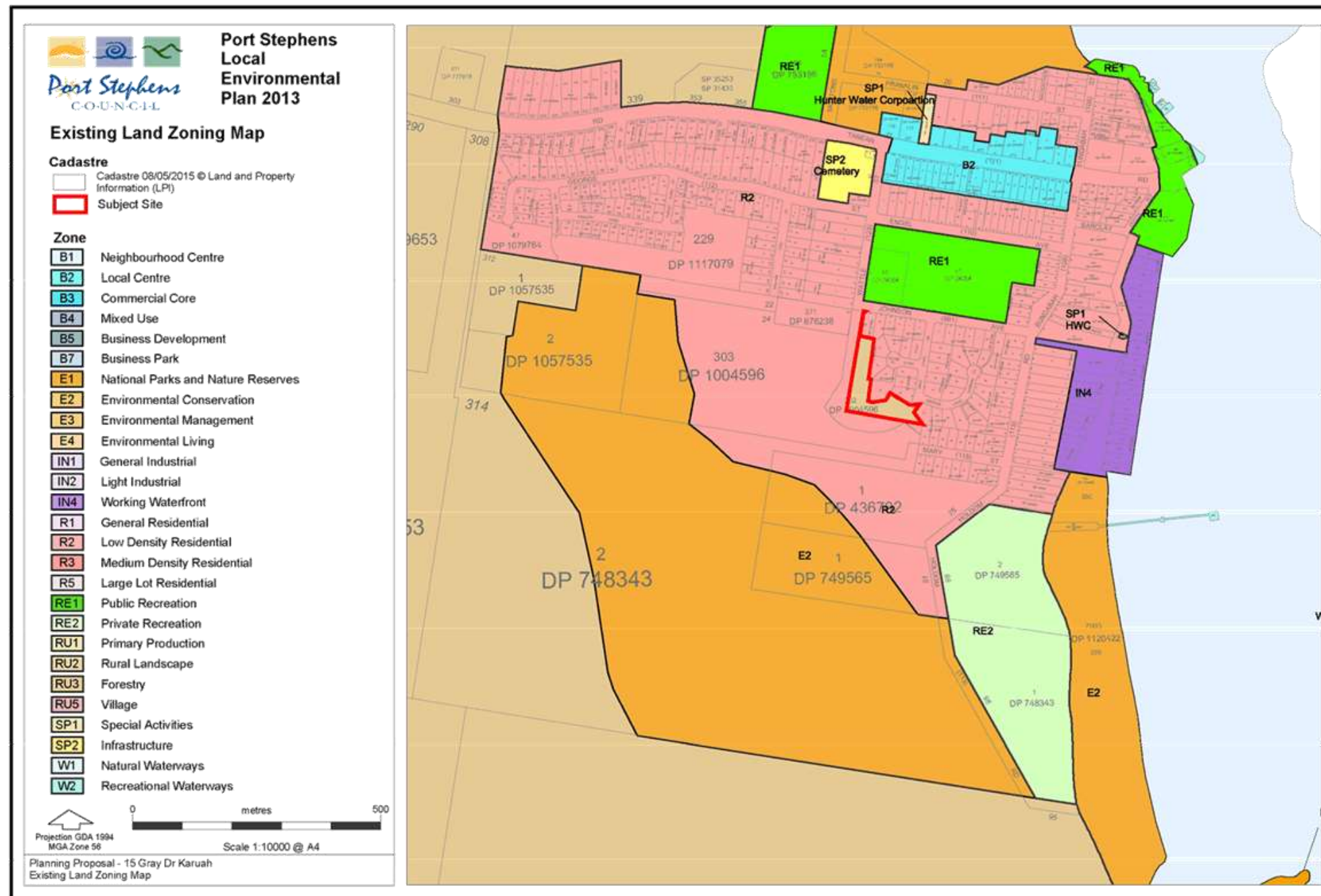
Yours sincerely

 23 NOV 2015

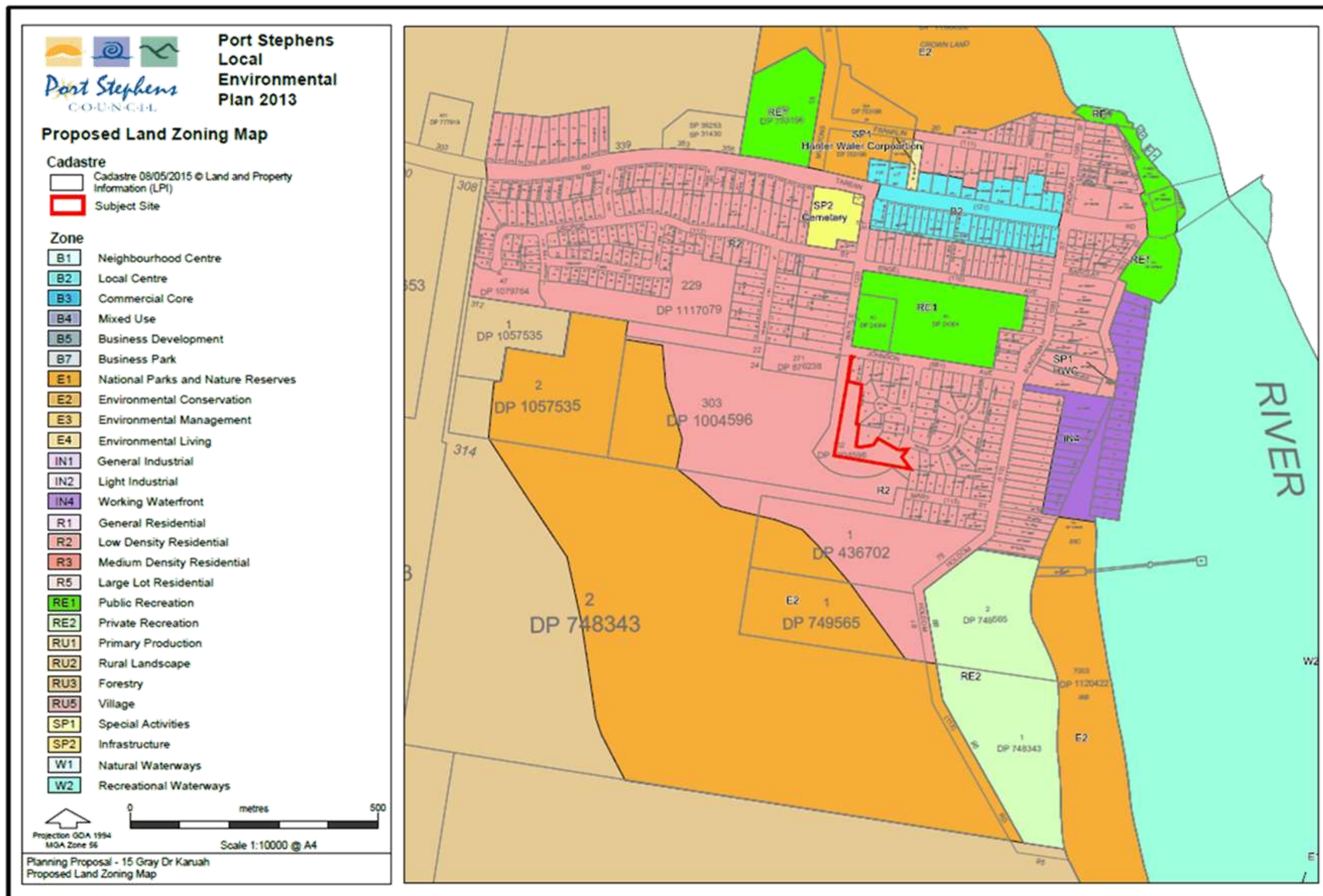
RICHARD BATH
Senior Team Leader Planning, Hunter Central Coast Region
Regional Operations



Locked Bag 1002 Dangar NSW 2309
Level 4/26 Honeysuckle Drive Newcastle NSW 2300
rog.hcc@environment.nsw.gov.au
ABN 30 841 387 271
www.environment.nsw.gov.au



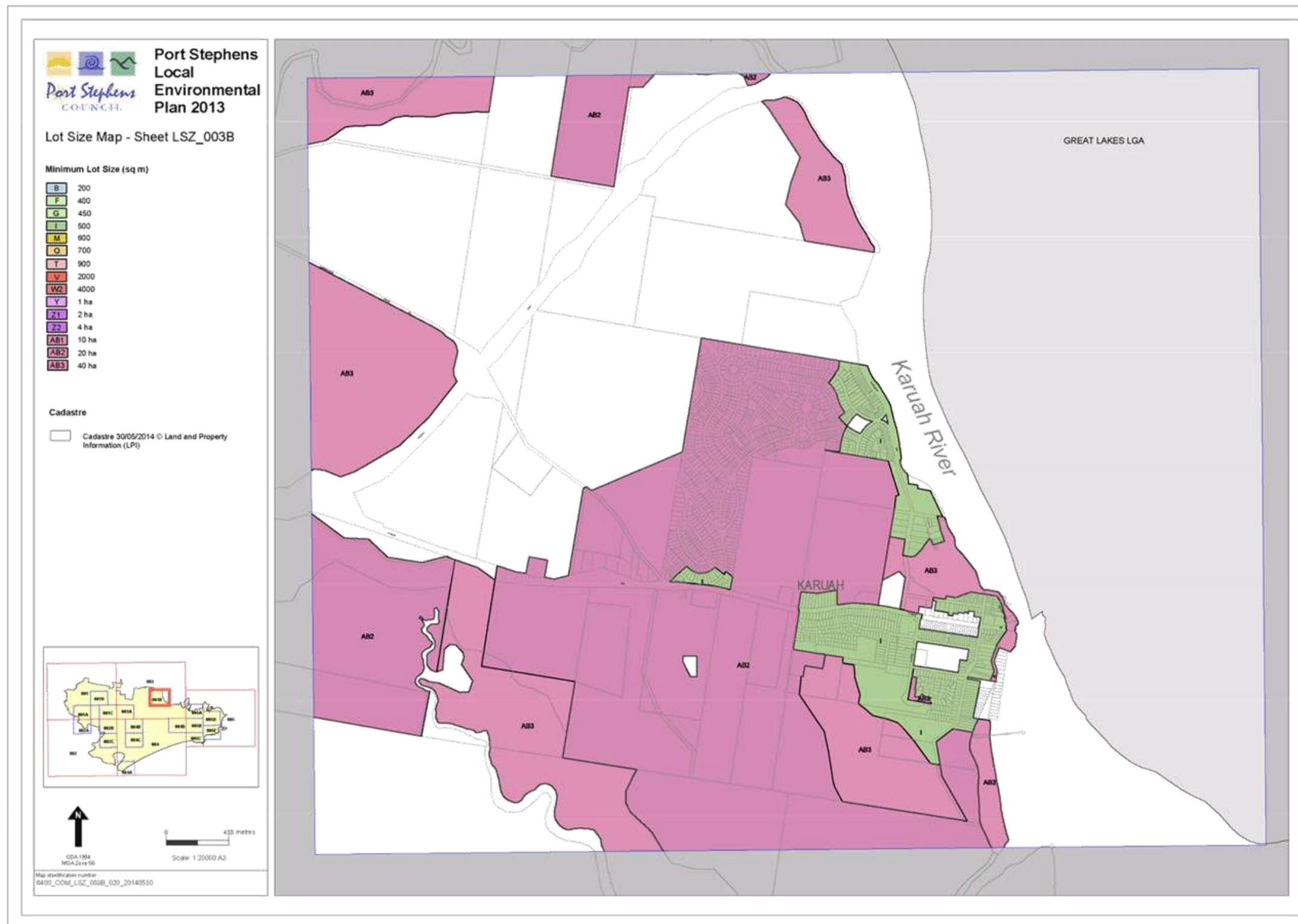
Attachment 3 – Current PSLEP 2013 Land Zoning Map –LZN_003B



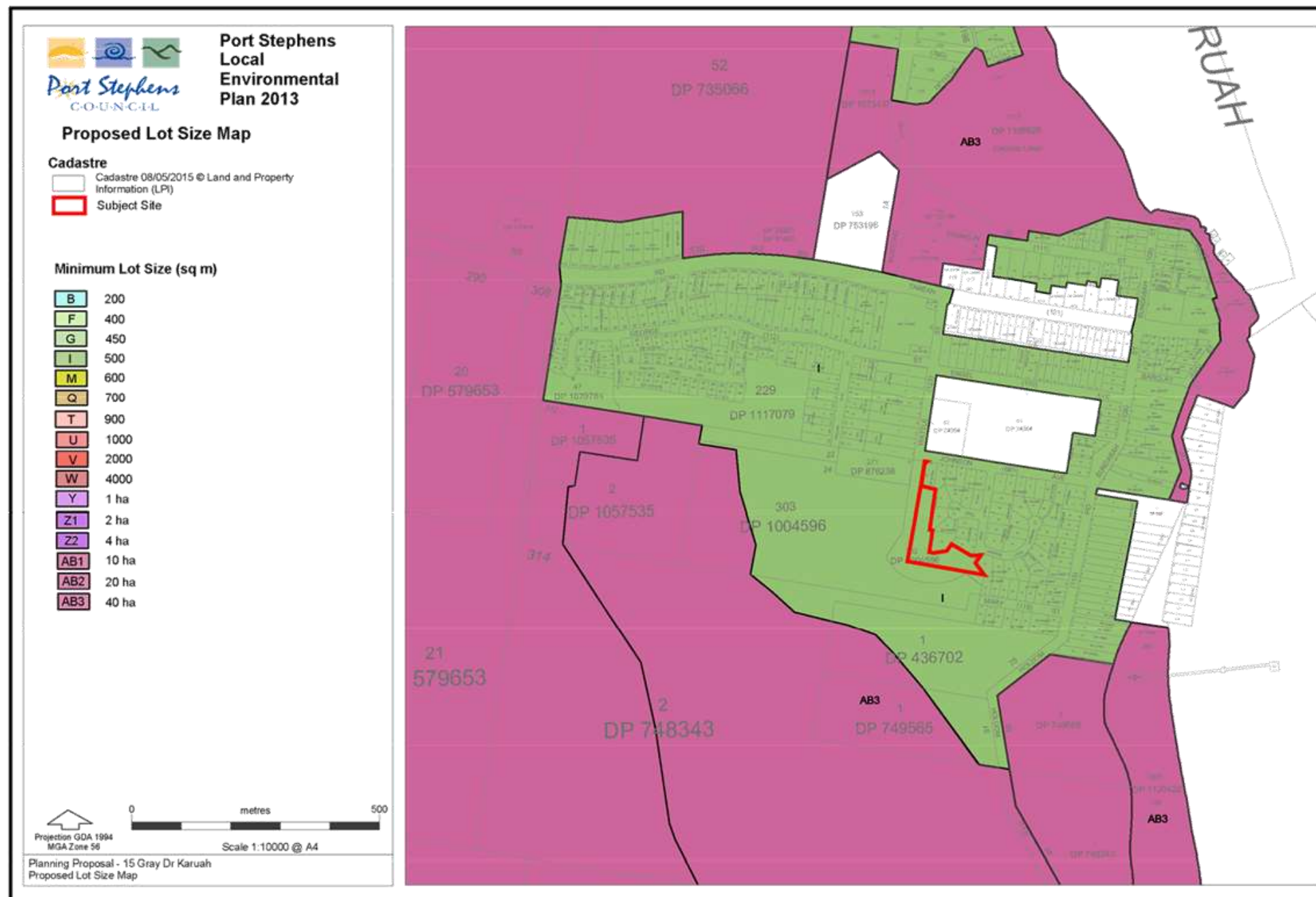
Attachment 4 – Proposed PSLEP 2013 Land Zoning Map –LZN_003B



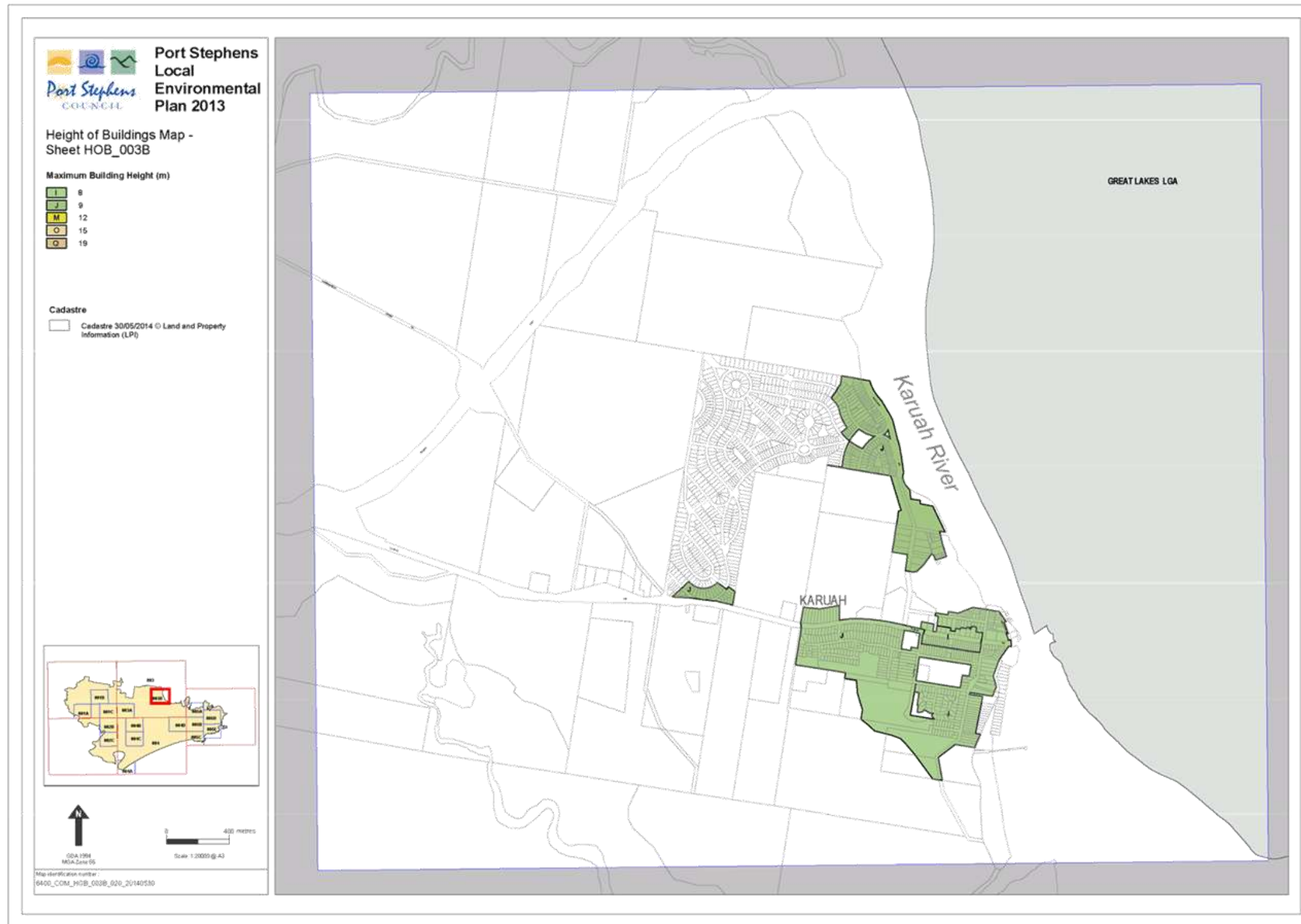
Attachment 5 – PSLEP 2000 Land Zoning Map

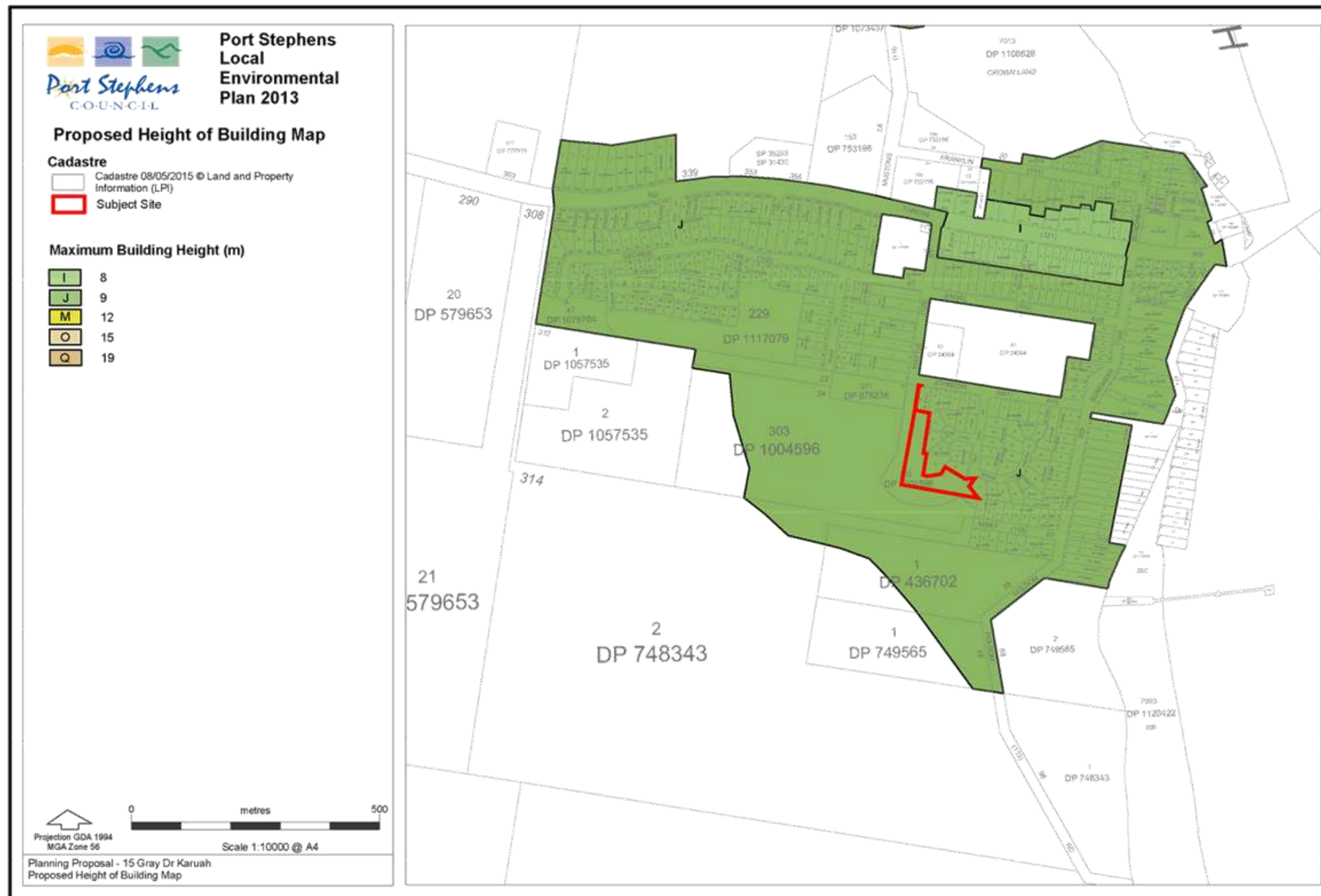


Attachment 6 – Current PSLEP 2013 Lot Size Map – Sheet LSN_003B

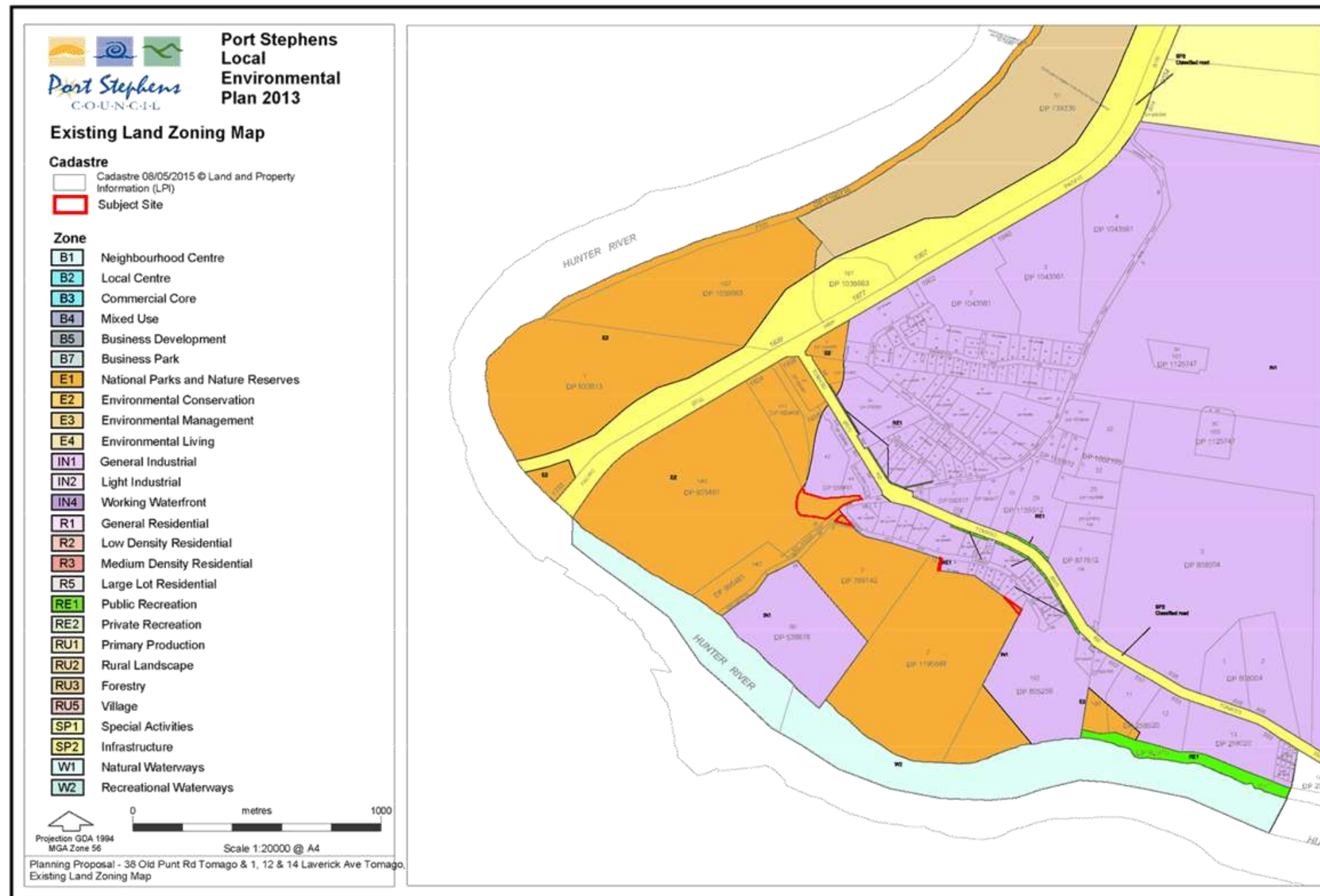


Attachment 7 - Proposed PSLEP 2013 Lot Size Map – Sheet LSN_003B

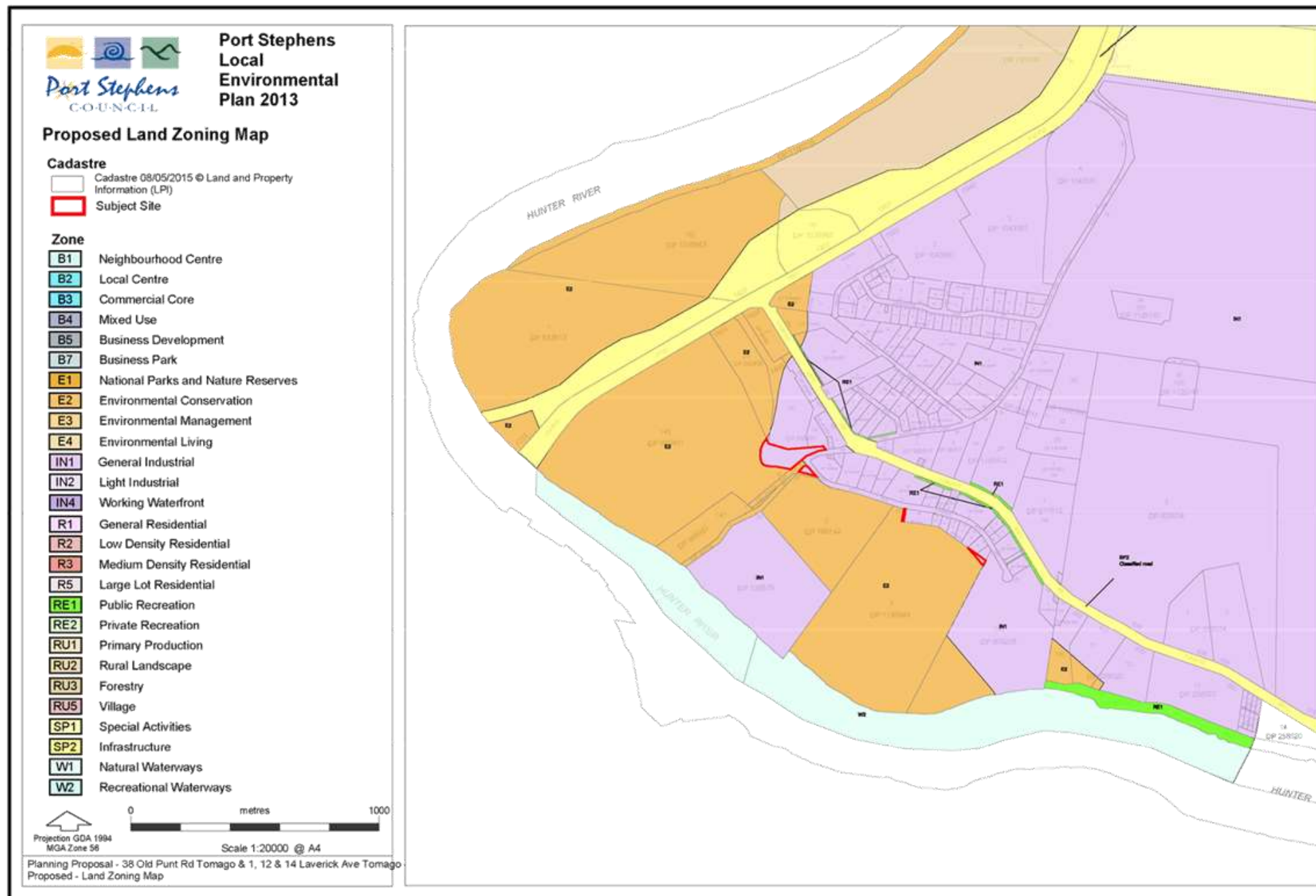




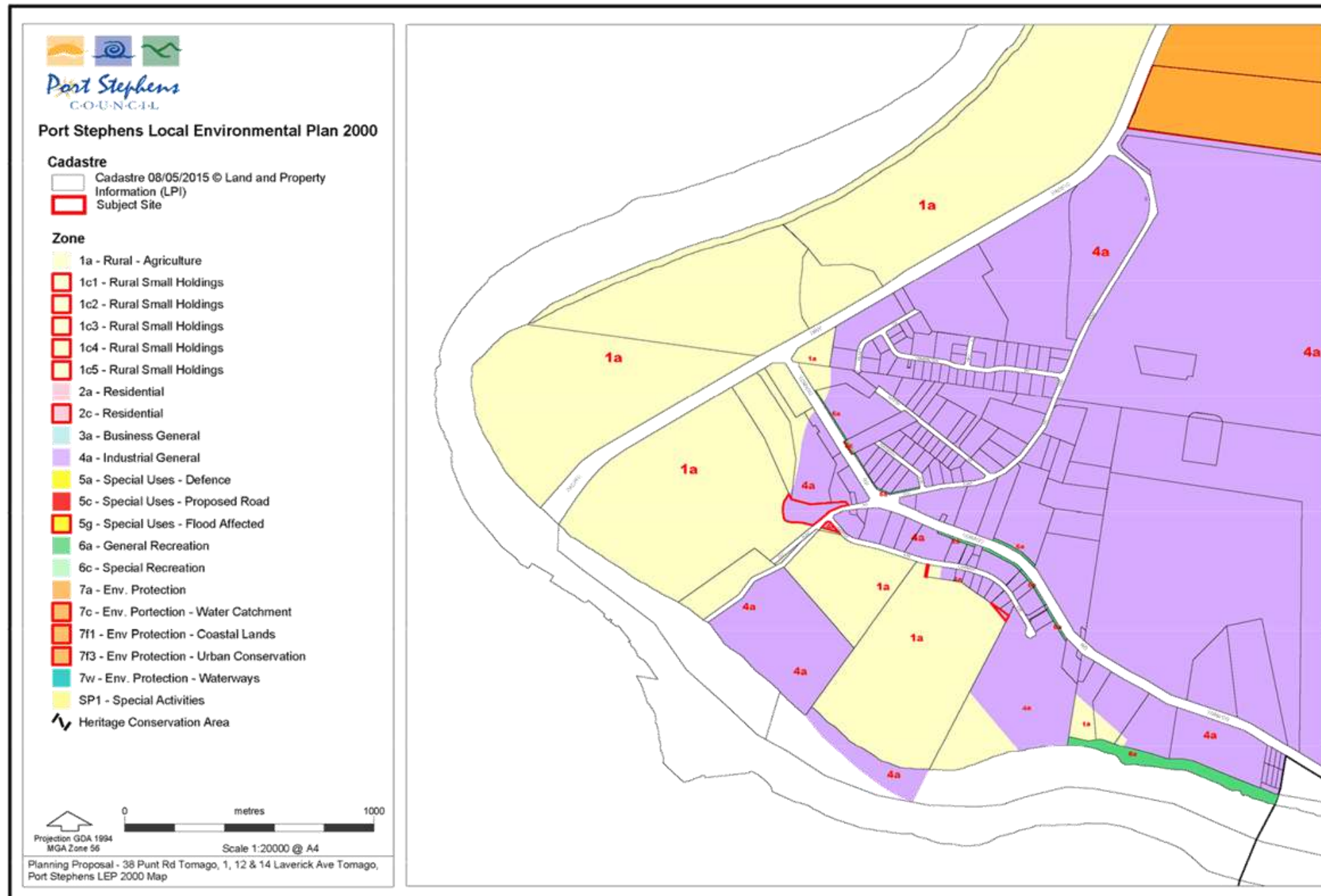
Attachment 9 – Proposed PSLEP 2013 Height of Buildings Map – Sheet HOB_003B



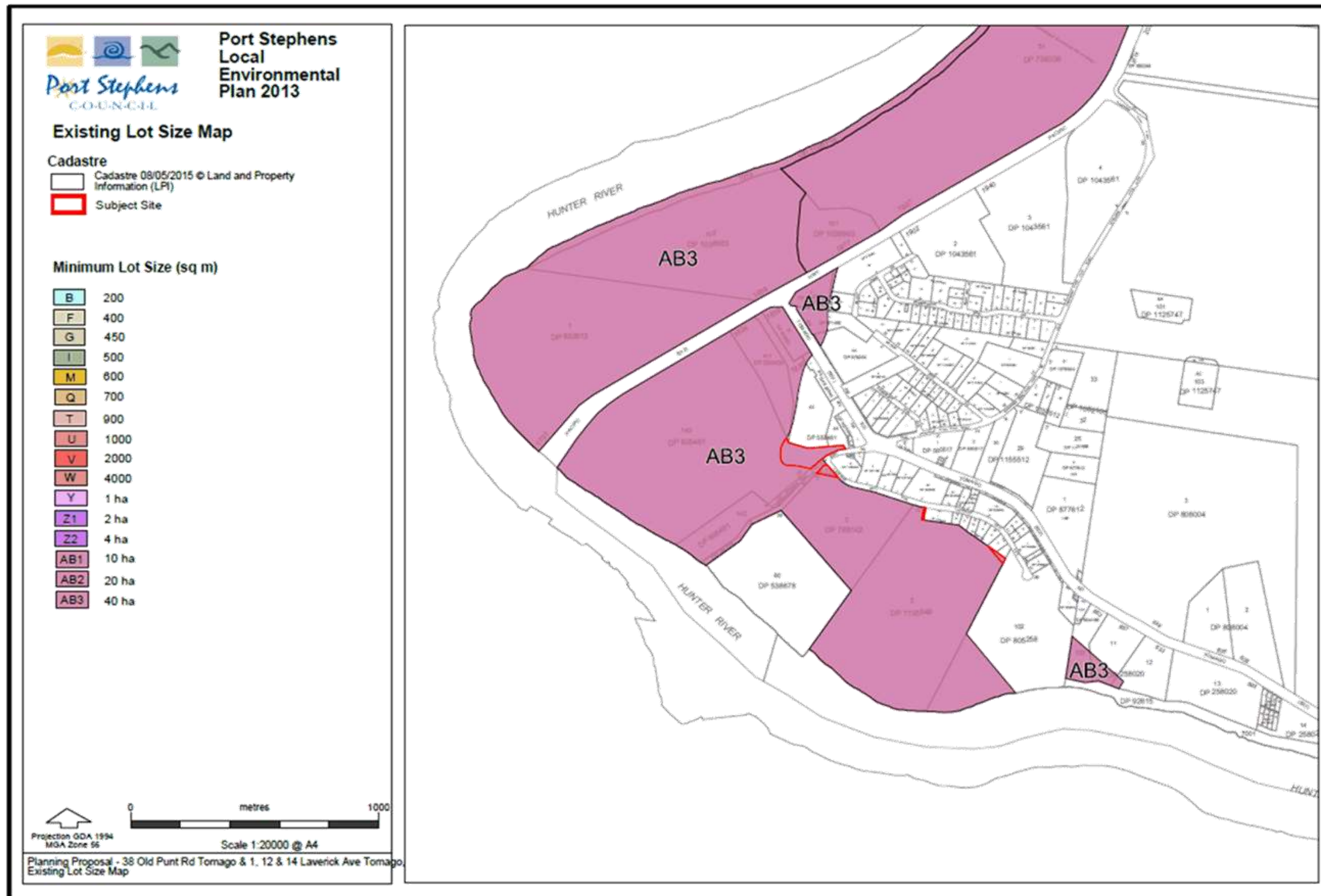
Attachment 10 – Current PSLEP 2013 Land Zoning Map – Sheet LZN_002



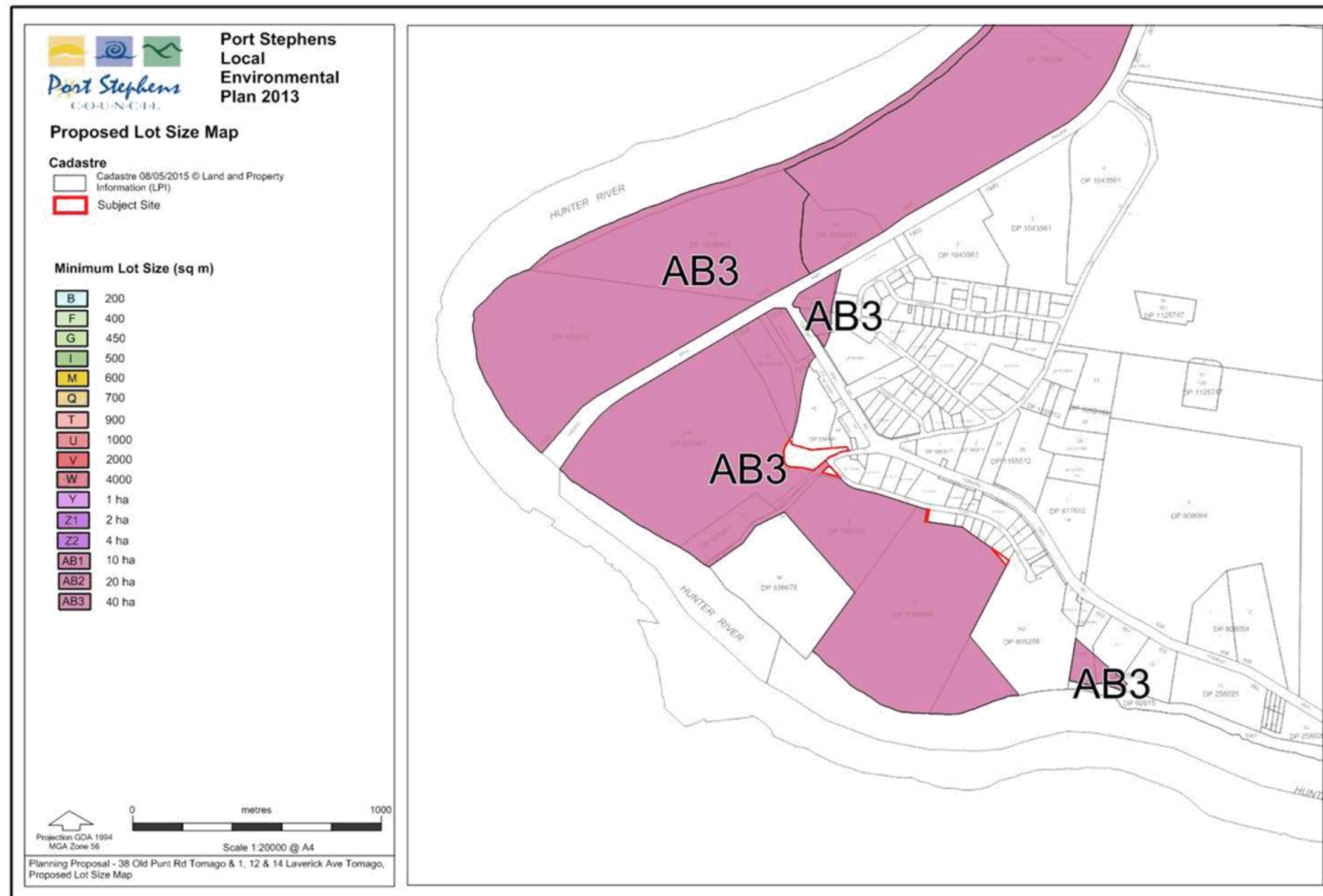
Attachment 11 - Proposed PSLEP 2013 Land Zoning Map – Sheet LZN_002



Attachment 12 – PS LEP 2000 Land Zoning Map



Attachment 13 - Current PSLEP 2013 Lot Size Map – Sheet LSN_002



Attachment 14 – Proposed PSLEP 2013 Lot Size Map – Sheet LSN_002



ITEM 3 - ATTACHMENT 1 DRAFT PSC AGEING STRATEGY.

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1 Introduction

The Port Stephens population is ageing at a rate faster than both NSW and the Hunter Region. Council's Integrated Plans 2015 – 2025 committed Council to develop an Ageing Strategy that responds to the needs of this changing demographic. This strategy outlines actions that achieve positive and practical outcomes for the ageing population in Port Stephens and informs actions in Council's Delivery Program. Council's policy direction for ageing communities is consistent with all levels of government, and that are discussed in planning and legislative documents that form the framework for responses to ageing populations. Moreover, this strategy provides direction for a whole of Council approach to deliver key priorities that support positive ageing outcomes for the Port Stephens community.

Community consultation and analysis of Port Stephens demographic data have enabled an understanding of how the current legislative and planning frameworks can be applied to ageing populations within the Port Stephens Local Government Area (LGA). In response, five key themes have been identified and form an integrated approach to delivering a range of goals and actions for the ageing population in Port Stephens:

- Ongoing analysis and planning;
- Housing, neighbourhood and land use planning;
- Transport connectivity and accessibility;
- Health and community services; and
- Social inclusion and participation.

1.1 Background

The Port Stephens LGA is experiencing a significant shift to an ageing population. As of 2011, Port Stephens had a population of 64,810 with 21,297, or 32.86% of the community being 55 and older. This is higher than both the Hunter region at 29.61% and NSW at 26.43% (REMPAN 2015). This significant demographic shift will affect the types of services and infrastructure Council and other agencies will need to deliver, the way services are delivered and accessed, the location and design for appropriate housing and the ability for older populations to participate in the community (DFCS 2012, UWS 2012, LGNSW 2014).

As ageing populations experience decreased mobility and day to day challenges, they will look to Council and other government authorities to respond and advocate for solutions. With good planning, the challenging resource and economic impacts of providing the necessary services and infrastructure needed to cope with an increasingly ageing population can be reduced. Costs can be absorbed through existing budgets by cost effective plans and actions that respond to the expectations of the ageing community; meet expectations; and provide benefits to the wider community.

ITEM 3 - ATTACHMENT 1 DRAFT PSC AGEING STRATEGY.

An ageing population presents a number of social and economic opportunities, and challenges. Older people hold knowledge and skills that are of great value to the social and economic development of a LGA. Seniors are already using their extra years to work, help friends and family, travel, volunteer and pursue personal interests. Conversely, ageing populations also impact on local government revenue, expenditure and servicing resources (DIT, 2013). Port Stephens Council currently provides \$665,174 in pensioner rate concessions, including \$419,472.19, or 63% of total rate concessions for its ageing population.

Without good planning gaps between mobility, social inclusion and, health and wellbeing will become greater between older and younger generations. A lack of good planning could exacerbate health and wellbeing issues for older populations due to isolation, reduce mobility and barriers to accessing required health services; and consequential generational segregation can result in social and economic impacts that are detrimental to communities and burdensome to local governments.

The Department of Family and Community Services (DFCS 2012) considers that local councils are best placed to develop and implement initiatives in local communities. 'Local decision making is likely to generate the best responses to ageing within communities, particularly when it involves those most affected by these decisions' (DFCS 2012). The Port Stephens Council Ageing Strategy has employed a methodology that identifies and understands the impacts of ageing populations across all levels of government and then investigates the impacts of ageing populations as they are experienced within the Port Stephens LGA. The methodology consists of analysis of the Port Stephens LGA and its ageing demographic; community consultation (Appendix 1); relevant planning principles; including plans and strategies, and a literature search (Appendix 2).

Accordingly, Council will need to maximise existing resources and strengthen its advocacy role with State Government and other community service providers. Port Stephens Council will need to effectively plan to respond to this demographic change and ensure the physical, social and economic environments are responsive to the future service, program and infrastructure needs of ageing populations and a sustainable community.

The strategy outlines proposed key priorities that achieve positive and practical outcomes for the ageing population in Port Stephens and will inform actions in both Council's Delivery Program and Operational Plan. Council's policy direction for ageing communities is consistent with all levels of government, which are discussed in planning and legislative documents that form the framework for Port Stephens Council response to ageing populations. Moreover, the strategy provides direction for a whole of Council approach to deliver key priorities that support positive ageing outcomes for the Port Stephens community.

1.2 Objectives

The objectives of this strategy are to:

1. Recognise that ageing populations are a valued demographic of the LGA and maximise the strengths and opportunities they can bring to our community;
2. Prioritise actions for Council to meet the needs of the ageing population in a way that demonstrates consistency with the Port Stephens Community Strategic Plan, and Council's Delivery Program and Operational Plan;
3. Promote integration between Council's Ageing Strategy deliverables and State and Federal outcomes to effectively address the needs of ageing populations in the Port Stephens LGA;
4. Guide a proactive Council-wide approach to improve the liveability for the Port Stephens ageing population.

2 Aligning the Strategy

This Strategy demonstrates consistency with the NSW Integrated Planning framework and as such, has considered statutory planning instruments and key planning documents relevant to ageing populations; and that apply to ageing populations residing within the Port Stephens LGA.

Although aspects of the Port Stephens Ageing Strategy will be implemented by Council, many deliverables will rely on Council advocacy and support of Federal and State Governments, and community partners. This strategy outlines both key Council deliverables and its advocacy role for ageing communities that are set out in, and consistent with key Federal and State Plans.

2.1 Principles

The Port Stephens LGA is made up of 858.5 square kilometres of diverse natural environments, much of which are protected or geographically constrained. This has resulted in a dispersed settlement pattern and wide ranging community types. The following planning principles need to be considered in order to form a holistic approach to implementing infrastructure and services that are equitable, accessible and inclusive for older people with varying needs and capacities (AG et. al. 2011, *Local Government ACT* 1993, HNEPH, 2012, WHO 2007a, WHO 2007).

2.1.1 Social Policy Principles

- **Inclusive and accessible communities**
Includes the physical environment, public and active transport opportunities, public and open space, accessible buildings; digital information and communications technologies; and inclusion and participation in civic life including social, sporting, recreational and cultural life.
- **Social justice**
Protection of rights, such as anti-discrimination measures; complaints mechanisms; advocacy; participation in the electoral and justice systems and engagement in decision making processes.

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- **Economic security**
Access to jobs, business and entrepreneurship opportunities, and affordable housing whereby older people can operate on a level playing field and maintain financial independence and livelihood;
- **Education and learning**
Access to ongoing learning and education, including formal and informal training; vocational education; transition from education to employment and other life-long learning opportunities.
- **Health and well being**
Access to health services and individual-centred care that support interactions between health and disability systems; informal care and support; well-being and quality of life.

2.1.2 Planning Principles

- **Sustainable land use planning and housing diversity**
Development that responds to community needs, both now and in the future for the ongoing sustainability of the social, natural and economic environments; providing affordable housing that is an appropriate type, located near centres and service providers, including, transport, health care and social services, and the provision of land for additional services and infrastructure. This provides a broader benefit to other cross sections of the community and therefore, provides cost effectiveness for Council.
- **Integrated and equitable transport networks**
Whilst the majority of ageing populations are able to remain considerably active and independent lives through their 60s and often beyond, the availability of integrated and equitable transport networks can have two fold benefits. Access to connected public and active transport options that are easy to navigate and well connected to surrounding areas can provide appealing alternatives to driving. Active transport options that are easy to walk and bicycle around encourage physical activity and provide opportunities to increase social interactions, which have significant positive impacts on mental and physical health outcomes.
- **Liveable communities**
Communities where the physical, social and economic environments support people to engage and participate in their day to day activities and do not face barriers to carrying out their daily lives.
- **Urban design**
Neighbourhood design that creates places for people through integration of functional and appropriate land uses, high quality design of an appropriate scale to create a sense of place that is vibrant with positive perceptions of safety, whilst accommodating diverse users of all ages and abilities.

3 Key Priorities and Outcomes

Analysis of the key planning documents outlined Table 1 and community feedback identified four priorities, and a number of relevant goals to address the issues that impact on ageing populations specific to the Port Stephens LGA. Table 2 provides analysis of key State and Regional plans and identifies the opportunities for action for the Port Stephens Ageing Strategy. Further detail on the relevant State and Regional plans is provided in Appendix 2.

3.1 Key Priorities

3.1.1 Ongoing analysis and planning

Additionally, we have included actions that support ongoing monitoring and analysis of the ageing population. This will ensure adequate planning to meet the ongoing needs of the LGA's ageing demographic and continue to provide a coordinated approach Council wide.

3.1.2 Housing, neighbourhood and land use planning

Ageing populations will have a major impact on future urban design and housing demand due to a shift in preferred housing choice, such as type, design and location. As people age tenure security and housing that is adaptable, smaller, safer, more secure and that is close to services, transport and family will become increasingly important. The ability to make these individual choices has a significant link to physical and, mental wellbeing and health issues. Older people can be particularly susceptible to the impacts of inappropriate housing for reasons including displacement from family and friends; and isolation due to physical barriers, particularly for those people who have a disability.

The involvement of local government in housing is, to a great extent restricted to planning for land use and regulating development. However, there are opportunities for local government to advocate for, and influence housing supply, including identifying appropriate land for aged care facilities, other appropriate dwelling types and affordable housing. At a State level NSW 2021 discusses actions that include partnering with *'local councils to ensure targets for housing and growth and the priorities with subregional plans are reflected in relevant planning proposals and in Local Environmental Plans (LEPs)'*. This is discussed in the Lower Hunter Regional Strategy, which references the need to ensure that adequate land is available and appropriately located to sustainably accommodate housing supply over the next 25 years (DOP 2006)

Furthermore, the State of Australian Cities Report (2013) acknowledges the economic and social benefits of older people staying in their own homes. However, the ongoing ability to do so will largely depend on the availability of diverse housing choices, the suitability of the design features of dwellings; and neighbourhood design, including the location and availability of nearby services (LGNSW 2014). The Port Stephens Planning Strategy 2011 provides consistent direction noting the need for Council to plan for a range of housing types of appropriate densities, location and

suitability that is capable of adapting and responding to the ageing of the population (PSC 2011). However, there appears to be a mismatch between current housing production, the size of changing households and the need for appropriate and affordable housing.

Goal: Development that enables older people to live in appropriate, well designed and located accommodation of their choice.

Goal: Provide access to services and improved social inclusion located near town centres.

3.1.3 Transport and Accessibility

Transport and accessibility are key factors that influence positive ageing. Improvements to connectivity between homes, and quality services and facilities can provide a broader and cost effective benefit to other cross-sections of the community. Port Stephens Council has noted the need to establish effective public and community transport links to health and community services that offer relevant health care and recreational activities. Therefore, future land use decisions should consider implementation of, and increase in pedestrian and cycle path networks due to their capacity to replace the short trips that constitute the majority of motor vehicle movements on a day to day basis, in addition to the significant social and health benefits.

Due to the dispersed settlement pattern in the Port Stephens LGA public transport networks encompass many challenges. However, practical improvements wherever possible, such as timetabling and route signage at bus stops that is easy to interpret could improve usage. Quality transport infrastructure and appropriate land-use planning tailored to the demographic structure and community type are needed to provide access to desirable community and health services, and also provide opportunities to engage in social interactions, which have positive impacts on improved and sustained health.

Goal: A connected network of public transport, pedestrian and cycle ways that provide access to desirable locations and increase social connectivity and opportunities.

3.1.4 Health and community services

The World Health Organisation (WHO) defines health as a state of complete physical, mental and social wellbeing, and not merely the absence of disease. However, ensuring the ongoing health of the ageing population will be largely dependent on access to medical facilities and services, as well as opportunities to participate in appropriate physical and recreational activities.

Goal: Establish effective partnerships with health care providers, mobile health services and, community and recreational activities; and where a need exists, identify and advocate for new ones.

3.1.5 Inclusion and participation

The NSW Ageing Strategy acknowledges the benefits of maintaining social connections in supporting good mental and physical health and wellbeing of all people. Ageing communities are particularly vulnerable to becoming isolated and

experiencing adverse health effects due to increasing age related barriers to inclusion, such as a lack of skills and mobility. There is a direct link between social connectedness and mental and physical health outcomes, which has ongoing economic impacts to communities. This is supported by WHO, which has stated "inadequate social support is associated not only with an increase in mortality, morbidity and psychological distress but a decrease in overall general health and well-being" (2002).

Goal:	Support continued and increase opportunities for engaging ageing populations in desired social activities, including participation in decision-making processes within existing Council plans and services.
Goal:	Support continued and increased opportunities for engaging ageing populations in desired social activities, including facilities and infrastructure that meets the needs of older people

4. Action Plan

Actions to achieve the purpose and objectives of this strategy will be delivered through the following four key themes as presented in Table 1:

- Ongoing analysis and planning
- Housing, neighbourhood and land use planning
- Transport connectivity and accessibility
- Health and community services
- Social inclusion and participation

ITEM 3 - ATTACHMENT 1 DRAFT PSC AGEING STRATEGY.

TABLE 1: ACTION PLAN

Key Themes	Goals	Council Actions and Deliverables	Measure	Gaps, challenges	Stakeholder	Responsibility	Timeframe
1. Ongoing analysis and planning	Provide ongoing analysis to enable effective and ongoing planning for the ageing demographic	1. Develop the Port Stephens Demographic and Wellbeing Report including population, dwelling and housing forecasts.	<ul style="list-style-type: none"> Deliver the Port Stephens Demographic and Wellbeing Report including population, dwelling and housing forecasts. 	<ul style="list-style-type: none"> Nil 	<ul style="list-style-type: none"> Service provider 	<ul style="list-style-type: none"> Strategic Planning 	Short term
		2. Map densities of ageing populations and desirable destinations, e.g health services and retail	<ul style="list-style-type: none"> Maps that provide visually clear data that can be used to inform and prioritise Councils Delivery Plan actions. 	<ul style="list-style-type: none"> Obtaining data GIS resources 	<ul style="list-style-type: none"> Strategic Planning 	<ul style="list-style-type: none"> GIS Services 	Medium term
2. Housing, neighbourhood and land use planning	Development that enables older people to live in appropriate, well designed and located accommodation of their choice.	3. Investigate and identify options to increase supply of affordable housing	<ul style="list-style-type: none"> Formalised agreement with Affordable Housing Provider (Pacific Link) and identified options to deliver affordable housing Maintain ongoing operation of Council owned Tanilba Bay Aged Care facility 	<ul style="list-style-type: none"> Council support Lack of financial incentive for developers to develop affordable housing Balancing developer interests with community needs to increase the supply of affordable housing in the LGA. Lack of awareness and understanding of benefits of affordable housing 	<ul style="list-style-type: none"> Strategic Planning Property services 	<ul style="list-style-type: none"> Affordable housing providers (Pacific Link) 	Medium term
		4. Develop a project plan to guide and strengthen Council's provision of affordable housing options within the LGA.	<ul style="list-style-type: none"> Endorsed affordable housing strategy that: <ul style="list-style-type: none"> Contributes to increasing the supply of housing appropriate for ageing populations, i.e. dwellings that are 	<ul style="list-style-type: none"> Resources 	<ul style="list-style-type: none"> Property Services 	<ul style="list-style-type: none"> Strategic Planning 	Medium term

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Key Themes	Goals	Council Actions and Deliverables	Measure	Gaps, challenges	Stakeholder	Responsibility	Timeframe
			affordable, adaptable and located in the Raymond Terrace centre.				
		5. Work with the State to ensure housing targets (growth, types, density and location) are consistent with subregional plans and relevant to the LGA.	<ul style="list-style-type: none"> As per Port Stephens Demographic and Wellbeing Report including population, dwelling and housing forecasts. 	<ul style="list-style-type: none"> Inconsistency between state top down dwelling forecasts and actual LGA targets 	<ul style="list-style-type: none"> Service provider 	<ul style="list-style-type: none"> Strategic Planning Department of Planning and Environment 	Short term
		6. Housing and aged care facilities support and incorporate flexible building design (location, size, type, style).	<ul style="list-style-type: none"> Planning controls to ensure development is: <ul style="list-style-type: none"> - close to city centres as possible; - within proximity to services needed by older people; - housing provides for choice and stage of life. 	<ul style="list-style-type: none"> Current legislation and policy Planning controls 	<ul style="list-style-type: none"> Strategic Planning Corporate services 	Assets	Long term
	Provide services and access for improved social inclusion located near town centres.	7. Reinforce Nelson Bay and Raymond Terrace as the primary health and service providers for ageing populations in the Port Stephens L.	<ul style="list-style-type: none"> TBA, dependant on available NSW Health Data 	<ul style="list-style-type: none"> Accessibility for outer communities Obtaining NSW Health data 	<ul style="list-style-type: none"> Nelson Bay polyclinic HealthOne clinic Raymond Terrace 	<ul style="list-style-type: none"> Strategic Planning Property Services section 	Medium term
		8. Identify gaps in dwelling development and dwelling type to meet the needs of aging populations	<ul style="list-style-type: none"> Complies with high quality open space and urban design principles. Demonstrates flexible building design 	<ul style="list-style-type: none"> Port Stephens LEP Planning controls 	<ul style="list-style-type: none"> Economic Development 	<ul style="list-style-type: none"> Assets Strategic Planning 	Short term

ITEM 3 - ATTACHMENT 1 DRAFT PSC AGEING STRATEGY.

Key Themes	Goals	Council Actions and Deliverables	Measure	Gaps, challenges	Stakeholder	Responsibility	Timeframe
3. Transport and accessibility	A connected network of public transport, pedestrian and cycle ways that provide access to desirable locations and increase social connectivity and opportunities.	9. Prioritise actions within Council's Pathway's Plan to improve safety, connectivity and accessibility to meet the needs of the ageing population.	<ul style="list-style-type: none"> Implementation of Council's Pathway Plan demonstrates: <ul style="list-style-type: none"> Better footpath connectivity between trip generation and destination for the ageing population, eg between higher densities of older people and the Raymond Terrace HealthOne Clinic; Ensure footpath routes are legible and safe, eg signage stating destinations and distance, presence of pram ramps. 	<ul style="list-style-type: none"> Will require referral between Assets and Strategic Planning Funding 	<ul style="list-style-type: none"> Strategic Planning Social Planning 	<ul style="list-style-type: none"> Assets 	Short term
		10. Review and gain endorsement of the Pedestrian Access and Mobility Plan (PAMP) in accordance with legislative requirements	<ul style="list-style-type: none"> Implementation of the PAMP that demonstrates: <ul style="list-style-type: none"> Pavements that are free of obstacles, uneven surfaces; Kerb ramps; Wider paths to improve safety and access for mobility scooters. 	<ul style="list-style-type: none"> Completion of dwelling and services mapping Funding 	<ul style="list-style-type: none"> Strategic Planning Assets 	<ul style="list-style-type: none"> Assets 	Short term
		11. Advocate for improved current community transport services in the Port Stephens Local Government Area	<ul style="list-style-type: none"> Improved public transport services for ageing populations: <ul style="list-style-type: none"> Frequency; Access to service information. Bus routes and time tables are clearly displayed on easy to read signage at bus stops. 	<ul style="list-style-type: none"> Assessing current service provisions against community needs Coordinating with external providers – Social Planning to attend Joint Transport Operators Meetings 	<ul style="list-style-type: none"> Strategic Planning Lower Hunter Transport Guide 	<ul style="list-style-type: none"> Port Stephens Coaches Assets – Joe Gleeson Busways Hunter Valley Buses 	Long term

ORDINARY COUNCIL - 8 MARCH 2016 - ATTACHMENTS

ITEM 3 - ATTACHMENT 1 DRAFT PSC AGEING STRATEGY.

Key Themes	Goals	Council Actions and Deliverables	Measure	Gaps, challenges	Stakeholder	Responsibility	Timeframe
4. Health and community services	Establish effective partnerships with health care providers, mobile health services and community	12. Identify and promote existing Council programs and services targeted to ageing populations	<ul style="list-style-type: none"> Review and update Councils Community Directory Up to date Community Directory displayed on Council website. Maintain assisted bin collection services (Blue Dot Service) 	<ul style="list-style-type: none"> Resources 	<ul style="list-style-type: none"> Strategic Planning 	<ul style="list-style-type: none"> Community Services Waste services 	Ongoing
		13. Identify and advocate for improved health care programs and services	<ul style="list-style-type: none"> Increase in appropriate external programs and services for ageing populations, including culturally appropriate programs and services. 	<ul style="list-style-type: none"> Funding 	<ul style="list-style-type: none"> Murrook Cultural Centre Worimi Aboriginal Land Council Karuah Aboriginal Land Council Karuah Aboriginal Mission 	<ul style="list-style-type: none"> Strategic Planning Community Services Aboriginal Strategic Committee 	Medium term
		14. Advocate for maximising existing health care providers, and identify needs for additional health care providers and services required by the aged demographic.	<ul style="list-style-type: none"> Develop partnerships with relevant stage agencies Advocate for culturally sensitive health care 	<ul style="list-style-type: none"> Gap analysis in existing service provision and actual need. Refer and advocate for gaps to relevant State agencies. 	<ul style="list-style-type: none"> Strategic Planning Community Services Murrook Cultural Centre Worimi Aboriginal Land Council Karuah Aboriginal Land Council Karuah Aboriginal Mission 	<ul style="list-style-type: none"> Relevant state agencies 	Ongoing
		15. Prepare draft Port Stephens Council Disability Inclusion Action Plan.	<ul style="list-style-type: none"> Endorsed Port Stephens Council Disability Inclusion Action Plan. 	<ul style="list-style-type: none"> Resources 	<ul style="list-style-type: none"> State Department of Family and Community Services 	<ul style="list-style-type: none"> Social Planning 	Short term
5. Inclusion and participation	Support continued and increased opportunities for engaging ageing populations to participate in	16. Maintaining workforce participation of older workers.	<ul style="list-style-type: none"> Maintain Older Employee Workforce strategy Increased participation of older Council staff Endorse community learning framework and 	<ul style="list-style-type: none"> Funding Resources Ongoing Council recognition and planning for retention of older 	<ul style="list-style-type: none"> Chamber of Commerce TAFE providers State training providers 	<ul style="list-style-type: none"> Human Resources Economic Development 	Long term

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Key Themes	Goals	Council Actions and Deliverables	Measure	Gaps, challenges	Stakeholder	Responsibility	Timeframe
	community life, including participation in decision-making processes with existing Council plans and services.		the continuation of the Education and Employment Interagency • Economic Development include ageing populations	workers (retraining and flexible work arrangements)			
		17. Investigate lifelong learning opportunities for ageing populations.	• Identify new and innovative ways for ageing populations ongoing workforce participation; - Councils mobile library service - Volunteering opportunities	• Funding • Resources	• Education and Employment Interagency (EEI) • Strategic Planning	• Community services	Medium term
		18. Support participation of ageing communities in decision making processes.	• Community Consultation Strategy considers and includes ageing populations.	• Opportunities for ageing populations to access information and provide feedback during planning processes	• Strategic Planning	• Community Development and Engagement	Short term
	Support continued and increased opportunities for engaging ageing populations in desired social activities, including facilities and infrastructure that integrate and meet the needs of older people	19. Maintain and promote social activities, including opportunities for intergenerational activities where younger people in the community can integrate with the older generation	• Develop intergenerational activities and services, such as volunteering opportunities, learning opportunities. • Investigate opportunity for small scale fully integrated Child Care in Councils Tanilba Bay Aged Care facility • Enable intergenerational activities through existing Council funded services ○ Port Stephens libraries ○ Men's shed	• Navigating relevant legislation and policy involved with integrating land uses and services • Funding	• Relevant state agencies	• Strategic Planning • Community Services	Medium term

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Key Themes	Goals	Council Actions and Deliverables	Measure	Gaps, challenges	Stakeholder	Responsibility	Timeframe
		20. Undertake an audit of existing community and recreational facilities and identify usage and potential to expand services to meet growing need.	<ul style="list-style-type: none"> Increased patronage <ul style="list-style-type: none"> Senior citizens (Nelson Bay, Raymond Terrace and Tanilba Bay) Maintain and increase Council library services when a need is indicated <ul style="list-style-type: none"> Provision of large print books Talking books Audio and visual navigators 	<ul style="list-style-type: none"> Funding Resources 	<ul style="list-style-type: none"> Strategic Planning 	<ul style="list-style-type: none"> Assets Community Services 	Medium term
		21. Condition of existing facilities and infrastructure to meet the needs and functionality for aged populations	<ul style="list-style-type: none"> Adopt the Liveability Assessment Tool (see reference list) Councils Strategic Asset Management Plan (SAMP) to discuss a demographic analysis 	<ul style="list-style-type: none"> Conduct condition reports of existing infrastructure, i.e. <ul style="list-style-type: none"> removal of rough surfaces remove trip hazards Ensure CPTED compliance (lighting, surfaces) 	<ul style="list-style-type: none"> Strategic Planning Civil Assets 	<ul style="list-style-type: none"> Assets 	Medium term
		22. Include ageing populations within the Port Stephens Crime Prevention Plan, Community Safety Plan and related audits.	<ul style="list-style-type: none"> Port Stephens Crime Prevention Plan considers ageing populations 	<ul style="list-style-type: none"> Identify and map locations where the elderly perceive safety concerns <ul style="list-style-type: none"> Refer to CPTED treatments 	<ul style="list-style-type: none"> Strategic Planning Geographic Information Services NSW Police 	<ul style="list-style-type: none"> Social Planning 	Medium term
		23. Audit provision of seating and shade facilities along walking routes, cycle paths and parks popular with ageing populations.	<ul style="list-style-type: none"> Customer satisfaction survey reflects increased use and satisfaction with footpaths and cycle ways 	<ul style="list-style-type: none"> Funding to identify pedestrian and cycle/wheelchair linkage improvements that support a more user friendly active transport system with better 	<ul style="list-style-type: none"> Strategic Planning Disability Services 	<ul style="list-style-type: none"> Assets 	Medium term

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Key Themes	Goals	Council Actions and Deliverables	Measure	Gaps, challenges	Stakeholder	Responsibility	Timeframe
				connectivity to land uses; - appropriate seating and shade along routes - public toilets that are clean and well maintained			

Note: Timeframes are consistent with the Integrated Planning and Reporting framework as follows:

- Long term timeframes are 5 – 10 years.
- Medium term timeframes are 2 – 4 years
- Short term time frames are 1 – 2 years