



## PLANNING PROPOSAL

74 SOUTH STREET, MEDOWIE

# *Planning Proposal*

Liability limited by a scheme approved under Professional Standards Legislation

Quality ISO 9001 Certified System

## ITEM 4 - ATTACHMENT 3 PROPONENT PLANNING PROPOSAL.

## PLANNING PROPOSAL



This Report was prepared by:

Monteath & Powys Pty Ltd  
Suite 13 Tonella Commercial Centre  
125 Bull Street  
NEWCASTLE WEST NSW 2302

PO Box 726  
NEWCASTLE NSW 2300

**Telephone:** (02) 4926 1388  
**Facsimile:** (02) 4929 3475  
**Web:** [www.monteathpowys.com.au](http://www.monteathpowys.com.au)

Document Control					
			Document ID: 2016/0311 PP		
Rev No	Date	Revision details	Author	Verifier	Approver
1	July 2016	Draft	MM	DH	DH
2	August 2016	Final	MM	DH	DH

**PROJECT:** 74 South Street, Medowie - Rezoning

**CLIENT:** Darren Threadgate

**OUR REFERENCE:** 2016/0311

**VERSION:** Draft – July 2016  
Final – September 2016

**AUTHOR:** Matilda Munn  
Bach. Urb. Reg. Planning, Cert. Bushfire Protection.  
Town Planner

**CERTIFICATION:** I certify that to the best of my knowledge the information contained within this Report is neither false nor misleading.

**SIGNATURE:**

**CHECKED BY:** Darren Holloway  
B.Sci. (Hons), MBEnv  
Senior Planner  
Certified Practising Planner

**SIGNATURE:**

74 SOUTH STREET, MEDOWIE

## PLANNING PROPOSAL



## Table of Contents

<b>1. INTRODUCTION .....</b>	<b>4</b>
1.1 SITE DESCRIPTION.....	4
1.2 EXISTING ZONING .....	4
1.3 MINIMUM LOT SIZE PROVISIONS .....	5
<b>2. THE PROPOSAL .....</b>	<b>6</b>
2.1 THE NEED FOR THE REZONING .....	6
2.2 LAND USE CONFLICT CONSIDERATIONS .....	7
<b>3. MATTERS TO BE ADDRESSED IN A PLANNING PROPOSAL .....</b>	<b>8</b>
3.1 PART 1 – OBJECTIVES AND INTENDED OUTCOMES .....	8
3.2 PART 2 – EXPLANATION OF THE PROVISIONS.....	8
3.3 PART 3A – NEED FOR THE PLANNING PROPOSAL .....	9
3.4 PART 3B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK.....	11
3.5 PART 3C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT .....	14
3.6 PART 3D – STATE AND COMMONWEALTH INTERESTS .....	15
3.7 PART 4 – COMMUNITY CONSULTATION .....	16
<b>4. CONCLUSION.....</b>	<b>17</b>
 <b>APPENDIX A .....</b>	 <b>PROPOSED ZONING</b>
<b>APPENDIX B .....</b>	<b>PROPOSED MINIMUM LOT SIZE</b>

74 SOUTH STREET, MEDOWIE

## PLANNING PROPOSAL

**1. INTRODUCTION**

This Planning Proposal has been prepared on behalf of Darren Threadgate in relation to the proposed rezoning of land at 74 South Street, Medowie in the Port Stephens local government area (LGA).

**1.1 SITE DESCRIPTION**

The site is known as 74 South Street, Medowie, and can be legally identified as Lot 712 DP1077195.



Figure 1: Locality Map (SixMaps)

The subject site is vacant of development, and can be characterised by managed lands and some vegetation. The site is approximately 2000m<sup>2</sup>, and is currently zoned R5 Large Lot Residential with a minimum lot size of 2,000m<sup>2</sup>.

**Surrounding Development**

The subject site is located approximately 2.5km to the south of the township of Medowie, with the Pacific Dunes Golf Estate located to the south of the site.

The site is surrounded directly by residential development and undeveloped residential lots to the north, south, east and west.

**1.2 EXISTING ZONING**

The subject site is zoned R5 Large Lot Residential under the Port Stephens LEP 2013 (See Figure 2 below).

74 SOUTH STREET, MEDOWIE



## PLANNING PROPOSAL

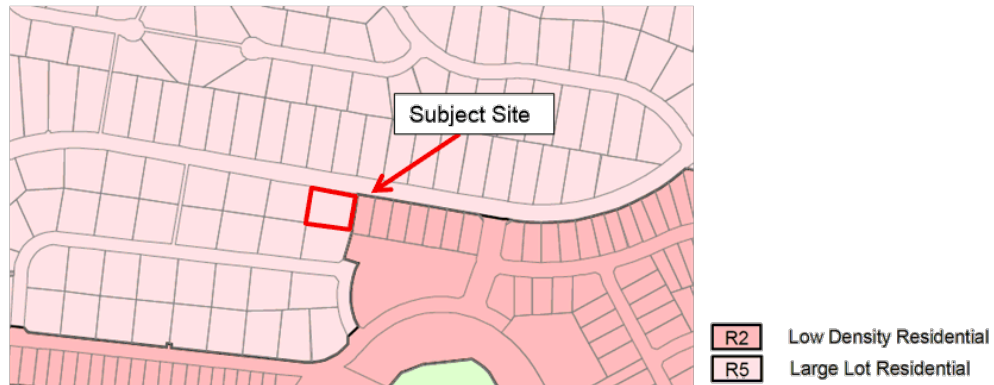


Figure 2: Land Zoning Map (PS LEP 2013)

**1.3 MINIMUM LOT SIZE PROVISIONS**

In accordance with Port Stephens LEP 2013, the subject site has a minimum lot size of 2000m<sup>2</sup> (Refer to Figure 3 below).

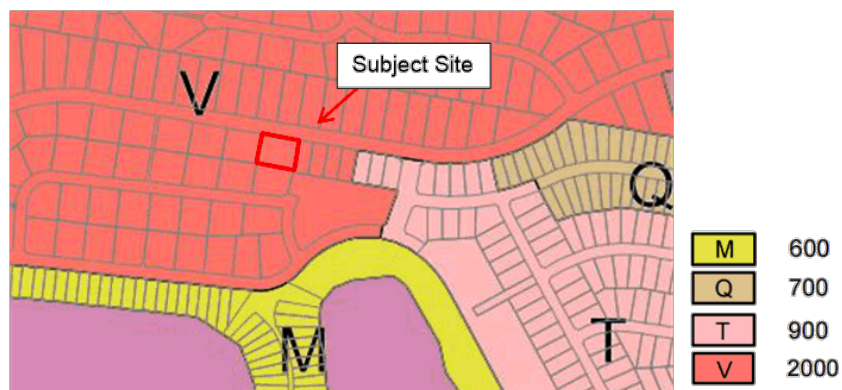


Figure 3: Minimum Lot Size Map (PS LEP 2013)

74 SOUTH STREET, MEDOWIE

## ITEM 4 - ATTACHMENT 3 PROPONENT PLANNING PROPOSAL.

## PLANNING PROPOSAL



## 2. THE PROPOSAL

The proposal consists of rezoning the subject site from R5 Large Lot Residential to R2 Low Density Residential, with a minimum lot size of 900m<sup>2</sup>.

Figure 4 below shows the proposed zoning for the subject site (Refer also to **Appendix A**).

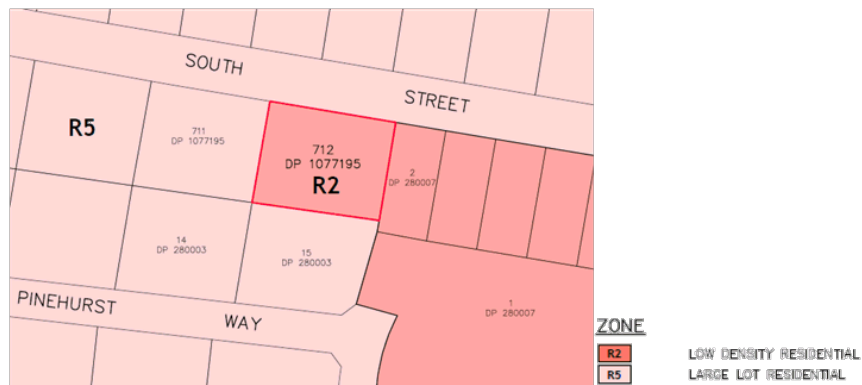


Figure 4: Proposed zoning

Figure 5 below shows the proposed minimum lot size for the subject site (Refer also to **Appendix B**).

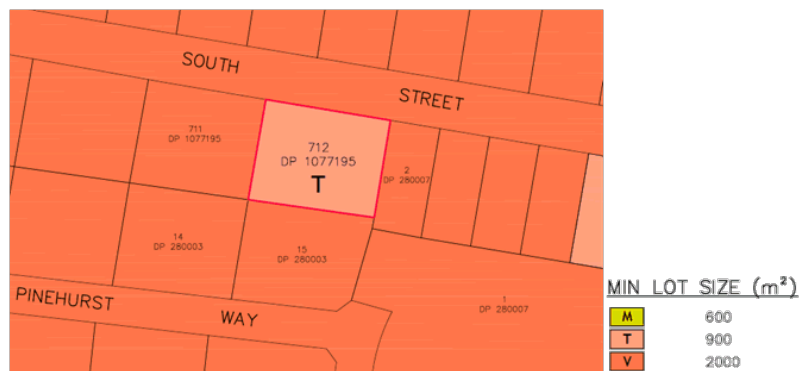


Figure 5: Proposed minimum lot size

### 2.1 THE NEED FOR THE REZONING

The rezoning has been proposed to increase opportunity for future residential development within the subject site. The proposal will facilitate two (2) residential lots, thereby increasing the housing stock within the Medowie area. While it is understood that the subject site is small in size, the proposal is considered to be in the best interests of the local area as it will facilitate additional housing opportunities close to public services.

Further, as noted surrounding the site, the minimum lot size ranges from 600m<sup>2</sup> to 900m<sup>2</sup>. It is evident by the development within these zones that the Medowie area has demand for

74 SOUTH STREET, MEDOWIE

ITEM 4 - ATTACHMENT 3      PROPONENT PLANNING PROPOSAL.

PLANNING PROPOSAL



these sized lots, and thus it is considered that the proposed 900m<sup>2</sup> minimum lot size is appropriate for the surrounding development, subject site and market demand.

**2.2 LAND USE CONFLICT CONSIDERATIONS**

The proposal will not conflict with the current residential land uses on the adjacent lands, as the proposed zoning is similarly a residential use. Any likely impacts from the additional lots as a result of the rezoning have been addressed elsewhere in this report.

74 SOUTH STREET, MEDOWIE

**ITEM 4 - ATTACHMENT 3 PROPONENT PLANNING PROPOSAL.**

## PLANNING PROPOSAL

**3. MATTERS TO BE ADDRESSED IN A PLANNING PROPOSAL**

The NSW Department of Planning and Environment (DoPE) in accordance with the Environmental Planning and Assessment Act 1979 have prepared a guideline for the submission of planning proposals. The guideline identifies four overarching matters that must be addressed in a Planning Proposal. These include:

1. A statement of the objectives or intended outcomes of the proposed Local Environmental Plan.
2. An explanation of the provisions that are to be included in the proposed Local Environmental Plan.
3. Justification for those objectives, outcomes and provisions and the process for their implementation, including:
  - a) Need for the Planning Proposal
  - b) Relationship to strategic planning framework
  - c) Environmental, social and economic impact
  - d) State and Commonwealth interests
4. Details of the community consultation that is to be undertaken on the Planning Proposal.

These matters are addressed below.

**3.1 PART 1 – OBJECTIVES AND INTENDED OUTCOMES****THE PRIMARY OBJECTIVE OF THE PLANNING PROPOSAL**

The primary objective of the Planning Proposal is to enable development of the site for low density residential purposes. This will facilitate further housing opportunities in the local area.

The proposal is compatible with the adjoining residential land uses.

**THE INTENDED OUTCOMES OF THE PROPOSAL**

The intended outcome of the planning proposal is to facilitate additional housing opportunities in the local area.

**3.2 PART 2 – EXPLANATION OF THE PROVISIONS****SUMMARY OF THE PROPOSED CHANGES TO THE LEP**

The proposal involves the rezoning of the subject site from R5 Large Lot Residential to R2 Low Density Residential. The proposed rezoning also involves amending the minimum lot size from 2000m<sup>2</sup> to 900m<sup>2</sup>.

74 SOUTH STREET, MEDOWIE

**ITEM 4 - ATTACHMENT 3 PROPONENT PLANNING PROPOSAL.**

## PLANNING PROPOSAL

**3.3 PART 3A – NEED FOR THE PLANNING PROPOSAL**

The planning proposal aims to increase residential development opportunities on the subject site by rezoning the land and reducing the minimum lot size to 900m<sup>2</sup>. This will result in the opportunity for two (2) residential development sites.

While the subject site is relatively small in size, the additional housing that will result from the proposal is considered to contribute to a more sustainable community by creating increased demand for existing services in the Medowie area.

A GIS analysis of lot sizes in the Medowie area identifies that the average residential (R2 zone) lot size is approximately 873 square metres. It is noted though that more recent developments in Medowie are supplying smaller lot sizes to cater for market demand in the area. For example, more recent residential subdivision approvals in Pacific Dunes (just to the south of the subject site) are averaging approximately 611 square metres. It is therefore considered that the proposed minimum lot size is consistent with the market demand and surrounding development in Medowie.

**IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT?**Lower Hunter Regional Strategy

The Lower Hunter Regional Strategy (LHRS) was prepared by the NSW Department of Planning (DoP) in 2006, and applies to the subject site. The LHRS aims to plan for an additional 160,000 residents and 115,000 new residential dwellings between 2006 and 2035. The subject site is consistent with the objectives and aims identified in the Strategy by providing further housing within the region.

Although the subject site is too small to be specifically considered in the Regional Strategy, the proposed development will aid in the provision of residential dwellings in the Port Stephens LGA, and overall is consistent with the LHRS.

Draft Hunter Strategy and Draft Plan for Growing Hunter City

The proposal is also consistent with the exhibited drafts of the Hunter Regional Plan and Plan for Growing Hunter City (2015) which are anticipated to replace the Lower Hunter Regional Strategy once finalised.

The draft Hunter Regional Plan is a high level plan for the region and as such does not identify individual towns for growth. Nevertheless, it is considered that the planning proposal is consistent with the strategy by providing additional residential development opportunities within the region to assist in meeting the needs of the local community.

The proposal is also supported by the draft Plan for Growing Hunter City which identifies that future housing development will be located within established urban areas and committed growth areas, including Medowie. It is acknowledged in the Plan that focusing growth (and presumably density) in close proximity to existing services will help "build sustainable communities by protecting the environment, maintaining water quality and maximising the use of existing and committed urban infrastructure and services". It is considered that the proposal is consistent with the aims of this strategy by providing the opportunity for additional residential development within the Medowie area.

74 SOUTH STREET, MEDOWIE



**ITEM 4 - ATTACHMENT 3 PROPONENT PLANNING PROPOSAL.****PLANNING PROPOSAL**Port Stephens Planning Strategy 2011-2036

Council adopted the Port Stephens Planning Strategy 2011-2036 in December 2011. It is one of a suite of high level strategic documents produced by Council to guide the operations of Council and the future growth and sustainability of the LGA. The Strategy identifies Medowie, within the Eastern Growth Corridor, as a priority area for new release and infill development required to meet the projected population growth. It is considered that the proposed development complies with the strategy by providing additional residential opportunities within the Eastern Growth Corridor located within close proximity to services.

Medowie Strategy

Council adopted the Medowie Strategy in March 2009 and was later amended in April 2013. The strategy aims to identify how to manage urban growth and build communities in Medowie while delivering the desired outcomes of relevant strategies.

While it is noted that a portion of South Street Medowie has been identified for further development, the subject site in particular is not identified within this Strategy. Overall however, it is considered that the proposal meets the aims of the strategy by encouraging residential development and providing additional residential development sites within the Medowie area.

Draft Revised Medowie Planning Strategy

The Draft Revised Medowie Planning Strategy has been prepared by Council to provide a local strategic planning guidance for land use planning within the Medowie area over the next 20-25 years, and aims to accommodate future urban growth identified in the LGA by other relevant strategies, such as the Lower Hunter Regional Strategy.

The subject site is located within the study area; however the site is not specifically identified as a Residential Release Area Precinct within the Strategy. Despite this, it is considered that the proposal is consistent with the overall objectives of the Strategy by providing land available for residential development within the Medowie district.

**IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?**

The Planning Proposal seeks to allow low density residential development of the site, and will have limited conflicts (if any) with the existing and future development of the surrounding land.

While the Medowie area provides some opportunities for further residential development without significant impact to the immediate and surrounding lands, it is considered that the proposed rezoning and reduced minimum lot size provides an increase in desirable residential development opportunities without creating adverse conditions for surrounding development and land use. This is considered consistent with the relevant strategies and projected growth of the Medowie area, and is considered an appropriate means of achieving the intended outcome. In addition, the proposal is considered to provide two (2) residential sites to the Medowie housing market with a minimum lot size of 900m<sup>2</sup> which are considered to be desirable size lots in the current Medowie housing market.

**IS THERE A COMMUNITY BENEFIT**

The community benefit lies in the provision of additional housing stock and smaller lot size availability within close proximity to the Medowie town centre and public services.

74 SOUTH STREET, MEDOWIE

## ITEM 4 - ATTACHMENT 3 PROPONENT PLANNING PROPOSAL.

## PLANNING PROPOSAL



While it is noted that the proposal will only provide for a minor number of residential development sites within the area, it is considered that the proposal provides for a number of positive outcomes for the community.

**ECONOMIC AND EMPLOYMENT BENEFITS**

Price entry to purchase, rent or lease residential and commercial real estate is a major consideration of growth and employment. Medowie real estate is still relatively affordable and accessible in comparison to other suburbs in the LGA.

The construction of any subsequent subdivision and development injects money into the local economy. Construction generally draws on local suppliers of materials, local workforce and support of retail services for provisional items.

**3.4 PART 3B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK****IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS CONTAINED WITHIN THE APPLICABLE REGIONAL OR SUB-REGIONAL STRATEGY?**

The subject site is not specifically identified in the Lower Hunter Regional Strategy (LHRS). However, as the subject site is relatively small in comparison, it is unlikely to be specifically identified in a Regional Strategy.

Overall however, it is considered that the rezoning would be consistent with the objectives of the LHRS.

**IS THE PLANNING PROPOSAL CONSISTENT WITH THE LOCAL COUNCIL'S COMMUNITY STRATEGIC PLAN, OR OTHER LOCAL STRATEGIC PLAN?**

As discussed above, the Port Stephens Planning Strategy and the Medowie Strategy apply to the subject site. Both of these strategies aim to provide future growth and sustainability within the LGA, with the Port Stephens Planning Strategy specifically identifying Medowie as a priority area for new release and infill development. The Medowie Strategy aims to identify how to manage urban growth and build communities in Medowie while delivering the desired outcomes of relevant strategies. A Draft Revised Medowie Planning Strategy has also been discussed above, which aims to accommodate future urban growth in the Medowie area.

It is considered that the proposal is consistent with these local strategies by encouraging residential development and providing additional residential opportunities within the Medowie district.

**IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?**

The relevant State Planning Legislation for NSW is the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979). The EP&A Act is supplemented by a suite of Environmental Planning Instruments (EPI's), namely State Environmental Planning Policies (SEPP's) and Local Environmental Plans (LEP's). The EPI's that are potentially relevant to the proposed rezoning include:

- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

74 SOUTH STREET, MEDOWIE

ITEM 4 - ATTACHMENT 3 PROPONENT PLANNING PROPOSAL.

PLANNING PROPOSAL



- *State Environmental Planning Policy (Infrastructure) 2007.*
- *State Environmental Planning Policy No 44—Koala Habitat Protection*
- *State Environmental Planning Policy 55 – Remediation of Land.*

In addition, it is a requirement under the EP&A Act, that directions prepared under Section 117 are considered when rezoning a site.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Part 2 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (**Codes SEPP**) specifies a number of development types as having minor environmental impact that may be carried out as exempt or complying development, therefore not requiring a Development Application (**DA**) under the NSW Planning System.

Minor development including some alterations, additions and out-buildings are specified as being exempt or complying development under the Codes SEPP. This SEPP will apply to the subject site following rezoning.

State Environmental Planning Policy (Infrastructure) 2007

*State Environmental Planning Policy (Infrastructure) 2007* may apply to development on the subject site, however as the subject site is relatively small and the rezoning will only facilitate two (2) residential lots, it is considered that the proposed rezoning will not result in a significant increase in traffic. It is therefore considered that the existing infrastructure capacity within the existing network will support the proposal.

State Environmental Planning Policy No 44 – Koala Habitat Protection

This Policy applies to the Port Stephens local government area. The objectives of this SEPP are to promote the protection of Koala habitat.

As the subject site is relatively small in size, contains minimal vegetation, and is located within an area characterised by residential development, it is considered that the future removal of any vegetation from the site will not significantly impact koala habitat within the area. However, it is assumed that any future residential development will be required to assess the development against the objectives of this SEPP.

State Environmental Planning Policy 55 – Remediation of Land

The objectives of this SEPP are 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.

Clause 6 of the *State Environmental Planning Policy 55 – Remediation of Land* (SEPP 55) requires Councils to consider the likely contamination of land before it can be rezoned.

A review of the NSW contaminated land register has identified that no notices or declarations have been issued for the site under the *Contaminated Land Management Act 1997*.

The proposed subdivision will not result in a change of use on the site; therefore clause 7(2) does not apply.

74 SOUTH STREET, MEDOWIE

## ITEM 4 - ATTACHMENT 3 PROPONENT PLANNING PROPOSAL.

## PLANNING PROPOSAL



As the contaminated land register did not identify the site as being contaminated, no further investigations are therefore considered necessary.

**IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (S.117 DIRECTIONS)**

The relevant and applicable Section 117 Ministerial Directions are identified below.

SECTION 117 MINISTERIAL DIRECTION	CONSISTENCY
2.1 Environmental Protection zones	The objective of this direction is to protect and conserve environmentally sensitive areas. As the subject site is not identified as comprising environmentally sensitive land, it is not anticipated that the proposal will adversely impact any environmentally sensitive areas within the region.
2.2 Coastal Protection	The site is not in the coastal zone.
3.1 Residential Zones	The proposal is considered to be consistent with this Direction. The proposal seeks to provide a housing choice in the Medowie housing market by offering lots of 900m <sup>2</sup> .
3.3 Home Occupations	The proposal would allow home businesses. The proposal is therefore consistent with this Direction.
3.4 Integrating Land Use and Transport	It is considered the proposal would be consistent with the objectives of this Direction by providing for development within close proximity to existing services.
4.1 Acid Sulfate Soils	It is considered that the impact from the Class 5 Acid Sulfate Soils classification will not significantly impact on future development of the site.
4.2 Mine Subsidence and Unstable Land	The site is not in a mine subsidence district.
4.3 Flood Prone Land	The subject site is not identified as being within a Flood Planning area under the LEP 2013.
4.4 Planning for Bushfire Protection	The subject site is identified as being located within a bushfire prone area, and as such, any future subdivision of residential land will require referral to the Rural Fire Service under Section 100B of the <i>Rural Fires Act 1997</i> .
5.1 Implementation of Regional Strategies	It is considered that the proposed rezoning is consistent with planning principles outlined in the Regional Strategy. The Regional Strategy identifies Medowie as a future urban area capable of supporting residential development. The site is within close proximity to the existing Medowie town centre.

74 SOUTH STREET, MEDOWIE



## ITEM 4 - ATTACHMENT 3 PROPONENT PLANNING PROPOSAL.

## PLANNING PROPOSAL



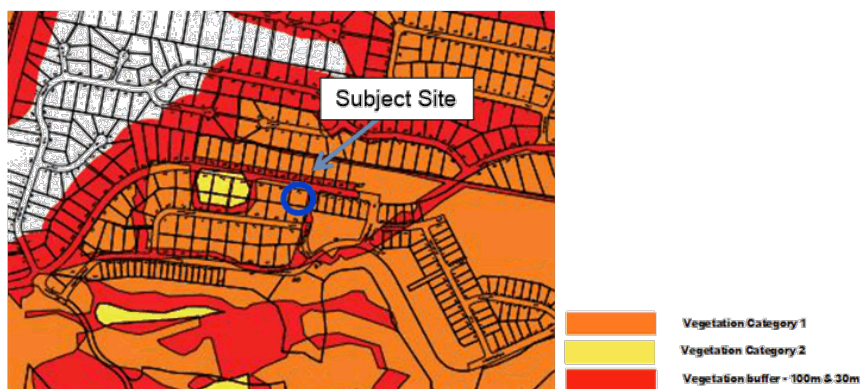
SECTION 117 MINISTERIAL DIRECTION	CONSISTENCY
6.1 Approval and Referral Requirements	The proposal seeks a residential rezoning that is likely to contain minimal, if any, concurrence provisions.

**3.5 PART 3C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT****IS THERE LIKELIHOOD THAT CRITICAL HABITAT OR THREATENED SPECIES, POPULATION OR ECOLOGICAL COMMUNITIES, OR THEIR HABITATS WILL BE ADVERSELY AFFECTED AS A RESULT OF THE PROPOSAL?**

As the subject site is relatively small in size, contains minimal vegetation, and is located within an area characterised by residential development, it is considered not likely that critical habitat, threatened species or ecological communities will be adversely affected by the proposed development. Further, a review of the Atlas of NSW Wildlife has not identified any threatened flora and fauna species within the site or near vicinity. It is considered unlikely that future development of the site will adversely impact the natural environment within the area. It is assumed however, that future development will consider the risks of adverse environmental impacts on critical habitats, threatened species, population or ecological communities within the area.

**ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?**

The site is identified as being located within an area affected by bushfire (Refer to **Figure 5** below).



**Figure 5: Bushfire Prone Land Map**

Future development applications on the subject site will be assessed against the document *Planning for Bushfire Protection 2006* and may include mitigation measures for individual dwellings and property access.

Any future development on the site involving the subdivision of residential land will require referral to the RFS under Section 100B of the *Rural Fires Act 1997* as Integrated Development.

The subject site is not identified as affected by flooding under the LEP 2013.

74 SOUTH STREET, MEDOWIE



**ITEM 4 - ATTACHMENT 3 PROPONENT PLANNING PROPOSAL.****PLANNING PROPOSAL**

The site is affected by Class 5 Acid Sulfate Soils; however the likely future development of the site for residential purposes is unlikely to be considered incompatible with this classification.

**HOW HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?**

While the proposed rezoning will not create significant impacts to the local social and economic environment, there are several positive impacts that will be created by the proposal. These include:

1. Provision of employment opportunities in the Port Stephens LGA and Hunter Region from construction works.
2. Achievement of strategic planning outcomes through the provision of housing stock (and housing choice) along with employment opportunities.
3. Reinforcement of the Medowie as a sub-regional centre.

Further, the proposed rezoning is situated within an area that contains significant social and recreational facilities. These include the Pacific Dunes golf course, the redevelopment of Ferodale Sports Complex, and several parks including one approximately 70m to the south of the subject site.

**3.6 PART 3D – STATE AND COMMONWEALTH INTERESTS****IS THERE ADEQUATE INFRASTRUCTURE FOR THE PLANNING PROPOSAL?**

- The region is well serviced by medical centres, including a range of allied health professionals in the local area.
- The region is well serviced by both public and private schools, with the capacity to expand both now and into the future.
- Local increase of sewer, water, drainage and other infrastructure services is easily undertaken if required as the subject site sits within a serviced area.
- The site is well serviced by a range of local churches and other places of worship.
- A number of child care centres also exist within the region where capacity is available for new children.
- Regional shopping facilities are available close to the site at Medowie.

**WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?**

The Planning Proposal has not been formally publically exhibited at this time, and as such there has been no consultation with, or responses from, State or Commonwealth Government Agencies. There is considered few environmental issues to warrant consultation with State Government Agencies at this stage.

74 SOUTH STREET, MEDOWIE

ITEM 4 - ATTACHMENT 3      PROPONENT PLANNING PROPOSAL.

PLANNING PROPOSAL



**3.7 PART 4 – COMMUNITY CONSULTATION**

The Planning Proposal has not yet been exhibited, however will be in accordance with the requirements of the EP&A Act.

The Planning Proposal has not been formally discussed with the surrounding community at this time.

74 SOUTH STREET, MEDOWIE

PLANNING PROPOSAL



#### **4. CONCLUSION**

This Planning Proposal has been prepared on behalf of Darren Threadgate in relation to the proposed rezoning of land at 74 South Street, Medowie in the Port Stephens local government area.

It is proposed that the subject site be rezoned under the Port Stephens Local Environmental Plan (LEP) 2013 from R5 large Lot Residential to R2 Low Density Residential, with a minimum lot size of 900m<sup>2</sup>.

The subject site is located in close proximity to the Medowie centre. Medowie is identified as a growth town in the Lower Hunter Regional Strategy with the proposal considered consistent with the strategy.

Overall, it is considered that the subject site is capable of the proposal, and is also consistent with the existing surrounding land uses.

74 SOUTH STREET, MEDOWIE

PLANNING PROPOSAL

---



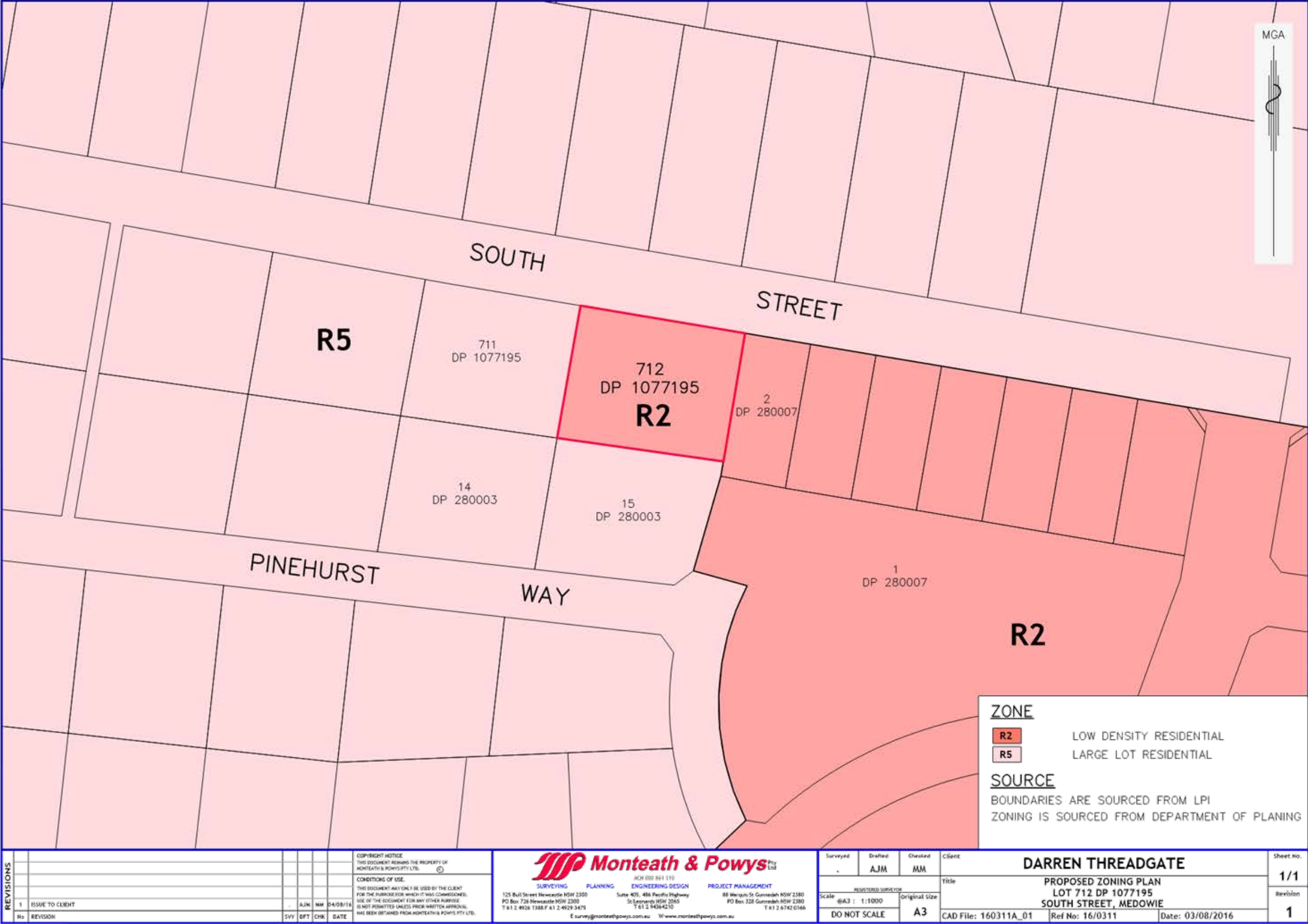
## APPENDIX A

### PROPOSED ZONING

74 SOUTH STREET, MEDOWIE









PLANNING PROPOSAL

---



## APPENDIX B

### PROPOSED MINIMUM LOT SIZE

74 SOUTH STREET, MEDOWIE









ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).



TECHNICAL SPECIFICATION  
TREE – September 2014

**Port Stephens Council Tree Technical Specification September 2014**

**1. BACKGROUND**

- 1.1. These technical specifications have been developed with particular reference to the Port Stephens Council Local Environment Plan 2013, The Port Stephens Council Development Control Plan 2014, The Local Government Act 1993, Trees (Disputes between Neighbours) Act 2006, and the Threatened Species Conservation Act 2005.

**2. PERFORMANCE CRITERIA**

- 2.1. The performance criterion for this Technical Specification is that it provides guidance for the retention and removal of trees within the Port Stephens Local Government Area.

2.2. Objectives

The objectives of the Tree Preservation Order and procedures are as follows;

To protect and preserve trees throughout the Council area in order to maximise the benefits they provide, particularly in regard to:

- a) sustaining the biodiversity of our ecosystems;
- b) the health and safety of residents;
- c) retention and enhancement of natural beauty and scenic values.
- d) limiting the effects of pollution and adverse changes in global atmospheric gasses;
- e) control of sunlight, shade, winds and beautification of urban/commercial areas;
- f) maintenance of ground water levels and water quality;
- g) soil enrichment and protection from erosion; and
- h) providing economic benefit

**3. DEFINITIONS**

- 3.1. Definitions relating to this technical specification are the same as defined by the Land and Environment Court.

**ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).****4. MANAGEMENT REQUIREMENTS****4.1. Arborist Reports**

Council will only recognise arborist reports which conform to the *International Society of Arboriculture Hazard Assessment Form*, with supporting photographs and CV of the arborist who prepared the report. Supporting evidence for the report may include:

- a) Laboratory results for the identification of pathogens or identification of species through root analysis.
- b) Useful Life Expectance (ULE).
- c) Tree valuations.
- d) Tree remediation including pruning, root pruning and mulching works.
- e) Resistograph measurements or similar diagnostic equipment readings.
- f) Root mapping procedures.
- g) Vegetation Management Plan (see the Vegetation Technical Specification).

Where the arborist report has been prepared to support a notification that a tree(s) is dead, dying or presents a risk to person or property, the report must address the criteria in clauses 5.9(5) and/or (6) in the LEP and include a recommendation as to whether the tree(s) should be removed under this criteria, or whether other actions may resolve the issue (e.g. pruning).

Council reserves the right to reject inadequate arborist reports or decline to sign off on modifications to an arborist report if:

- the variation to designs or layout has occurred irrespective of conditions set by the original arborist report,
- the modification or planned changes are detrimental to the long-term viability of vegetation on the site,
- trees or vegetation communities are incorrectly located or referenced following a site inspection,
- effects on adjacent trees on other properties and reserves are not considered as part of the development application.

**ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).****4.2. Nuisance Trees**

Provided that no significant hazard or other safety issues are relevant, Council is unlikely to support an application for the removal of a tree for any of the following reasons:

- Leaf/bark/cones/twigs drop (into gutters/downpipes/pools/lawns and the like)
- To increase natural light into a dwelling which does not have a passive solar design
- To improve street lighting or private property
- To enhance views (pruning may be a viable option)
- To reduce bird or bat droppings
- Minor lifting of, or damage to, driveways, paths, fences, retaining walls and other minor infrastructure
- To erect a fence
- Bush fire hazard reduction works which has not been approved by the NSW Rural Fire Service
- To prevent future potential damage to sewer mains
- To alleviate termite activity
- To facilitate routine maintenance of turf areas

**4.3. Right of Appeal**

Where it is in the opinion of the Council that a tree removal or pruning is not warranted the Council will issue an 'Intend to refuse' determination. The applicant may request an 82A review under the EP&A Act, of the original assessment and should specify in writing the grounds upon which he/she considers the determination should be amended. The applicant has the right of appeal on either technical or social grounds. A fee will be applied as per clause 257 of the EP&A Regulations 2000, or as subsequently amended.

Council may require a report from an independent, qualified arborist prior to reassessing the application as detailed in the Port Stephens Council Development Control Plan 2013, or as subsequently amended. Reassessment of application on a social basis includes medical complaints. Medical complaints must be accompanied by a medical certificate.

The Councils staff, that are not subordinate to the first determining officer, shall assess the 82A review, and where they are satisfied that the application should be approved shall make that determination. However prior to making any determination council staff will inform the applicant in writing of their assessment and recommendations, and must receive a written response from the applicant that they are satisfied with any conditions or restrictions intended to be imposed.

If the applicant is not satisfied with the staff assessment of the 82A review they will be advised of the option to have the matter brought before the 355b committee of Ward Councillors which will constitute an 82A review under the EP&A Act. Where reassessment of the application is completed the outcome of this review is to be confirmed in writing stating reasons for the outcome.

Where council staff are not satisfied that the reassessment application should be approved the matter will be brought before the 355b committee of Ward Councillors which will constitute an 82A review under the EP&A Act.

The 355b committee of ward councillors will require a formal meeting, with a report from staff assessing the 82A review, prior to the determination being made and minuted. Those minutes will then be incorporated in the minutes of the next meeting of Council.

**ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).**

More than half of the 355b committee of ward councillors must be present in order to form a quorum.

A staff member will be on each committee to ensure that councillors receive the necessary information and that a proper record, including minutes, is maintained. If an onsite meeting is required this will be set by the Executive Assistant – Councillor Support.

The decision of the 355b committee of ward councillors need not be unanimous but a majority decision must be reached for a determination to be made.

If a majority decision cannot be made the application will be reported to the full council for determination.

The applicant will be advised of right of appeal to the Land and Environment Court under section 97 of the EP&A Act.

#### **4.4 Tree Assessment Trees**

To ensure consistent practice for all tree assessment matters in the LGA the following tests will be applied for trees on public, private or institutional land. These tests will be used in determining complying development applications for tree removal and for the management of public trees.

##### **The Unacceptable Risk**

The tree poses an unacceptable risk that cannot be adequately or appropriately managed by arboricultural treatment, fencing, signage or other risk management measures the level of risk must be assessed and reported by a suitably qualified arborist. Options for managing risk other than by tree removal are to be considered.

##### **The Diseased Condition**

The tree is in a diseased condition that cannot be corrected by pruning or other arboricultural treatment. The diseased condition must be confirmed in a report prepared by a suitably qualified arborist. Options for managing the disease condition other than by tree removal are to be considered.

##### **Remaining Life Expectancy**

The tree has a remaining life expectancy of less than 5 years and it can be shown that replacement or relocation of the tree would be beneficial having regard to streetscape appearance, pedestrian and traffic circulation, site access and provision of utility services. The tree's remaining life expectancy must be determined and confirmed in a report by a suitably qualified arborist.

##### **Property Damage**

Public or private 'property' (including utility services, footpaths, driveways, retaining walls and buildings) is being significantly affected by the presence / location or growth of a tree, and it is shown that tree removal is the only reasonable means to avoid further conflict, having regard to all other abatement options. Assessment of the damage is to be carried out and reported by a suitably qualified person (eg. Road/civil engineer) in consultation with a suitably qualified arborist.

**ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).****Public Infrastructure Works**

The tree is likely to succumb to major injury as a result of public infrastructure works, and it is impractical to relocate or reconfigure those works so as to avoid such injury. This assessment and any statement/reporting is to be made by a suitably qualified person (eg. Infrastructure designer/public works staff) in consultation with a suitably qualified arborist. Major injury is injury likely to result in death, or in the tree posing an unacceptable risk, or to reducing the remaining life expectancy of the tree to less than 5 years. The likelihood of major injury must be confirmed in a report prepared by a suitably qualified arborist, to determine the impact of the infrastructure on the tree.

**Suppressed Growth Test**

The tree is part of a group of trees the spacing of which is such as to prevent each of the trees within the group from attaining their desired full potential. It will need to be confirmed in a report prepared by a suitably qualified arborist that the tree in question is the one that would be most beneficial to remove. Note: this test does not apply to traditional avenue planting in an evenly spaced group.

**Proposed Driveway Crossing, Private Structures or Works Affecting Public Land**

The tree would prevent the installation and essential function of a proposed driveway crossing, street awning, street balcony, and it is demonstrated that there is no reasonable alternative to removing the tree, all possible alternative design configurations for the works having been considered in order to maximize the public benefits, and the council is satisfied that the proposal would not have any adverse heritage, streetscape, pedestrian or traffic impacts.

**Removal of trees for the installation and maintenance of Photovoltaic arrays and solar hot water systems**

Any application for the removal of a tree for the installation and maintenance of a photovoltaic array or solar hot water system will need careful appraisal. The applicant will need to demonstrate that there is no reasonable alternative to removing the tree, including increasing house hold efficiency, all possible alternative design configurations for the works having been considered. The proponent must be able to demonstrate that they have considered alternative renewable energy methods to generate electricity, and or hot water, is not applicable to the site.

A report using appropriate software for the assessment of the efficiency of the renewable energy technology must be provided as part of the assessment documentation. This report will need to demonstrate that the solar electricity output efficiency is less than 50% of maximum output across the year as a direct result of shading from the tree.

**Possible termite/pest activity in trees**

Council will not always undertake the treatment of termites/pests in trees within parks, road or bushland reserves as they are considered a natural part of the environment and the treatment of termites/pests in trees will not stop them invading from other sources or properties. It is the landowner's responsibility to take the appropriate action to adequately protect their property from the invasion of termites/pests.

Council may consider the treatment of termites/pests in trees in some circumstances based on a risk assessment and at the discretion of the Council's relevant officer. Factors to be considered include the Location of the tree, the target area under the tree and the Significance of the tree.



**ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).****Orders requiring Clearing of Overgrowth of Vegetation**

Notices and Orders issued by Council to landowners requiring the removal of excess vegetation likely to harbour vermin shall not constitute consent to remove trees otherwise requiring Council consent.

**Pruning to enhance views**

Council will not approve the removal of otherwise healthy and safe trees for the enhancement of views. Lopping is an unacceptable practice according to the Australian Standard for the Pruning of Amenity Trees, and will not normally be approved.

**4.5 Works to Public Trees**

Where works have been proposed for the benefit of the individual and there is no benefit to the Community, Council will organise quotes and all costs, will be incurred by the individual.

On completion of Councils Tree Hazard Evaluation Form all works will be prioritised in relation to the hazard assessment signed to the particular tree. Works will be scheduled as either:

Very High Priority – Within 7 working Days

High Priority – Within 28 Working Days

Medium Priority – Reassessed annually or within budget limits

Low Priority – Reassessed every two years

**4.6 Tree Planting or Replacement Trees**

The long-term success of urban tree plantings is the end result of a detailed process involving many stakeholders. It requires a detailed analysis of site conditions and design constraints. It requires an extensive knowledge of the inherent characteristics of a wide range of species. Long-term benefits are gained when time is spent at the planning stage and when due consideration is given to solving potential conflicts and problems.

Tree plantings for developments or replacement trees required as part of approved Development Applications should be in accordance with Attachment 1: Tree Planting Guidelines. The number of replacement trees should be in accordance with Attachment 2: Retention Value of Trees.

**4.7 Waste Minimisation**

Where consent is granted for tree removal from development sites Council can condition effective utilisation of all salvageable timber. Wherever practicable timber, including hollow logs, should be salvaged, other useable trees and shrubs should be salvaged for reuse either in log form, or as a woodchip mulch for erosion control and/or site rehabilitation.

**4.8 Bonds and Guarantees**

For site development/construction activities with the potential to affect sensitive areas containing remnant vegetation significant trees, or tree(s) located on public land Council may levy a bond or guarantee on the applicant to ensure protection of the tree(s) or vegetation located on community land. The sum of the bond will be reasonable estimate of the cost of rectifying any damage caused by a failure on the applicant's part to provide protection to the tree(s) or vegetation.

For significant trees on community land which might be affected by development works a condition to require the placement of a bond or bank guarantee of \$10,000 for the first significant tree and \$2000 for each significant tree thereafter will be required. This bond is to be submitted prior to release of the construction certificate or practical completion certificate.

**ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).****Forfeit Of Deposit / Guarantee Through Breach Of Consent**

Where trees and / or remnant bushland, identified for retention and protection, are damaged or die as a result of the building or development works, Council will actively pursue the breach of consent and seek to apply the deposit or guarantee in order to minimise loss of amenity and / or habitat value as follows:

- To ensure that installation of fencing and soil erosion treatments are completed;
- To provide remedial tree care to affected tree(s);
- To replace damaged or dead trees; or
- To rehabilitate / regenerate disturbed bushland.

**Period Of Deposit / Guarantee And Refund**

The deposit or guarantee will be released no earlier than twelve months and no later than two years after practical completion of the development. Release of the deposit / guarantee will be contingent upon receipt of a report prepared by a properly qualified arborist certifying that the significant tree(s) / vegetation nominated for protection have been adequately protected and are in satisfactory condition.

The period for holding of the deposit / guarantee will be not less than twelve months to allow adequate time for the developmental impact on significant tree(s) and / or remnant bushland to be assessed properly. For release of the deposit / guarantee, significant tree(s) and / or remnant bushland will need to display vigour, integrity and sustainability of natural processes, not worse than that prior to start of construction, and no signs of increased decline, "die-back", disease of pathogens or weed infestation.

**4.9 Retention Value of Trees**

There is always a compromise between retaining trees on a development site and the economic imperatives of land development. It is clear that the community values trees given their contribution to the amenity and visual character of the local area. Retaining trees on development sites is a fine balance between sustaining that amenity and the economic development of the land. Establishing priorities for the retention of trees is an important part of the planning process.

The four steps in assign the retention value are outlined in attachment 2. IMPORTANT – Sustainability must only be assessed by a person who has the minimum qualification of AQF Level 4 in arboriculture.

**4.10 Significant Trees**

Council will establish and maintain a Register of Significant Trees in order to facilitate preservation of trees which have recognised cultural significance. The register is available on councils website. Significant trees are those which exhibit aesthetic, historic, scientific or social, environmental, or cultural value for past, present or future generations.

A Significant Tree Consultative Committee will be established to

- To review the Significant Tree Register (STR).
- Identify and examine issues relating to the significant tree register.
- Make recommendations to Council for the inclusion of trees onto the register.
- Make recommendations to Council for the removal of trees from the register.
- Make recommendations for consideration by Council.

**ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).**

The Committee will have a total of 12 members consisting of 10 community nominees endorsed by Councillors; one Councillor; and Councils Vegetation Management officer who will fulfil the role of an independent non-voting Facilitator/Secretary.

The criteria for listing a tree(s) on the STR shall include the following:

- Historical value
- Contribution to landscape / townscape
- Commemorative tree
- Belonging to historic building / garden / park
- Exceptionally old or fine specimen
- Curious growth habit or physical appearance
- Horticultural / scientific value
- Unusually large size
- Rare to the area
- Outstanding aesthetic quality
- Valuable corridor or habitat
- Indigenous cultural significance

NOTE - Any tree species which has a trunk diameter larger than 1.6m measured 1.4m above ground height is considered to be a significant tree under this plan.

Nomination - Any person may nominate a tree(s) to be included or removed from the STR. The Significant Tree Committee will assess the tree(s) in relation to the criteria listed in B2.C1 of this plan and then make a recommendation to Council.

Inclusion of tree(s) on the STR shall not preclude removal but flag the need for careful appraisal of any proposal to prune or remove them. Any proposal to remove or prune a significant tree will require approval of Council.

Documentation - All documentation for significant trees will be placed on a centrally-located register.

Comprehensive Tree Hazard Evaluation Forms must be completed prior to placement on the Significant Tree List. Corresponding Safe Useful Life Expectancy (SULE) determination, along with remedial maintenance procedures will be attached to the Comprehensive Tree Hazard Evaluation Forms. Decisions regarding completion of arboriculture forms and maintenance procedures are to be delegated to relevant committee. All proposed works on or affecting a Significant Tree must be accompanied by a report from a Diploma qualified arborist.

Notification - Owners of significant and heritage trees are to be notified through the Section 149 certificate issued under the EP&A Act 1979. Prior to proclaiming the tree(s) significant, the proposal shall be placed on public exhibition. A notation regarding the Significant Tree will also be placed on the relevant Council property file and on councils property management system.

**ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).**

Maintenance procedures may include the following:

- Mulch will be applied at a depth of 150mm from the trunk to the dripline. Appropriate mulching material should blend with existing landscape surroundings and consist of organic matter with a low carbon to nitrogen ratio. Mulch should be replenished within a 24-month cycle.
- The reduction of competitive plants including grass.
- Minimal land use within dripline.
- Best practice must be employed when undertaking arboricultural procedures.
- The only hardware to be installed into heritage and significant trees are those for cable & bracing procedures.
- Alternatives to pruning should be pursued such as propping, cable & bracing. Where these procedures are not appropriate, all pruning is to be consistent with the Australian Standard AS-4374-2007 "Pruning of Amenity Trees".
- Aerial bundle cabling is required to minimise gully pruning or canopy reduction for line clearance.
- Where root intrusion has been verified the replacement of leaking pipe system is the preferred option.

In circumstances where the Significant Tree Committee can not be convened the General Manager has delegated authority to place a tree on to the STR.

**5. MAINTENANCE AND MONITORING REQUIREMENTS**

- 5.1. Monitoring observations will be recorded in a report format and submitted in digital format.

# ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

## Attachment 1: Tree Planting Guidelines

### New Tree Selection and Placement

The long-term success of urban tree plantings is the end result of a detailed process involving many players. It requires a detailed analysis of site conditions and design constraints. It requires an extensive knowledge of the inherent characteristics of a wide range of species. Long-term benefits are gained when time is spent at the planning stage and when due consideration is given to solving potential conflicts and problems. Figure 1 illustrates a methodology for selecting trees.

Figure 1 - Species Selection Flow Chart

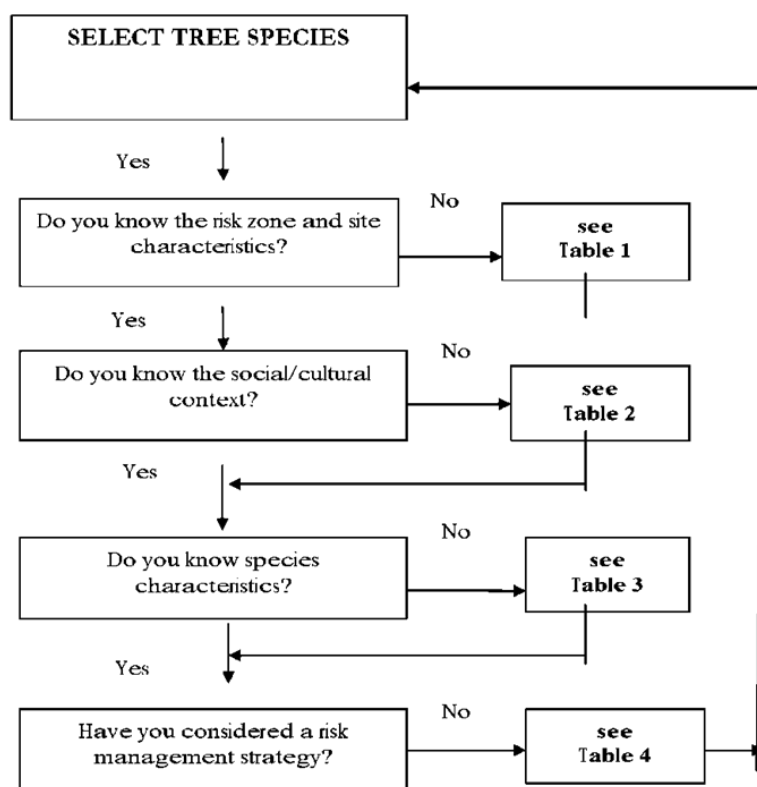


TABLE 1 – TREE PLANTING RISK ZONES

Areas in column A with most constraints represent the highest potential risk and therefore require greater emphasis on risk management. These areas are typical of CBD, high-density sites, tourist precincts and the like where trees are highly desirable and often critical components of the landscape.

	ZONE A  Most constraints (Greatest risk)	ZONE B  Moderate constraints (Moderate risk)	ZONE C  Fewest constraints (Minimum risk)
Electrical & telecommunications	<ul style="list-style-type: none"> <li>Un-insulated low and high voltage wires</li> </ul>	<ul style="list-style-type: none"> <li>Bundled cables (ABC)</li> <li>Insulated cables</li> </ul>	<ul style="list-style-type: none"> <li>No power lines</li> </ul>
Below ground services typical layouts	<ul style="list-style-type: none"> <li>Fibre optic cables</li> <li>High voltage power</li> </ul>	<ul style="list-style-type: none"> <li>Water mains</li> <li>Gas mains</li> <li>Stormwater</li> </ul>	<ul style="list-style-type: none"> <li>No underground services</li> </ul>
Paved areas	<ul style="list-style-type: none"> <li>Area wholly paved</li> <li>Surface wholly sealed</li> <li>Brick pavers laid on sand</li> </ul>	<ul style="list-style-type: none"> <li>Partially paved areas</li> <li>Non reinforced concrete</li> </ul>	<ul style="list-style-type: none"> <li>Grass up to 6m</li> </ul>
Verge width	<ul style="list-style-type: none"> <li>Less than 3.0m</li> </ul>	<ul style="list-style-type: none"> <li>From 3m to 4m</li> </ul>	<ul style="list-style-type: none"> <li>4m or wider</li> </ul>
Building set back	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>Less than 6m</li> </ul>	<ul style="list-style-type: none"> <li>6m or greater</li> </ul>
Street lighting	<ul style="list-style-type: none"> <li>Over pedestrian crossings</li> <li>Traffic intersections</li> </ul>	<ul style="list-style-type: none"> <li>Street lighting other than crossings and intersections</li> </ul>	<ul style="list-style-type: none"> <li>No street lighting</li> </ul>
Safety signage; ie traffic signs	<ul style="list-style-type: none"> <li>Dual carriageways</li> <li>Arterial roads</li> </ul>	<ul style="list-style-type: none"> <li>Medium density residential streets</li> <li>Arterial roads in rural zones</li> </ul>	<ul style="list-style-type: none"> <li>Low density rural/residential streets</li> </ul>
Traffic	<ul style="list-style-type: none"> <li>Heavy vehicles</li> <li>Public transport in heavy volumes</li> </ul>	<ul style="list-style-type: none"> <li>Public transport in moderate volume</li> <li>Heavy vehicles in moderate volumes</li> </ul>	<ul style="list-style-type: none"> <li>Public transport in low volume</li> <li>Residential traffic in low volume</li> <li>Cul-de-sacs.</li> </ul>
Soils	<ul style="list-style-type: none"> <li>Shallow</li> </ul>	<ul style="list-style-type: none"> <li>Moderately compacted</li> </ul>	<ul style="list-style-type: none"> <li>Deep profile</li> </ul>



## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

<b>Soil Volume per tree</b>	▪ 5-15 m <sup>3</sup>	▪ 20-40 m <sup>3</sup>	▪ 50-80 m <sup>3</sup>
<b>Climate</b>	▪ Frontline salt wind exposure ▪ Prevailing wind exposure	▪ Second line coastal salt influence ▪ Moderate wind exposure	▪ Minimum salt influence ▪ Minimal wind exposure
<b>Street – Width &amp; Usage</b>	▪ Narrow; CBD residential & commercial;	▪ Non CBD; narrow residential & commercial;	▪ Average to wide residential/ commercial

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).



TECHNICAL SPECIFICATION  
TREE – September 2014

TABLE 2 - SOCIAL AND CULTURAL CONTEXT

CONTEXT	IMPORTANCE			RISK MANAGEMENT CONTROL STRATEGIES
	LOW	MEDIUM	HIGH	
Heritage				
Architectural style				
Community values				
Wildlife habitat				
Street character				
Landscape character				

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

TABLE 3: Tree Species Characteristics

Species	Common Name	Origin	Size	Form	Plant Characteristics	Pests & Disease	Constraint Zone	Longevity	Soil	Powerline Suitability	Other Characteristic
			Height & Spread								
<i>Acacia irrorata</i>	Green Wattle	(e)	8 x 4	erect	FL-L FR-L BR-L	Borer	A	S	ALL	S	DWBP
<i>Acacia elata</i>	Cedar Wattle	(e)	12 x 7	Pyramidal	FL-L FR-L BR-L	Borer	A	M	ALL	U	D
<i>Acacia binervia</i>	Myall Wattle	(e)	8 x 6	broad domed	FL-L FR-L BR-L	Borer	A	M	ALL	S	SDA
<i>Acacia implexa</i>	Hickory Wattle	(e)	8 x 6	narrow domed	FL-H FR-M BR-L	Borer	A	L	ALL	S	WBA
<i>Acer negundo</i> 'sensation'	Box Elder	(f)	12 x 10	standard	FL-R FR-M BR-M		C	L	ALL	U	I
<i>Acer palmatum</i>	Japanese Maple	(f)	6 x 4	standard	FL-R FR-M BR-M		A	L	ALL	S	
<i>Acronychia oblongifolia</i>	Lemon Aspen	(e)	10 x 6	narrow domed	FL-L FR-L BR-M		B	L	ALL	sp	WBAF
<i>Agonis flexuosa</i>	Willow Myrtle	(a)	10X8	broad domed	FL-L FR-L BR-L		B	L	S	S	weeping canopy
<i>Alnus jorullensis</i>	Evergreen Alder	(f)	6 x 6	narrow domed	FL-L FR-M BR-M	scale	B	L	ALL	SP	s2
<i>Alphitonia excelsa</i>	Red Ash	(e)	12 X 8	broad domed	FL-H FR-H BR-M	leaf beetle	B	L	ALL	SP	WBAFS 3
<i>Angophora costata</i>	Smooth Bark Apple	(e)	21 X 15	irregular	FL-M FR-L BR-H	Borer ,canker	C	L	ALL	U	BWH
<i>Angophora floribunda</i>	Rough Bark Apple	(e)	12 X 6	irregular	FL-L FR-L BR-H		B	L	ALL	U	BWAM
<i>Araucaria heterophylla</i>	Norfolk Island Pine	(a)	25 x1 2	conical	FL-L FR-M BR-H		C	L	all	U	S1
<i>Araucaria cunninghamii</i>	Hoop Pine	(a)	25 x1 2	conical	FL-L FR-M BR-H		C	L	ALL	U	
<i>Arbutus unedo</i>	Strawberry Tree	(f)	6 x 6	broad domed	FL-L FR-H BR-M		B	L	S	SP	S3
<i>Banksia integrifolia</i>	Coastal Banksia	(e)	10 x 6	irregular	FL-M FR-M BR-M	Borer	C	m	ALL	U	SBAW
<i>Banksia serrata</i>	Old Man Banksia	(e)	10 x 6	irregular	FL-M FR-H BR-M	Borer	C	L	ALL	U	SB
<i>Brachychiton populneus</i>	Kurrajong	(e)	15 x 6	narrow domed	FL-M FR-H BR-M	Bag Moth	B	L	ALL	u	DF

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

Species	Common Name	Origin	Size	Form	Plant Characteristics	Pests & Disease	Constraint Zone	Longevity	Soil	Powerline Suitability	Other Characteristic
<i>Backhousia citrifolia</i>	Lemmon Scented Myrtle	(a)	12 x 8	standard	FL-L FR-L BR-M		B	L	S	SP	scented foliage
<i>Backhousia myrtifolia</i>	Brown Myrtle	(e)	10 x 8	broad domed	FL-L FR-L BR-M		B	L	C	u	DW
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	(a)	12 x 8	conical	FL-M FR-H BR-M	Bag Moth	C	L	ALL	U	BWAF
<i>Buckhamia celisissima</i>	Ivory Curl Flower	(a)	8 x 4	narrow domed	FL-H FR-M BR-L	None	B	M	ALL	S	BWA
<i>Callitris macleayana</i>	Stringy bark Pine	(e)	10 x 3	Column	FL-L FR-L BR-L	None	B	L	ALL	U	DW screen hedge
<i>Callistemon citrinus</i>	Crimson Bottle Brush	(e)	3 x 3	narrow domed	FL-L FR-L BR-L	Tip Borer	A	M	ALL	S	BWA
<i>Callistemon 'Candy pink'</i>		(a)	3 x 2	narrow domed	FL-L FR-L BR-L	Tip Borer	A	M	ALL	S	BWA
<i>Callistemon 'Captain cook'</i>		(a)	3 x 3	narrow domed	FL-L FR-L BR-L	Tip Borer	A	M	ALL	S	BWA
<i>Callistemon citrinus 'endeavour'</i>	Bottle Brush 'endeavour'	(a)	3 x 3	narrow domed	FL-L FR-L BR-L	Tip Borer	A	M	ALL	S	BWA
<i>Callistemon 'Hannah rey'</i>		(a)	3 x 3	narrow domed	FL-L FR-L BR-L	Tip Borer	A	M	ALL	S	BWA
<i>Callistemon 'Reeves Pink'</i>		(a)		narrow domed	FL-L FR-L BR-L	Tip Borer	A	M	ALL	S	BWA
<i>Callistemon salignus</i>	Salignus	(a)	10 x 8	narrow domed	FL-L FR-L BR-M	Tip Borer	B	L	ALL	U	BM
<i>Callistemon viminalis</i>	Weeping Bottle Brush	(a)	6 x 4	narrow domed	FL-L FR-L BR-L	Tip Borer	A	L	ALL	S	BM
<i>Calodendrum capense</i>	Cape Chesnut	(f)	10 x 8	broad domed	FL-L FR-L BR-M	Leaf Beetle	B	L	ALL	U	heritage tree A
<i>Ceratopetalum apetalum</i>	Coach Wood	(a)	10 x 8	broad domed	FL-M FR-H BR-M		B	L	c	U	MA
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	(e)	10 x 8	broad domed	FL-L FR-L BR-L	Borer	B	M	S	S	difficult to establish
<i>Choricarpha leptopetala</i>	Never Break	(e)	10 x 8	broad domed	FL-L FR-L BR-M		B	L	C	u	DW
<i>Corymbia gummifera</i>	Red Bloodwood	(e)	20 x 18	irregular	FL-L FR-M BR-H	Borer	C	L	ALL	U	B & WA
<i>Corymbia maculata</i>	Spotted Gum	(e)	25 x 18	irregular	FL-L FR-L BR-H	psyllid	C	L	ALL	U	DB

TECHNICAL SPECIFICATION TREE  
Version 1.0 SEPTEMBER 2014

Page 15 of 31

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

Species	Common Name	Origin	Size	Form	Plant Characteristics	Pests & Disease	Constraint Zone	Longevity	Soil	Powerline Suitability	Other Characteristic
<i>Delonix regia</i>	poinciana	(f)	8 x 6	broad domed	FL-L FR-L BR-M		B	L	ALL	SP	spreading canopy
<i>Dysoxylum fraserianum</i>	Rosewood	(e)	8 x 6	broad domed	FL-L FR-H BR-H	Leaf Miner	B	L	ALL		
<i>Cupaniopsis anacardioides</i>	Tuckeroo	(e)	10 x 8	narrow domed	FL-L FR-M BR-M		A	L	ALL	SP	WS1B
<i>Cupaniopsis pavifolia</i>	Small Leaf tuckeroo	(e)	8 x 6	narrow domed	FL-L FR-M BR-M		B	L	ALL	SP	BF
<i>Elaeocarpus eumudii</i>	Quandong	(e)	8 x 6	narrow domed	FL-L FR-M BR-M		B	L	ALL	SP	BF
<i>Elaeocarpus reticulatus</i>	Blue Berry Ash	(e)	8 x 4	narrow domed	FL-L FR-M BR-L	Scale	B	L	ALL	SP	F / BF
<i>Elaeocarpus obovatus</i>	Hard Quandong	(e)	14 x 8	narrow domed	FL-L FR-M BR-H		C	L	S	U	WBAF
<i>Elaeodendron australe</i>	Red Olive Plumb	(e)	8 x 5	narrow domed	FL-L FR-H BR-L		B	L	ALL	S	DWBS4
<i>Endiandra sieberi</i>	Cork Wood	(e)	12 x 6	narrow domed	FL-L FR-H BR-L	None	B	L	S	N	BFS4
<i>Eucalyptus racemosa</i>	Scribbly Gum	(e)	14 x 8	irregular	FL-L FR-M BR-H		C	L	C	U	B & W
<i>Eucalyptus crebra</i>	narrow leaf Iron Bark	(e)	18 x 8	irregular	FL-L FR-M BR-H	Physillids	C	L	ALL	U	B & W
<i>Eucalyptus moluccana</i>	Grey Box	(e)	20 x 8	irregular	FL-L FR-L BR-M		C	L	C	U	B & W
<i>Eucalyptus nicholii</i>		(a)	15 x 10	irregular	FL-L FR-L BR-H	Borer,	C	L	ALL	U	Koala feed tree
<i>Eucalyptus parramattensis</i>		(e)	10 x 8	irregular	FL-L FR-L BR-M		B	L	ALL	SP	Koala feed tree
<i>Eucalyptus pilularis</i>	Blackbutt	(e)	25 x 15	irregular	FL-L FR-L BR-H		C	L	ALL	U	BWH *
<i>Eucalyptus piperita</i>	Sydney Peppermint Gum	(e)	20 x 8	irregular	FL-L FR-L BR-M		C	L	ALL	U	BW
<i>Eucalyptus punctata</i>	Grey Gum	(e)	30 x 15	irregular	FL-M FR-L BR-M	Physillids	C	L	ALL	U	Koala feed tree
<i>Eucalyptus robusta</i>	Swamp Mahogany	(e)	20 x 15	irregular	FL-L FR-L BR-H	Physillids	C	L	ALL	U	Koala feed tree

TECHNICAL SPECIFICATION REF  
Version 1.0 SEPTEMBER 2014

Page 16 of 31

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

Species	Common Name	Origin	Size	Form	Plant Characteristics	Pests & Disease	Constraint Zone	Longevity	Soil	Powerline Suitability	Other Characteristic
<i>Eucalyptus saligna</i>	Sydney Blue Gum	(a)	30 x 15	irregular	FL-L FR-L BR-H		C	L	ALL	U	BW
<i>Eucalyptus sideroxylon</i> 'rosea'	Red Flower Ironbark	(a)	12 x 6	irregular	FL-L FR-L BR-L		b	L	ALL	U	BW
<i>Eucalyptus signata</i>	Scribbly Gum	(e)	8 x 6	irregular	FL-L FR-L BR-M		B	L	ALL	sp	WBM
<i>Eucalyptus scoparia</i>	Willow Gum	(a)	10 x 8	irregular	FL-L FR-L BR-M		B	L	ALL	U	Koala feed tree
<i>Eucalyptus tereticornis</i>	Forest Red Gum	(e)	21 x 15	irregular	FL-L FR-L BR-H		C	L	ALL	U	Koala feed tree
<i>Fraxinus excelsia</i>				broad domed			B		ALL		
<i>Ficus rubiginosa</i>	Port Jackson Fig	(e)	30 x 30	broad domed	FR-H BR-H	Physillids	C	L	ALL	U	
<i>Ficus microcarpa</i> 'Hilli'	Hills Weeping Fig	(a)	25 x 20	broad domed	FR-H BR-H	Physillids	C	L	ALL	U	
<i>Ficus obliqua</i>	Small Leaf Fig	(e)	20 x 20	broad domed	FR-H BR-H	Physillids	C	L	ALL	U	
<i>Ficus suppera</i>	decidious Fig	(e)	20 x 15	broad domed	FR-H BR-H	Physillids	C	L	ALL	U	
<i>Flindersia australis</i>	Australian teak	(a)	15 x 6	irregular	FL-L FR-L BR-L	None	B	L	ALL	U	BP
<i>Fraxinus oxycarpa</i> 'Raywoodii'	Claret Ash	(f)	10 x 8	broad domed	FL-L FR-L BR-L		B	L	ALL	SP	
<i>Geijera salicifolia</i>	Brush Wilga	(e)	12 x 8	broad domed	FL-M FR-M BR-L	None	B	L	ALL	U	WAB
<i>Glochidion ferdinandi</i>	Cheese tree	(e)	12 x 8	broad domed	FL-M FR-M BR-L	Leaf Beetle	B	L	ALL	SP	slow growing S1
<i>Gmelina leichardtii</i>	White Beach	(e)	12 x 5	narrow domed	FL-L FR-L BR-L	None	B	L	ALL	U	WABF
<i>Gleditsia Shademaster</i>		(f)	10 x 8	Vase Shaped	FL-L FR-L BR-L		B	L	ALL	SP	
<i>Gleditsia 'Sunburst'</i>		(f)	12 x 8	Vase Shaped	FL-L FR-L BR-L		B	L	ALL	SP	
<i>Gordonia axillaris</i>	Gordonia	(f)	6 x 4	Irregular	FL-H FR-L BR-L		B	L	ALL	S	A
<i>Grevillea banksii</i>	Grevillea banksii	(a)	3 x 3	irregular	FL-L FR-L BR-L		A	L	S	S	BWA
<i>Grevillea honeygem</i>	Grevillea honeygem	(a)	3 x 3	irregular	FL-L FR-L BR-L		A	M	S	S	BWA

TECHNICAL SPECIFICATION TREE  
Version 1.0 SEPTEMBER 2014

Page 17 of 31



# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

Species	Common Name	Origin	Size	Form	Plant Characteristics	Pests & Disease	Constraint Zone	Longevity	Soil	Powerline Suitability	Other Characteristic
<i>Grevillea moonlight</i>	Grevillea moonlight	(a)	5 x 3	irregular	FL-L FR-L BR-L		A	M	S	S	BWA
<i>Grevillea robusta</i>	silky oak	(a)	20 x 8	Conical	FL-M FR-L BR-M		A	L	ALL	U	BWA
<i>Hibiscus splendens</i>	Pink Hibiscus	(e)	6 x 6	pendulous	FL-H FR-M BR-L	leaf beetle	A	S	ALL	S	WABS3
<i>Hibiscus tiliifolia</i>		(a)	8 x 6	broad domed	FL-M FR-L BR-L	leafbeet	A	L	ALL	S	S2A
<i>Hymenosporum flavum</i>	Native Frangipani	(e)	10 x 8	broad domed		Lerps	A	L	ALL	S	
<i>Jacaranda mimosifolia</i>	Jacaranda	(f)	15 x 15	broad domed	FL-H FR-L BR-M		A	L	ALL	SP	F heritage tree
<i>Lagastrobis frankii</i>	Huon pine	(a)		Conical			B	L	ALL		slow growing
<i>Litsea reticulata</i>	Bollywood	(e)	8 x 6	irregular	FL-m FR-M BR-L	NONE	B	L	C	U	WAB
<i>Lophostemon confertus</i>	QLD Box Brush	(e)	15 x 12	narrow domed	FL-L FR-L BR-M		A	L	ALL	SP	
<i>Magnolia grandiflora</i>	Magnolia	(f)	20 x 20	broad domed	FL-M FR-L BR-L	Rust	A	L	ALL	SP	A
<i>Livistonia australis</i>	Cabbage Tree Palm	(e)	25 x 6	column-like	FL-L FR-H BR-M		A	L	ALL	U	
<i>Melia azedarach</i>	White Cedar	(f)	12 x 8	broad domed	FL-M FR-H BR-M	white cedar moth	A	L	ALL	S	
<i>Melaleuca decora</i>	White Feather Myrtle	(e)	10 x 8	irregular	FL-L FR-L BR-L	webcat	B	L	C	S	WABM
<i>Melaleuca leucadendra</i>	Weeping Paperbark	(a)	18 x 8	pendulous	FL-L FR-L BR-H		B	L	ALL	U	WAB
<i>Melaleuca linariifolia</i>	snow in summer	(e)	6 x 4	narrow domed	FL-H FR-L BR-L	web catipillar	B	M	ALL	S	WABM
<i>Melaleuca sieberi</i>	Sieberi Paperbark	(e)	6 x 4	narrow domed	FL-H FR-L BR-L		B	M	ALL	S	WABM
<i>Melaleuca stypheloides</i>	Prickly paper bark	(e)	10 x 8	irregular	FL-L FR-L BR-L	webcat	B	L	ALL	S	M
<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark	(e)	12 x 8	irregular	FL-L FR-L BR-H	borer	A	L	ALL	U	Koala feed tree

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

Species	Common Name	Origin	Size	Form	Plant Characteristics	Pests & Disease	Constraint Zone	Longevity	Soil	Powerline Suitability	Other Characteristic
<i>Metrosideros excelsa</i>	New Zealand Christmas	(f)	12 x 8	narrow domed	FL-L FR-M BR-M	Borer	A	L	ALL	SP	S
<i>Omalanthus populifolius</i>	Bleeding heart	(e)	6 x 6	narrow domed	FL-L FR-L BR-L		A	M	ALL	S	
<i>Nyssa sylvatica</i>									ALL		
<i>Pistachia chinensis</i>		(f)	10 x 8	narrow domed	FL-L FR-L BR-M		A	L	ALL	S	
<i>Platanus orientalis</i>	Oriental plane tree	(f)	25 x 25	narrow domed	FL-R FR-H BR-H		C	L	ALL	U	
<i>Prunus cerasifera</i> 'Nigra'	Ornamental plum	(f)	6 x 6	Vase Shaped	FL-L FR-L BR-L	Leaf minor	A	L	ALL	S	
<i>Quercus palustris</i>	Common English oak	(f)	15 x 12	narrow domed	FL-M FR-H BR-M	Leaf minor	A	L	ALL	U	
<i>Robina pseudo acacia</i> 'Frisia'	Golden Robina	(f)	10 x 8	standard	FL-L FR-L BR-M		A	L	ALL	S	
<i>Sapium sabiferum</i>	Chinese Tallow	(f)	6 x 6	standard	FL-L FR-L BR-M		A	L	ALL	S	
<i>Schinus ariera</i>	Peppercorn tree	(f)	10 x 6	irregular	FL-L FR-M BR-H	Borer	A	L	ALL	SP	D
<i>Syzygium australe</i>	Lilly Pilly	(a)	8 x 6	narrow domed	FL-L FR-H BR-M		A	L	ALL	S	
<i>Syzygium leuhmanii</i>	Lilly Pilly	(a)	6 x 5	narrow domed	FL-L FR-H BR-L		A	L	ALL	S	
<i>Syzygium paniculatum</i>	Lilly Pilly	(a)	20 x 15	broad domed	FL-L FR-H BR-H		A	L	ALL	SP	
<i>Syzygium 'Minor'</i>	Lilly Pilly	(a)	6 x 4	narrow domed	FL-L FR-L BR-L		A	L	ALL	S	
<i>Acmene smithii</i>	Lilly Pilly	(a)	15 X 8	narrow domed	FL-M FR-H BR-M		C	L	ALL	U	BWF
<i>Tristanopsis laurina</i>	Watergum	(a)	10 x 8	narrow domed	FL-L FR-L BR-M		A	L	ALL	SP	
<i>Ulmus parvifolia</i>	Chinese elm	(f)	10 x 10	broad domed	FL-L FR-L BR-M		A	L	ALL	SP	
<i>Ulmus glabra</i>	Wych elm	(f)	15x8	narrow domed	FL-L FR-L BR-L		A	L	ALL	S	

Origin	(a) Australian Native
	(c) Occurs in Port Stephens
	(I) Introduced

Plant Characteristics	FL-L	Flower Set <b>Light</b>
	FL-M	Flower Set <b>Medium</b>
	FL-H	Flower Set <b>Heavy</b>
	FR-L	Fruit Set <b>Light</b>
	FR-M	Fruit Set <b>Medium</b>
	FR-H	Fruit Set <b>Heavy</b>
	BR-L	Branch Set <b>Light</b>
	BR-M	Branch Set <b>Medium</b>
	BR-H	Branch Set <b>Heavy</b>

OTHER CHARACTERISTICS
D - Drought resistant
W - Wildlife Attracting
B - Bird Attracting
M - Requires Wet conditions
F - fruit drop a problem on hard surfaces
A - Attractive flowers
H - Hollow forming
S1 - front line salt tolerant
S2 - Hind dune salt tolerant
S3 - mildly salt tolerant
* - Unsuitable as street tree

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).


**TECHNICAL SPECIFICATION  
TREE – September 2014**

TABLE 4: RISK MANAGEMENT CONTROL STRATEGIES FOR NEW TREE PLANTING

The control strategies listed below can be utilised to abate and manage potential risks between trees and infrastructure.

Control Strategy	Description
<b>Root barriers</b>	Installation of root barriers to manufacturers specification at the time of planting will assist tree roots to develop away from services, pavements and other structures. NOTE OF CAUTION - Tree root barriers do require periodic monitoring as roots deflected downwards will return to the surface if soil oxygen levels are not sufficient to support growth at depth. Roots can also grow over the barrier in some situations
<b>Soil compaction</b>	Proper compaction of the soil when back filling trenches or around utility easements and house footings will direct tree roots away from these areas. Achieving and maintaining compaction to 95% can inhibit root growth through the deprivation of oxygen.
<b>Soil Modification</b>	Where soils constraints are identified the use of structural soil can be utilised
<b>Pseudo street trees</b>	Residents could be encouraged to plant trees within their boundaries in preference to street tree planting. This might allow larger species to be used, and reduce pressure on pavements and services.
<b>Design of new roads and pathways</b>	The design of new roads and footpaths should be undertaken with consideration for tree planting on the nature strip or in the road pavement to ensure appropriate allocation of space.
<b>Provision of aeration and irrigation</b>	Where there is to be continuous paving around a tree, the installation of an aeration and irrigation system should be considered. Where irrigation is installed and properly operating, a tree root system will be proportionally smaller than without irrigation.
<b>Pavement Openings</b>	Pavement openings at the base of the tree should be as large as possible to reduce the future impact of buttressing roots on pavements. For the position of the tree refer to.
<b>Insulated (ABC) cabling</b>	Replacement of uninsulated overhead powerlines with insulated & bundled cables will reduce both the clearance needed and the pruning costs and severity.
<b>Flexible pathways</b>	Use of flexible material such as bitumen, paving, or rubber compounds for footpaths and tree surrounds, will reduce the occurrence of trip points and is less expensive and easier than concrete to maintain or replace when necessary.
<b>Underground power &amp; communications cables</b>	The initially high cost of installing power underground may in fact be a practical option when compared with the projected cost of repeated pruning, the risk that this work involves to operators, the negative impact on trees, loss of public amenity and of urban forest economic contributions.
<b>Enlarging root zone</b>	Where space allows, a designated area above the root zone

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

	of the tree should be enlarged/created to accommodate surface roots. Rather than turf, this area could be formed into a garden bed, mulched or covered with a suitable tree grate.
PVC welded piping	Replacement of old porous clay pipe mains with PVC or polyurethane mainlines will significantly reduce the potential for tree root entry.
Articulating pavement joint	Articulating paving joint to be used in pathway adjacent to tree planting area

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

### Location of Street Trees

Street tree planting should contribute to a coherent and regular spaced planting along the footway or roadway. The following guidelines should be used to assist layout of street trees subject to location of public utilities and other site-specific constraints;

Table 5: Street Tree Layout Guidelines

CONSTRAINT	NOMINAL CLEARANCE
Constraint zone A	7 metre spacing
Constraint zone B	10 metre spacing
Constraint zone C	15 metre spacing
Street intersection	10m from intersection curb line
Power or light pole	5m from centre of pole
Storm water inlet	3m from edge of inlet
Major underground service junction	3m from edge of junction box
Bus Stops	No trees planted along length of stop
Traffic lights	10m from pole of traffic lights
Driveway.	3m from edge of driveway
Fire hydrants.	3m from center of hydrants
Visibility	Trees trunks to be free of branches 2.4m above ground height

### Specification for Supply of Trees

Trees purchased for planting are to conform to Natspec guide Purchasing Landscape Trees with respect to root development, height, trunk diameter and branch structure as follows:-

#### GENERAL PLANT AND TREE FORM

TRUE TO TYPE: Supply plants which are true to type;

16 LITRE STOCK will have a trunk caliper size of between 10-15mm and be a minimum of 1.5m in height (not including root ball);

40 LITRE STOCK will have a trunk caliper size of between 30-40mm and be a minimum of 2.5m in height (not including root ball);

HEALTH & VIGOUR: Supply plants with foliage size, texture and colour consistent with healthy vigorous specimens of the species, and cultivar (if applicable);

PESTS AND DISEASES: Supply plants with at least 90% of foliage free of pest or disease attack;

ROOT SYSTEM: Supply plants with fibrous roots showing repeated and frequent root division;

ROOT DIRECTION: Supply plants free of root circling or girdling;

ROOTBALL OCCUPANCY: Supply plants such that at least 90% of the soil volume stays intact when the unsupported rootball is shaken or handled;

INSPECTION OF ROOT SYSTEM: The Purchaser may inspect the root system of one tree in each 20 (or part thereof) by washing away a small section from stem to the outer extremity;

APICAL DOMINANCE: Supply trees which have a defined central leader and intact apical bud;

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

**BALANCE OF CROWN:** Supply trees with a balanced crown and a maximum variation in crown bulk on opposite sides of the stem axis of  $\pm 20\%$ ;

**STABILITY:** Supply trees that are self supporting, i.e. do not need stakes;

### Water Requirement for Newly Planted Trees

The following information is provided to ensure adequate moisture level during tree establishment. Water requirements listed below are a guide only an increase or decrease of water will depend climatic conditions at the time of planting. The water values have been calculated for the optimum time to establish trees which is March – May.

Table 6: Water requirements for new trees

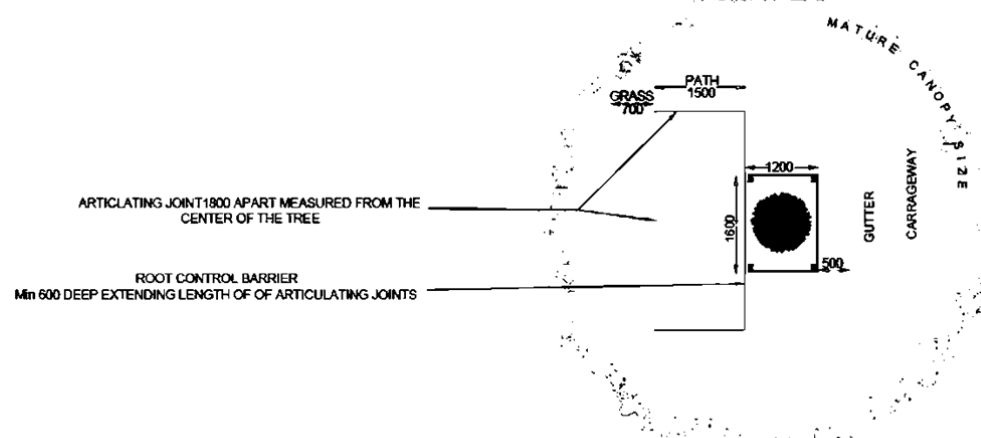
Container size	Tree height	Ave. trunk diameter	Litres of water/week
15-20 litres	1.5-2.0m	30mm	5
40-50 litres	2.1-3.0m	50mm	8
75-100 litres	3.1-4.0m	75mm	12

### Soil volumes

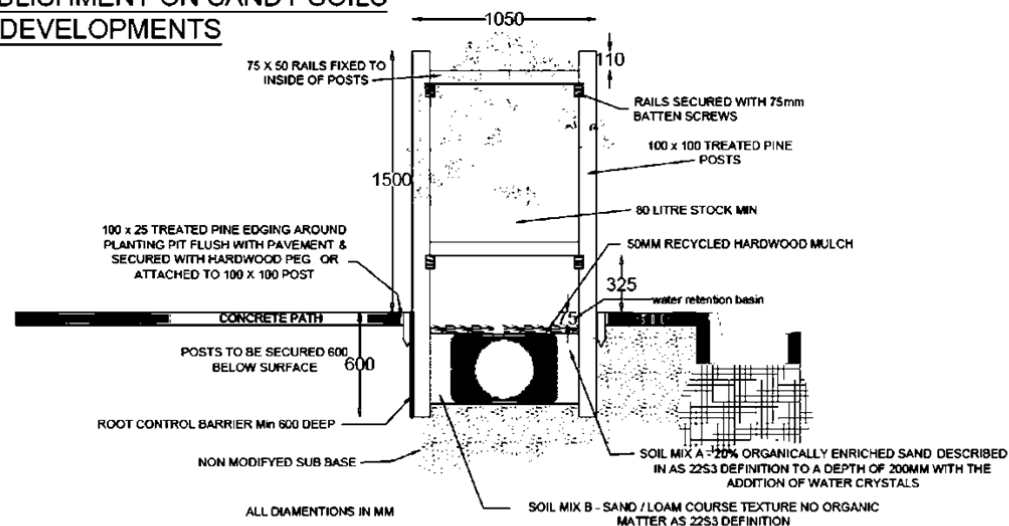
- Between 5 and 15 cubic metres for a small tree.
- Between 20 and 40 cubic metres for a medium sized tree
- Between 50 and 80 cubic metres for a large tree.

These volumes represent the unobstructed soil volume required by the tree i.e. where the roots can spread to, not the improved soil planting hole. As root growth is limited by available soil oxygen, and this oxygen depletes with depth, there is no benefit in increasing soil volume by increasing the depth of the planting zone beyond a depth of 1.0m. The greater benefit is in increasing the soil volume laterally.





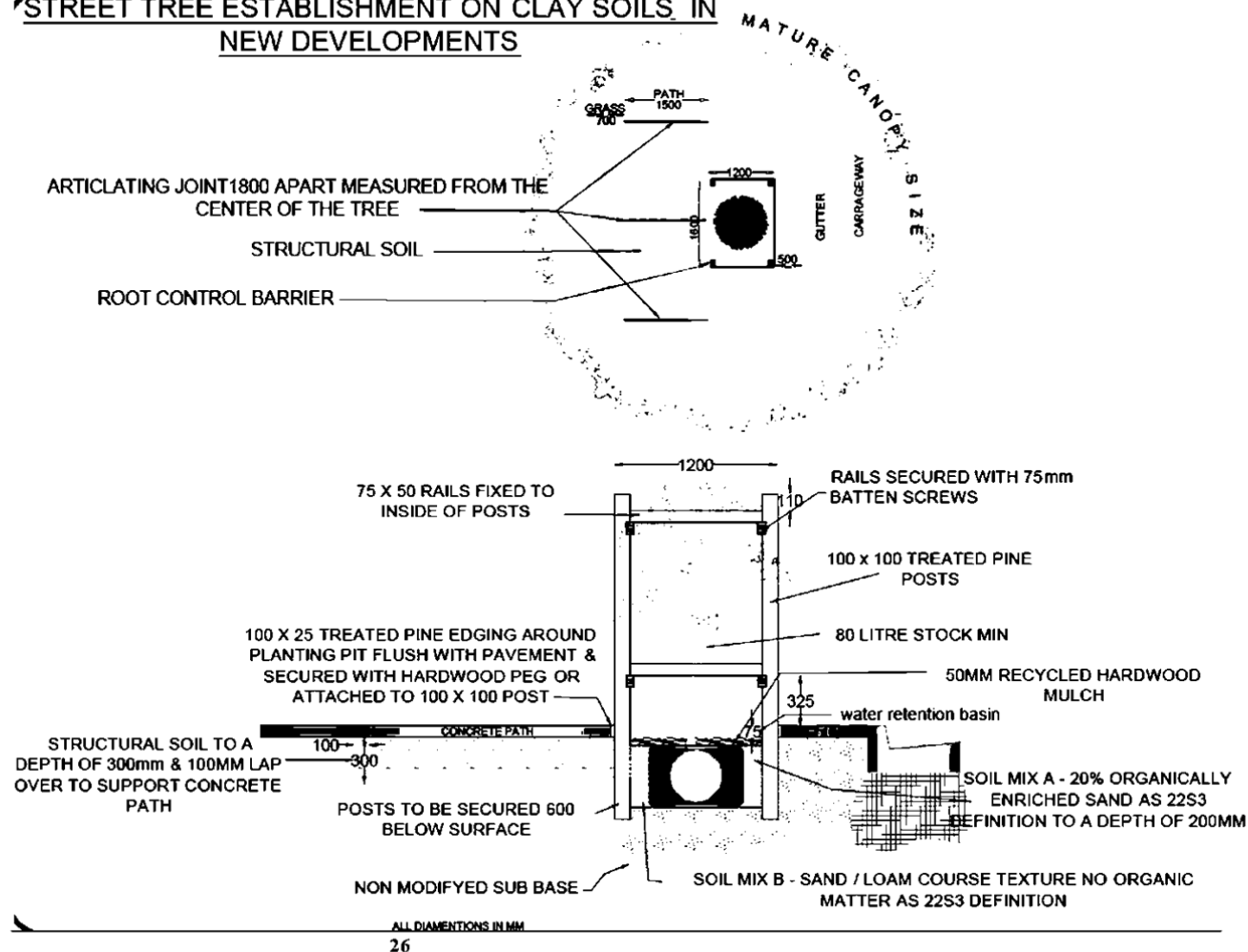
### STREET TREE ESTABLISHMENT ON SANDY SOILS IN NEW DEVELOPMENTS



ARTICULATING JOINT 1800 APART MEASURED FROM THE  
CENTER OF THE TREE \_\_\_\_\_

STRUCTURAL SOIL \_\_\_\_\_

ROOT CONTROL BARRIER \_\_\_\_\_



**ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).**

**Attachment 2: Retention Value of Trees**

**STEP 1. – ASSESS TREE SUSTAINABILITY –Figure 1**

- Greater than 40 years
- From 15 – 40 years
- From 5 to 15 years
- Less than 5 years
- Dead or hazardous

**STEP 2 – ASSESS ENVIRONMENTAL, HERITAGE & AMENITY VALUES**

Determine a Landscape Significance Rating

Make a considered evaluation of the tree's amenity and other values to place it into one of four broad categories (very high, high, medium, low) to aid in the planning process and guide the layout of the site. Refer to Table 1.

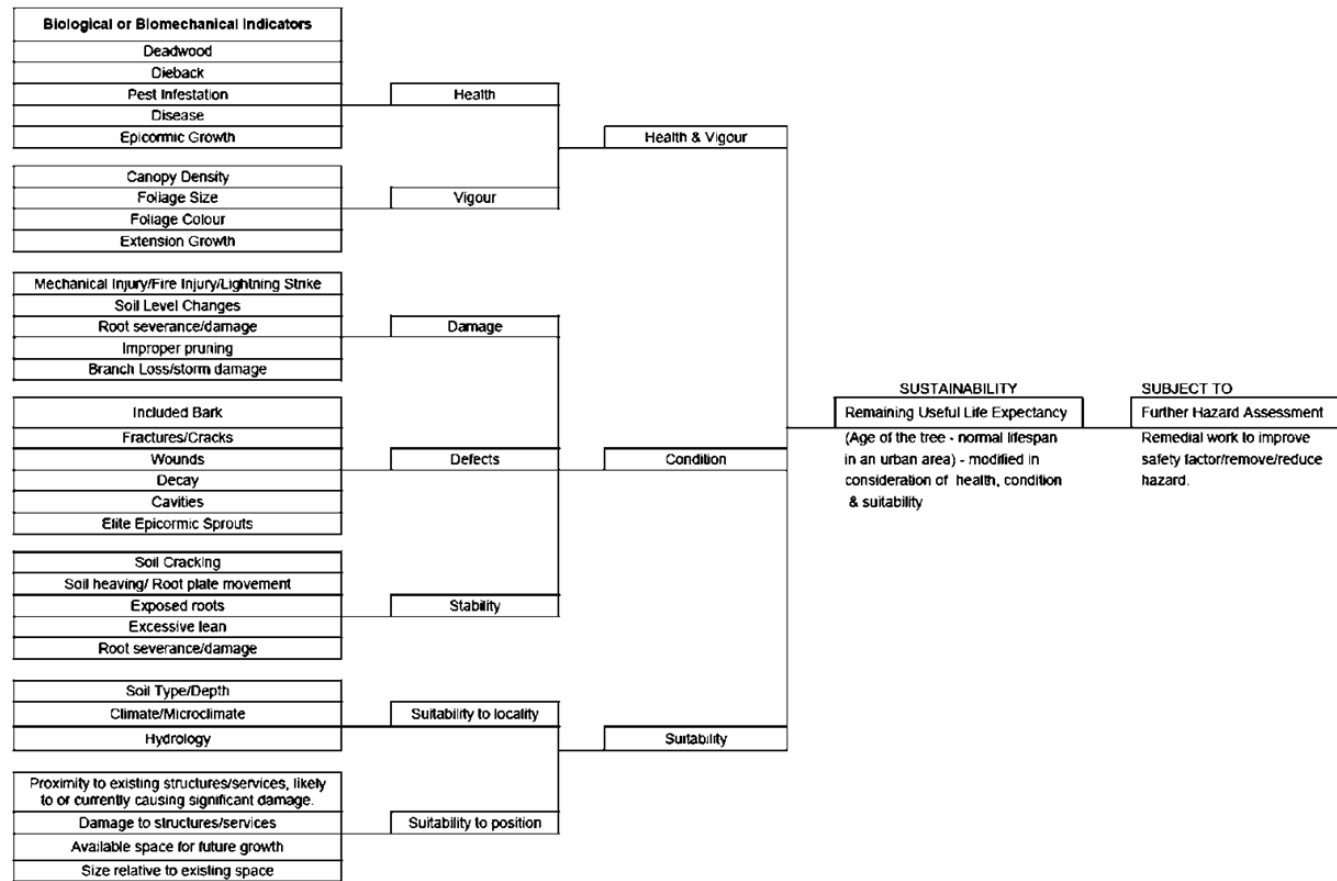
**STEP 3 – WEIGH SUSTAINABILITY AND LANDSCAPE SIGNIFICANCE**

Weigh the sustainability and landscape significance to arrive at a retention value. These two elements must be assessed independently, since they have a relationship with one another. The health, condition and longevity of a tree increases or diminishes depending on its level of intactness, quality and potential longevity. Refer to Table 2.

**STEP 4 – CATEGORISE EACH TREE ACCORDING TO ITS RETENTION VALUE**

Once there is a measure of a tree's overall importance or significance in the landscape (i.e. its contribution to environmental, amenity and heritage values), these two factors can be weighed up using the table (Table 3) which categorises the tree or trees according to its suitability or desirability for retention. High value trees should be retained in the landscape.

FIGURE 1 – ASSESSMENT OF THE SUSTAINABILITY OF A TREE IN THE LANDSCAPE



## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

TABLE 1 – FACTORS THAT INCREASE OR DIMINISH AMENITY, HERITAGE & ENVIRONMENTAL VALUES				
FACTORS CONTRIBUTING TO AMENITY / AESTHETIC VALUE				
	Very High Very Large (Greater than 200m <sup>2</sup> )	High Large (100-200m <sup>2</sup> )	Medium Medium (40-100m <sup>2</sup> )	Low Small - Less than 40m <sup>2</sup>
Live Crown Size				
Canopy density - apply to deciduous trees in full leaf	Dense - 90-100% foliage cover	Normal - 70-90% Foliage cover	Thinning - 50-70% foliage cover	Sparse - less than 50% foliage cover
Visual Prominence / Visual Impact in the Landscape	Located in a visually prominent position in the landscape. A landmark or visible from a considerable distance. Located at a focal point, visible against the skyline.	Visible from surrounding properties the street or other thoroughfares (including waterways)	Visible from surrounding properties	Not visible from surrounding properties (obscured by other trees or built forms)
Form and Habit	Very good form and branching habit, excellent specimen, aesthetically distinctive or outstanding, constitutes an excellent representative of the species.	Good form and habit, minor distortion or suppression, good representative of the species.	Fair form and habit, moderate distortion or suppression, fair representative of the species	Poor form and habit with significant distortion or canopy suppression, atypical or poor representative of the species
Relationship to other trees and spatial elements or built forms - (setting).	A tree or one of a group of trees that creates a 'sense of place' or special character which creates a sense of identity with the place. Makes a significant contribution to the visual character of the area.	Makes a positive contribution to the visual character of the locality or the amenity of the area (shade, wind amelioration, visual buffer or screening, provides scale to architectural & spatial elements).	Makes a fair/neutral contribution to the amenity of the property / visual character of the area.	Makes a negligible contribution to the amenity of the property/surrounding properties or detracts from the visual character of the area.

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

FACTORS CONTRIBUTING TO ENVIRONMENTAL VALUE				
	Very High	High	Medium	Low
Environmental Significance	Threatened Plant Species or key species in an Endangered Ecological Community (as defined under TSC Act).	Locally indigenous species & representative of the original vegetation of the area.	Planted or self-sown exotic or non local native tree, protected under the local Tree Preservation Order	Scheduled as a Noxious Weed or Environmental Pest Species or Exotic or non-local native tree Exempt under TPO.
Botanical Importance	Rare or few in cultivation in the region. The only example of its type, a species endemic to the locality.	Uncommon in cultivation.	Common in cultivation	Very common in cultivation, widely represented in the region.
Habitat Value	Provides important habitat (nesting / foraging / food source shelter) for threatened fauna species	Provides habitat for native wildlife. Located within a key / identified vegetation / wildlife corridor. Evidence of nesting hollows, known food source, other visible evidence of wildlife (markings, nests etc)	Beneficial for native wildlife.	Little or no value to native wildlife

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

FACTORS CONTRIBUTING TO HERITAGE VALUE				
	Very High	High	Medium	Low
Cultural Heritage Value	Scheduled as a heritage item under Local LEP, Local or State level of significance. Forms part of the curtilage of a heritage item or structure & has a known or documented association with that item.	Strong historical association with built forms or other historical artefacts (ie other heritage items). A tree or once of a group of trees that exemplifies a particular style or era of landscape / garden design. An important benchmark referencing or representative or defining a particular era, supported by documentary evidence.	Historical association supported by anecdotal evidence or unsubstantiated information. Suspected historical association based on knowledge of similar sites, tree age, other tree species etc.	No heritage importance or value, no known or suspected historical association.
Aboriginal Heritage	Aboriginal cultural artefact, evidenced by identifiable markings (lookout tree, shield tree etc) or other documentary evidence.			
Historical Significance	Commemorative Planting relating to an important historical event or planted by an important historical person.			
Natural Heritage	Remnant tree, existing prior to the development of the local area.	Representative of the original vegetation (structure, floristics) of the area.		

## ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

TABLE 2 - CRITERIA FOR ASSESSMENT OF LANDSCAPE SIGNIFICANCE

The level of landscape significance is determined using the following key criteria as a guide:

	The tree is listed as a Heritage Item under the LEP with a local, state or national level or significance; or
	The tree forms part of the curtilage of a Heritage Item (building/structure/artefact as defined in LEP and has a known or documented association with that item; or
	The tree is a Commemorative Planting having been planted by an important historical person (s) or to commemorate an important historical event; or
	The tree is scheduled as a Threatened Species or is a key indicator species of an Endangered Ecological Community as defined under the Threatened Species Conservation Act 1995 (NSW) or the Environmental Protection and Biodiversity Conservation Act 1999; or
	The tree is a locally indigenous species, representative of the original vegetation of the area and is known as an important food, shelter or nesting tree for endangered or threatened fauna species; or
	The tree is a Remnant Tree, being a tree in existence prior to development of the area; or
	The tree has a very large live crown size exceeding 300m <sup>2</sup> with normal to dense foliage cover, is located in a visually prominent in the landscape, exhibits very good form and habit typical of the species and makes a significant contribution to the amenity and visual character of the area by creating a sense of place or creating a sense of identity; or
	The tree is visually prominent in view from surrounding areas, being a landmark or visible from a considerable distance.
	The tree has a strong historical association with a heritage item (building/structure/artefact/garden etc) within or adjacent the property and/or exemplifies a particular era or style of landscape design associated with the original development of the site; or
	The tree is listed on Council's Significant Tree Register; or
	The tree is a locally-indigenous species and representative of the original vegetation of the area and the tree is located within a defined Vegetation Link / Wildlife Corridor or has known wildlife habitat value; or
	The tree has a very large live crown size exceeding 200m <sup>2</sup> , a crown density exceeding 70% Crown Cover (normal-dense), is a very good representative of the species in terms of its form and branching habit or is aesthetically distinctive and makes a positive contribution to the visual character and the amenity of the area.
	The tree has a suspected historical association with a heritage item or landscape supported by anecdotal or visual evidence; or
	The tree is a locally-indigenous species and representative of the original vegetation of the area; or
	The tree has a large live crown size exceeding 100m <sup>2</sup> , and the tree is a good representative of the species in terms of its form and branching habit with minor deviations from normal (eg crown distortion / suppression) with a crown density of at least 70% Crown Cover (normal); and The subject tree is visible from the street and surrounding properties and makes a positive contribution to the visual character and the amenity of the area.



ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

	The tree has a medium live crown size exceeding 40m <sup>2</sup> , and the tree is a fair representative of the species, exhibiting moderate deviations from typical form (distortion/suppression etc) with a crown density of more than 50% Crown Cover (thinning to normal); and the tree makes a fair contribution to the visual character and amenity of the area; and the tree is visible from surrounding properties, but is not visually prominent - view may be partially obscured by other vegetation or built forms, or
	The tree has no known or suspected historical association
	The tree has a small live crown size of less than 40m <sup>2</sup> and can be replaced within the short term with new tree planting; or
	The tree is a poor representative of the species, showing significant deviations from the typical form and branching habit with a crown density of less than 50% Crown Cover (sparse); and The tree is not visible from surrounding properties (visibility obscured) and makes a negligible contribution or has a negative impact on the amenity and visual character of the area.
	The subject tree is listed as an Environment Weed Species in the relevant Local Government Area, being invasive, or a nuisance species.
	The subject tree is scheduled as exempt (not protected) under the provisions of the local Councils' Tree Preservation Order due to its species, nuisance or position relative to buildings or other structures.
	The tree is a declared Noxious Weed under the Noxious Weeds Act (NSW) 1993 or is an undesirable species.

Table 3: Tree Retention Values – Assessment Methodology

Tree Sustainability Period	Landscape Significance Rating						
	1	2	3	4	5	6	7
Great than 40 Years	High Retention Value						
15 to 40 Years	Moderate						
5 to 15 years							
Less than 5 years							
Dead or Hazardous	Very Low Retention Value						

Replacement plantings

Where practical, development proposals should be designed to include sufficient space for planting of appropriate sized trees.

Table 4 outlines the number of trees that will be required to be planted when trees are unable to be retained unless other wise conditioned by, or negotiated with, Council. The pot size of the replacement trees will be determined by Council and is dependant on site characteristics, the species of the tree to be replanted and stock availability.

TABLE 4: COMPENSATORY PLANTINGS RATES	
RETENTION VALUE (AS PER TABLE 3)	COMPENSATORY PLANTING
High Retention Value	5 TREES
Moderate Retention Value	3 TREES
Low Retention Value	1 TREE
Very Low Retention Value	No Replacement Tree Required

# ITEM 5 - ATTACHMENT 2 PORT STEPHENS COUNCIL TREE TECHNICAL SPECIFICATION (SEPT 2014).

## Replacement plantings – koala habitat

Prior to the issue of an Occupation Certificate any koala food trees removed as a result of the development must be replaced according to the ratio detailed in Table 5, or, at Council's discretion the applicant may conduct enhancement works which improve the integrity and viability of koala food trees, habitat and movement corridors on the subject site.

**Table 5**

Koala food tree size class (dbh)	Replacement Ratio (loss:gain)
<100 mm	1:6
100-300 mm	1:8
>300 mm	1:10

N.B. replacement ratios are higher than 1:1 because of the time lag before the ecological benefits of compensatory plantings are realised.

The location of compensatory plantings will be either:

- a. Where there is sufficient land on the subject site
- b. At Council's discretion at the cost of the applicant, in cases where it is not feasible to plant replacement plantings on site, all or a portion of the replacement trees may be planted on receiving land off the subject site either:
  - i. On Council-owned land; or
  - ii. On some other land approved by Council for use as receiving land

Replacement food trees must be:

- a. of the same species
- b. sourced from local provenance seed stock
- c. planted in a cluster and, where feasible, in the vicinity of any retained food trees
- d. protected, nurtured and maintained until the trees have reached a mature site of 5 metres – at the cost of the applicant.
- e. Any replacement trees that die before maturity must be replaced by the applicant and at their cost.

# SUBMISSION SUMMARY

A summary of the submissions received, comments made, and issued raised the public exhibition (18 February to 21 April 2016) of the Draft Revised Medowie Planning Strategy and Draft Medowie Town Centre Master Plan options

December 2016

*Draft Revised Medowie  
Planning Strategy & Draft  
Medowie Town Centre Master  
Plan*

**ITEM 7 - ATTACHMENT 1      SUBMISSION SUMMARY.**Executive Summary

- Public exhibition from 18 February to 21 April 2016. Three drop-in sessions were held at the Medowie Community Centre 4-6pm on 24 February, 3 March and 10 March. Average attendance was approximately 15 to 20 people. Staff additionally attended a community forum organised by the Medowie Progress Association. In addition to 'standard' exhibition methods, the plans were put on exhibition using interactive online mapping.
- 17 submissions were received from the community in writing/email (i.e. traditional submission methods). 77 comments were made using interactive mapping. Further additional 'view' of interactive mapping occurred. The main community issue is objection to density and design of development in the town centre. Other main community issues include (but are not limited to): maintenance of the existing area character; infrastructure provision (high school; a quality open space area and community club; support for cycleways and connections; new centrally located toilets; concern about proposed open space near the pub). Some submissions relate to strategy recommendations for specific sites.
- In response to the main objection the concept for attached townhouses is removed and replaced with 'small lot residential (min. 300m<sup>2</sup>) detached single dwellings, villas and dual occupancies'. In response to other main community issues locations for schools have been retained for provision by education providers. The town square near the pub is retained because of its central location and opportunity to take advantage of redevelopment opportunities. The future detailed design of the town square including new public toilets will be carefully considered and subject to further community consultation.
- NSW Office of Environment and Heritage (OEH) do not support the strategy in its exhibited form; is concerned the objectives and the Comprehensive Koala Plan of Management are not achievable; concerned with certainty for environmental corridor width; strongly suggest the general principle of avoid, mitigate offset is applied; are concerned there is no offset mechanism and no quantification of offsets; advise that bio-banking may be very challenging; and strongly recommends Aboriginal cultural heritage values are considered. In response the final strategy is amended to additionally avoid impacts on vegetation.
- Hunter Water Corporation (HWC) does not support any development intensification on lands that drain directly to the Dam or support any engineering solutions in these areas; and will work collaboratively with Council on a future drainage strategy. In response the strategy excludes development on land that drains directly to Grahamstown Dam. A drainage strategy will be undertaken.
- Commonwealth Department of Defence (Defence) has general concerns given proximity to the RAAF Base and Weapons Range and have particular concern with development in the south west area. In response the strategy only identifies very limited additional rural residential development in the south west.
- NSW Fire & Rescue (F & R) advise the Raymond Terrace station is relatively recently completed and have agreed on mutual aid arrangements with the RFS. At present and in the foreseeable future a new fire station is not planned; however population growth may see F&R presence sometime in the future. The strategy retains the existing RFS site as a potential future location for emergency services.

ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

Interactive Mapping – Draft Strategy Main Map

---

- 147 total site visits.
- 161 unique visits.
- 19 comments added.
- Most popular comments:
  - *"What about a High School to cope with the influx of new families and students?" (comment #19) (10 up votes);*
  - *"Improve the town centre to give Medowie more of a village feel. Street tree planting, encourage cafes and restaurants" (comment #17) (8 up votes);*
  - *"I agree - plan for a new high school and more facilities and activities to keep our children especially teens out of trouble" (comment #18) (8 up votes);*
  - *"The proposed Medowie Town Centre does NOT fit in with the current structure of the town. 160+units/townhouse in a very small area will only encourage anti-social behaviour" (comment #11) (4 up votes, 2 down votes); and*
  - *Suggest amending the proposed Medowie Town centre to have each unit/town house have a minimum of 2 car parking spaces. The current plan only has 1 and most houses (even elderly) have 2 cars" (comment #10) (3 up votes).*

[illegible]



# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

Table 1 Interactive Mapping – Draft Strategy Main Map

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
1	Ideas and suggestions	A map of the town near the community or on the roadway showing facilities, emergency services & points of interest.	0	0	This suggestion has merit however is beyond the scope of the strategy.
2	Ideas and suggestions	A dirt bike track in Medowie state forest or other suitable spot to provide youth etc. for a safe riding area. A BMX track would also provide a place where kids could go to ride their bikes safely.	0	0	A dirt bike track is not included in the strategy. A BMX track is being considered separately at Salt Ash.
3	Something I like	A community hub or neighbourhood centre is badly needed in Medowie to provide a meeting place for young mothers to chat & baby change room to also provide community information & referral. Could also be a place for youth to go play pool etc. connect with a youth worker etc.	0	0	A town square (including new public toilets) is proposed to provide a public meeting place. Baby changing facilities can be considered with new facilities. Businesses and the community centre may also provide opportunity for a place to meet.
4	Something I like	A playground & park containing an outdoor stage area, picnic tables & BBQ, also fitness track to provide provision for recreation & family activities. A park & play ground is badly needed as the population will grow with an influx of young families, there appears to be only 2 playgrounds in Medowie. Outdoor stage could provide a venue for outdoor concerts & movies etc. A fitness track would benefit the community and include a community garden.	0	0	The Ferodale Park Sports Complex provides for recreation and family activities including a new playground; grass terrace seating area; circuit path; and additional picnic facilities.
5	Ideas and suggestions	Better use of existing infrastructure if lot sizes were reduced to 4000m <sup>2</sup> [refers to Fairlands Road].	0	0	Lot size in this area is recommended to be 1 ha to retain existing character.
6	Something I don't like	Council approval (gateway determination) 21/7/14 for 1000m <sup>2</sup> lots as too small compared to adjoining properties [refers to land on the western side of Ferodale Road]. 1000m <sup>2</sup> Lots are considered too	0	0	The previous proposed minimum lot size of 1,000m <sup>2</sup> was rejected at gateway by the NSW Department of Planning and Infrastructure. Lot size in this area is recommended to be 1 ha to

2

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
		small in areas where no sewer reticulation is available - Minimum area for lots in this area should be 4000m <sup>2</sup> to enable onsite sewer disposal. However if the land bounded by Ferodale, Fairlands, Lisadell and Abundance Roads were to be connected to the town sewer system then smaller lot sizes would be encouraged. We purchased our property in 1979 and were told by Hunter Water that we would be connected to the sewer within 10 years - that was 37 years ago. If Hunter Water wants to maintain water quality in is area then they should provide a reticulated sewer system as they have previously done in Clarencetown. This would then open up a lot more land for development (a positive for landowners and Council) and improve water quality into Grahamstown Dam.			retain existing character.  Council will continue to liaise with the HWC regarding future development and reticulated sewer within Medowie. All future development (including rural residential) within the drinking water catchment should be connected to the reticulated sewer system.
7	Ideas and suggestions	Growth requires supporting infrastructure. The telephone exchange needs updating. Internet speeds are slow and new connections are hard to get. Make sure that new developments address this issue.	2	0	Infrastructure planning is underway, planned or ongoing (traffic and transport; drainage; community facilities). A copy of the plan will be provided to the relevant internet infrastructure provider for consideration.
8	Ideas and suggestions	This bike path needs to be prioritised and fast tracked to coincide with the redevelopment of the RAAF Base. The road is too dangerous for cyclists.	0	0	The shared path (Medowie Road - Ferodale Road to South Street - east side) is listed as a priority in the local infrastructure contributions plan.
9	Something I like	Shared cycle/walkways are essential to providing safe egress for everyone, especially children wanting to access the town centres facilities and schools. If the main focus of the strategy is the town centre and creating a place the people want to visit then you	2	0	Shared path networks are provided in the strategy to provide safer and improved transport connections between residential areas, the town centre and key facilities.



# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
		need to provide safe means to get there.			
10	Ideas and suggestions	Suggest amending the proposed Medowie Town centre to have each unit/town house have a minimum of 2 car parking spaces. The current plan only has 1 and most houses (even elderly) have 2 cars.	3	0	Car parking for future residential development will be provided in accordance with the standards in the Port Stephens Development Control Plan 2014.
11	Something I don't like	The proposed Medowie Town Centre does NOT fit in with the current structure of the town. 160+units/townhouse in a very small area will only encourage anti-social behaviour.	4	2	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.
12	Something I like	Great to see the shared use path. Please make it capable of dealing with fast moving fit RAAF WLM based cyclists. Medowie Road is increasingly dangerous for cyclists due to high speed/heavy vehicles [refers to shared path Medowie Road - Ferodale Road to South Street - east side].	2	0	The shared path (Medowie Road - Ferodale Road to South Street - east side) is listed as a priority in the local infrastructure contributions plan.
13	Something I like	Good to see this development. I hope that appropriate access facilities are planned - a lot of students will be crossing Medowie Road to attend the school [refers to the proposed shared path Medowie Road - Ferodale Road to South Street – east side].	0	3	A safe crossing from the school will be considered in the update to the traffic and transport plan and development application for the school.
14	Something I don't like	Support the greening by Hunter Water west of this zone - Does it meet fire standards? Are there sufficient fire breaks?	0	0	HWC consulted with the RFS as part of the planning for the tree planting at Grahamstown Dam. HWC comment RFS were satisfied that existing asset protection zones would not change and had no concerns regarding a change in bushfire risks. The RFS made a specific request to maintain strategic access points for tankers.
15	Something I	Agree that this zoning supports the current character	0	0	The strategy identifies the Fairlands Road to

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
	like	of the land usage in general [Fairlands Road].			retain existing character with a recommended minimum lot size of 1 ha.
16	Something I don't like	The area to the west and north are all acreages, typically 1 to 2 acres. I would prefer to see this area zoned as Rural Residential to maintain the reason many bought land in this area [refers to land on the northern side of Ferodale Road].	1	0	This area remains identified future residential because of its potential to accommodate urban growth and its location close to infrastructure (e.g. main transport routes, recreation areas, schools and the town centre).
17	Something I like	Improve the town centre to give Medowie more of a village feel. Street tree planting, encourage cafes and restaurants.	8	0	The town centre master plan includes elements to improve the town centre such as building to the street front. A town centre development control plan will also be prepared. A street tree planting strategy is recommended and new opportunities for cafes and restaurants are encouraged.
18	Ideas and suggestions	I agree - plan for a new high school and more facilities and activities to keep our children especially teens out of trouble	8	0	The strategy identifies and retains school sites to accommodate their potential future provision.
19	Ideas and suggestions	What about a High School to cope with the influx of new families and students?	10	0	The strategy identifies and retains school sites to accommodate their potential future provision.

ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

Interactive Mapping - Draft Town Centre Master Plan - Option 1 (Additional Commercial)

---

- 149 total visits.
- 182 unique visits.
- 42 comments added.
- Popular comments:
  - *"Instead of Town Lake, how about a Regional Park with playgrounds, outdoor fitness equipment, gardens and BBQ shelters similar to Speers Point Park. A place for picnics and family gatherings" (comment #41) (19 up votes);*
  - *"I'm all for growth in Medowie, however this plan seems over the top. Medowie is a Semi Rural area and this looks very much like something Newcastle would do to Jam more people in" (comment #35) (14 up votes);*
  - *"High density housing is not desirable in this semi-rural location. The whole reason many people settle their families here is because of that semi-rural lifestyle that Medowie offers" (comment #23) (12 up votes);*
  - *"Where is the infrastructure? ... a few roads and a public toilet !? There are a LOT of new dwellings in a very small area ... a lot of new vehicles on existing, narrow roads" (comment #42) (11 up votes & 1 down votes);*
  - *"Bowling Club or similar?? Medowie needs a club area where families can socialise in the day/ evening for meals and sports" (comment #26 )(11 up votes & 1 down vote);*
  - *"This will do nothing but cause an increase in the crime rate. People packed in tightly and not enough infrastructure to support a large increase in population. This also looks like housing commission??" (comment #19) (11 up votes & 1 down vote);*
  - *"A town square next to a pub? How about a natural amphitheatre in a public park with an outdoor stage for Carols, cinema under the stars and live music?" (comment #40) (11 up votes);*
  - *"This should be zone for retailers" (comment #24) (9 up votes);*
  - *"Why not have a cycleway that connects Ferodale Park to the proposed new Kingston Development (approx. 300 homes) so that kids don't have to ride along Medowie Rd & Ferodale Rd. This cycle way could also connect to the community centre, and help get bicycles off Ferodale Road" (comment #33) (9 up votes);*
  - *"We have so much open space why do we need to try to cram all these here; spread it out and keep it classy" (comment #34) (8 up votes & 1 down vote);*
  - *"Having lost the traditional spot for Medowie Markets, consideration needs to be given to an appropriate "Markets" location and associated customer parking" (comment #37) (8 up votes); and*
  - *"Is this dotted line a cycle way? Great if yes, if not well it should be!" A network of cycleways should be planned to connect the schools, CBD and sporting facilities etc in Medowie" (comment #38) (8 up votes).*

Figure 2 Interactive Mapping – Draft Town Centre Master Plan - Option 1 (Additional Residential)



ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

Table 2 Interactive Mapping - Draft Town Centre Master Plan - Option 1 (Additional Residential)

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
1	Ideas and suggestions	Some of this medium density area could be used for retirement village concept with added security (e.g. Lagoons Estate at Nelson Bay).	0	0	The existing and proposed residential zones will provide flexibility for developer provision of seniors housing.
2	Ideas and suggestions	Public toilets are needed on both levels, for young children and the disabled.	0	0	New public toilets are proposed in association with the town square or along Peppertree Road. The existing public toilet is also retained at the park near the community centre. Some existing businesses also provide toilet facilities.
3	Ideas and suggestions	Should allow access to both levels of shops, with a lift for disabled. Some undercover parking could also be provided, for elderly, disabled, and young families. My husband was in a wheelchair for 5 years (I had to push it). We avoided shopping in Medowie because of the double level terrain and the lack of an accessible public toilet.	0	0	A lift could potentially be provided with a new future commercial redevelopment to provide better access between Peppertree Road and the lower land.  New public toilets are proposed in association with the town square or along Peppertree Road and are to be designed to applicable standards.
4	Something I don't like	This would take away parking and obstruct view exiting car park. Peppertree Rd too narrow [refers to a concept for a kiosk building on the Woolworths site and built to the street front with Peppertree Road].	0	0	The concept for a kiosk at this location is removed.
5	Ideas and suggestions	This area should be a park, for children especially, creating a community and recreation precinct along Ferodale Rd extending from Lions Park to the Ferodale Complex. A more attractive town centre. Speers Point park has been suggested as a model for recreation areas [refers to private land on the southern side of Ferodale Road].	0	0	This site is privately-owned under single ownership. It is identified for potential residential because of its proximity to the town centre and facilities. Park facilities are included within the Ferodale Park Sports Complex.



# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
6	Something I don't like	Once again, there is too much development without infrastructure to support it. Where in the plan are the police and ambulance stations Medowie needs now, even before this increase in population?	0	0	NSW Fire and Rescue advise the Raymond Terrace station is relatively recently completed and have mutual aid arrangements with the RFS to respond and support if there is a building fire. At present and in the foreseeable future F&R is not planning a new fire station in Medowie; however future growth may see F&R presence at some stage in the future. The current site of the RFS is retained in the strategy as a potential location.
7	Something I like	Yes please! There has been too much development devoid of public amenity [refers to new public toilets].	0	0	Noted.
8	Something I don't like	This is too dense for the nature of Medowie, and for the area in which it's located - not enough road works to carry this heavy population.	1	0	The concept for townhouses and associated detail has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.
9	Something I don't like	This looks too dense for the available traffic flow - it will make an already crowded Ferodale Rd too choked.	0	0	The concept for townhouses and associated detail has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'. Traffic and transport upgrades are outlined in the strategy and are included in the local infrastructure contributions plan.
10	Ideas and suggestions	Semi-detached should have a defined separation between each 2 units. plus landscaping and off-street parking.	0	0	The concept for townhouses and associated detail has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'. Parking is to be provided in accordance with Port Stephens Development Control Plan 2014 requirements.

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
11	Ideas and suggestions	A better plan would be to have the park behind the shops with toilet facilities and move the town houses to replace where the park is, therefore there would be a separation area from the shopping area [refers to the site north of Woolworths].	2	0	This concept is removed and a commercial use is shown.
12	Something I like	Area suitable for townhouses but must be architecturally desirable, kept to 2 storeys and landscaped	0	0	A town centre development contributions plan is proposed for the town centre to consider detailed design elements. The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'. The height limit is 9m and two storeys.
13	Ideas and suggestions	Town houses should be built on no less than 350m <sup>2</sup> with landscaping and off-street parking and with a height restriction of no more than 2 storeys [refers to a site on the southern side of Ferodale Road].	0	0	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'. The height limit is 9m and two storeys.
14	Something I don't like	No more than 2 storey structures, low density as possible. This site doesn't show vehicle entrance to and from property next to an all busy roundabout.	0	0	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'. The height limit is 9m and two storeys. Potential access to the site is from an intersection further to the west.
15	Ideas and suggestions	Not a good location for this facility. Walking distance too far from main residential area.	0	0	The Ferodale Park Sports Complex is located 400m from the town centre commercial area and is to be linked by shared paths.

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
16	Ideas and suggestions	Looks as though we are going to have another Mount Druitt on our doorstep. Medowie is a beautiful town why ruin it by building SLUMS. What we need are more shops & much more parking.  Why not open up the ground outside the township for housing	1	0	Development density in the town centre has been reduced. The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'. The height limit is 9m and two storeys. The town centre master plan provides for additional shops. Parking is to be in accordance with the Port Stephens Development Control Plan 2014.  Planning for additional development in other areas of Medowie and in the LGA (e.g. at Kings Hill) is continuing.
17	Something I don't like	The lack of such eyesores was one of the reasons I chose to live here, along with the relatively quiet lifestyle. All this looks like changing, and so might my address	3	0	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.
18	Something I don't like	Who's idea was it to build the Medowie slums? This looks like a ridiculous plan by some city dwelling designers who have never even gone to Medowie, let alone live there. We don't need this.	8	2	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.
19	Something I don't like	This will do nothing but cause an increase in the crime rate. People packed in tightly and not enough infrastructure to support a large increase in population. This also looks like housing commission?? NO high school, not enough infrastructure, semi-rural outlook that is being developed beyond the needs of the community. Development should be for the community and not the developers.	11	1	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'. The strategy identifies and retains existing school sites to accommodate future expansion. Infrastructure planning is underway, planned or ongoing (traffic and transport; drainage; and community facilities).



# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
20	Something I like	A dedicated area within Medowie for unit etc. would be great. There is plenty of land for people who want larger blocks.	3	7	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.
21	Ideas and suggestions	Bike path all the way to the airport would be great! I don't feel safe riding on the road.	5	0	Support for a future bike path on Medowie Road towards to RAAF Base is noted.
22	Something I don't like	Say it with me...."Mayfield"! I see the slums created there through high density housing - let's not make that mistake. Needs to be very much scaled back to half the size and make more room for retail	10	0	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'. Additional commercial sites are identified.
23	Something I don't like	High density housing is not desirable in this semi-rural location. The whole reason many people settle their families here is because of that semi-rural lifestyle that Medowie offers.	12	0	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.
24	Something I don't like	This should be zone for retailers [refers to land immediately north of Coles].	9	0	This location is retained for potential future commercial use in the long-term.
25	Something I like	The 2 storey plaza is quite essential to overcome the 2 levels of land which detracts from people freely moving across this whole area. Needs to be early if possible.	6	1	The town centre master plan facilitates design of this site to address the change in topography (up to three storeys). This site is privately owned, influencing timing.
26	Ideas and suggestions	Bowling Club or similar?? Medowie needs a club area where families can socialise in the day/ evening for meals and sports	11	1	A bowling green and recreation building (including function room and outdoor deck area) is included in the Ferodale Park Sports Complex.
27	Ideas and suggestions	Consider access for aged/ disabled	7	0	Future development is to be made accessible in accordance with applicable standards.

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
28	Something I like	Understand will be wide enough for parking. Need to maintain that main street access feel to encourage businesses in the area [refers to new road behind Coles].	2	0	Further detailed design will be the subject of a development control plan, including consideration of width for on-street parking. The intent is to encourage commercial buildings to be built to the street front to encourage a 'main street' feel in proximity to a town square.
29	Ideas and suggestions	Playground area good but needs fence to help prevent serious injury. While the responsibility of the parents/ grandparents, young children are quickly distracted and can move very fast. [refers to the existing small park near the community centre].	2	1	There is no proposal to fence the park play area; however this suggestion will be forwarded to Council's Facilities and Services Group.
30	Something I like	Excellent way to merge the levels between Coles and current shopping area. Also potentially provides an area for socialising - Coffee/ Bistro? [refers to a new wide stairway to the new road and town square].	3	0	The town centre master plan facilitates design of this site to address the change in topography and for businesses to provide opportunity for socialising.
31	Something I like	Understand there will be elevator about here - essential for easy movement between levels for disabled/ aged etc.	4	0	The town centre master plan facilitates design of this site to address the change in topography. Provision of an elevator is not included in the town centre master plan, however could possibly be considered with a future private development.
32	Ideas and suggestions	A 20 year plan should show the proposed 300+ lot 'Kingston' development (+ traffic flow & connection points) as it is as close to Community Hall as the proposed new development north of Coles.  With Ferodale Rd proposed to be the Main Road, the "town centre" map should extend the same distance north & south, ie. show 400m south and the proposed Kingston development. How can people comment on what is known (having been on	4	0	The town centre master plan area has been extended to show the proposed Kingston residential development to the south of the town centre. Potential path connection points are to Ferodale Park Sports Complex from the Kingston site and along Medowie Road to the town centre.

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
		public exhibition) if it is not included in the plan?			
33	Ideas and suggestions	Why not have a cycleway that connects Ferodale Park to the proposed new Kingston Development (approx. 300 homes) so that kids don't have to ride along Medowie Rd & Ferodale Rd. This cycle way could also connect to the community centre, and help get bicycles off Ferodale Road.	9	0	A potential path link is shown for investigation. Its provision may be difficult to implement because of cost, access and engineering (i.e. construction across the Campvale Drain).
34	Ideas and suggestions	We have so much open space why do we need to try to cram all these here; spread it out and keep it classy.	8	1	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.
35	Something I don't like	I'm all for growth in Medowie, however this plan seems over the top. Medowie is a Semi Rural area and this looks very much like something Newcastle would do to Jam more people in.	14	0	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.
36	Ideas and suggestions	Too much residential. See my suggestion for Medical Centre in "Option 1".	6	0	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.
37	Ideas and suggestions	Having lost the traditional spot for Medowie Markets, consideration needs to be given to an appropriate "Markets" location and associated customer parking.	8	0	The town centre master plan does not directly address a location for local markets. However there may be opportunity for them to continue to be held within the town centre including in the vicinity of the existing location associated with the town square or at nearby Ferodale Park Sports Complex. A car parking area next to the Campvale Drain is retained.
38	Ideas and suggestions	Is this dotted line a cycle way? Great if yes, if not well it should be! A network of cycleways should be planned to	8	0	The dotted line referred to is a shared path at Medowie Road and Ferodale Road.

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
		connect the schools, CBD and sporting facilities etc. in Medowie.			
39	Ideas and suggestions	is this where the police and ambulance stations are going to be located? ... 2000+ additional houses, tightly packed around the pub will probably require a presence. The in-town development looks suspiciously like public housing ... which would bring with it all of the inherent socio-economic problems ... no doubt leading to increased crime rates, which will require proper law enforcement and clean-up - which we don't currently have.	6	0	Fire and Rescue advise the Raymond Terrace station is relatively recently completed and have mutual aid arrangements with the RFS to respond and support if there is a building fire. At present and in the foreseeable future F&R is not planning a new fire station in Medowie. However future growth may see F&R presence at some stage in the future. The current site of the RFS is retained in the strategy and town centre master plan as 'emergency services' as a potential location. No discussion has taken place with public housing providers.
40	Ideas and suggestions	A town square next to a pub? How about a natural amphitheatre in a public park with an outdoor stage for Carols, cinema under the stars and live music?	11	0	The proposed location of the town square is retained. The interface and design of the town square will need to be carefully considered. The location is recommended because of the flat topography; central location; proximity to shared paths; opportunity provided by the new street link; potential to take advantage of commercial development opportunities. The Ferodale Park Sports Complex master plan provides opportunity for a natural amphitheatre (grass terrace seating area).
41	Ideas and suggestions	Instead of Town Lake, how about a Regional Park with playgrounds, outdoor fitness equipment, gardens and BBQ shelters similar to Speers Point Park. A place for picnics and family gatherings.	19	0	The Ferodale Park Sports Complex provides a new playground; grass terrace seating area; circuit path; and additional picnic facilities. The town lake has also been relocated to provide an additional feature.

**ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS****ITEM 7 - ATTACHMENT 1      SUBMISSION SUMMARY.**

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
42	Something I don't like	Where is the infrastructure? ... a few roads and a public toilet !? There are a LOT of new dwellings in a very small area ... a lot of new vehicles on existing, narrow roads.	11	1	Infrastructure planning is underway, planned or ongoing (traffic and transport, drainage, flooding and community facilities). The extent of proposed dwellings in the town centre has been reduced.

ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

Interactive Mapping - Town Centre Master Plan - Option 2 (Additional Commercial)

---

- 35 total visits.
- 113 unique visits.
- 16 comments added.
- Popular comments:
  - *"This is a better option than residential. Would suit a medical centre with suites for chemist, pathology, doctors, massage, optometrist, dentist etc."* (**comment#16**) (12 up votes);
  - *"I don't like the idea of high density housing in Medowie, especially in a cluster in the town centre; it will naturally attract non-desirable elements as seen in many other communities"* (**comment #14**) (9 up votes); and
  - *"Instead of high density housing, how about we try and grow this area into a slightly larger commercial precinct."*
  - *"1 million percent! (referring to Ferodale Park Sports Complex)"* (**comment #13**) (8 up votes & 1 down vote).



Figure 3 Interactive Mapping - Draft Town Centre Master Plan - Option 2 (Additional Commercial)



## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

Table 3 Interactive Mapping - Draft Town Centre Master Plan - Option 2 (Additional Commercial)

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
1	Something I don't like	Retail or commercial space here [north of Woolworths] seems unmanageable, given the current infrastructure including parking, roads, etc. The local infrastructure would need significant upgrades to sustain this service [refers to additional commercial north of Woolworths].	0	0	This site is retained for future commercial. A planning proposal to rezone to B2 Local Centre is under assessment and will be accommodated by the recent completion of Muir Street and extension of Peppertree Road.
2	Something I don't like	Retail or commercial is a poor choice for this space [refers to additional commercial north of Woolworths]. Evidence to support this, is the long term empty commercial space beside the Caltex service station on Richardson Rd Raymond Terrace.	0	0	This site is retained for future commercial. A planning proposal to rezone to B2 Local Centre is under assessment and will be accommodated by the recent completion of Muir Street and extension of Peppertree Road. A retail demand study is being undertaken.
3	Ideas and suggestions	Keep town centre free of service stations.	0	0	Service stations are a permissible use on land zoned B2 Local Centre subject to development consent.
4	Something I don't like	Medowie is known for its semi-rural atmosphere, adding in dense residential town houses will take away from Medowie's best qualities. Adding in high density residential housing areas is a terrible idea as it will take away from Medowie's rural atmosphere. This proposed area for town houses is also a bad spot as potentially it could become a hangout for undesirables. It is known that teenagers hang out in any shopping centre car parks, add cheap and affordable town houses in this area and it will become the ghetto of Medowie. Something all residents want to avoid. Port Stephens council is trying to portray that this town house area is for the elderly to help them	1	0	The extent of rural residential development is increased to provide an improved balance between addressing housing supply and retaining existing character.  The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.

2



# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
		down size and access shops. However, reality is town houses implies stairs which is impractical for elderly people. If helping elderly people down size to more manageable, practical, and single level housing is the goal, create a retirement village specific to the needs of its residents. I understand the idea of housing close to the town centre, however it is not the desire of the community to become a densely populated town. The town centre should be a place for residents to access goods and services. Place residential housing elsewhere and on larger blocks to help keep the rural atmosphere. Furthermore I understand that all areas need to grow and develop over time, but practical long term planning for the town, its current residents and future residents needs to be looked at in a practical way that will maintain the rural essence of Medowie...Let's not forget the reason people move to Medowie in the first place. Do we really want to become Raymond Terraces little brother? This is the opinion of a family that has lived in Medowie for more than 20 years.			
5	Ideas and suggestions	I wonder if the demographics are there for a nursing home that a private contractor might wish to build and manage.	0	0	The town centre master plan provides the flexibility to meet market demand for a future nursing home.
6	Something I don't like	Housing is a bit too dense as shown. Agree the need for smaller places for people to rent or downsize to but the "Maryville" look is perhaps too small. Maybe something like the Dunes estate for width?	1	0	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'. Laneways to service residential areas have been removed.

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
7	Ideas and suggestions	A bus terminal and taxi (Uber??) rank at town centre will be handy.	0	0	A bus terminal and taxi rank is not included. However there are three centrally located bus stops (at the community centre; on Ferodale Road; and on Peppertree Road north of Coles). Taxis could be accommodated on the proposed new road west of Coles.
8	Something I like	1 million percent! [refers to Ferodale Park Sports Complex].	2	0	Noted.
9	Ideas and suggestions	I think a number of small commercial 'rooms' (dentist/tax/engineer) and one larger commercial building is the better option than cramming in sardines in a town known for its semi-rural atmosphere.	0	0	The plan provides flexibility for the development of small commercial rooms.
10	Ideas and suggestions	A polyclinic similar to Nelson Bay.	0	0	A polyclinic is not included in the strategy however there is opportunity for it to be investigated separately by health service providers. The strategy identifies commercial areas to facilitate site options.
11	Something I don't like	Not a convenient site for public toilets [refers to land north of Woolworths] where the kiosk in woolies car park would be easy walking from all directions. People will not want to walk up a hill to use these facilities.	1	0	New public toilets are proposed in association with the town square or along Peppertree Road. A public toilet is retained at the park near the community centre. Some existing businesses also provide toilet facilities.
12	Ideas and suggestions	Where will the people who work in these new commercial centres live?  Is it possible to communicate a similar town of a similar size (17,000 population) that has done it well ... to convey to those with concerns "it can be done well ... this is how". There is no executive summary that summarises a "driver	0	0	The strategy identifies future residential land to accommodate additional people working in the town centre commercial area.  The executive summary is updated to indicate key drivers for change including identification of Medowie as a location for additional growth in the Hunter Regional Plan and the Port Stephens Planning Strategy

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	COMMENT	UP VOTES	DOWN VOTES	RESPONSE
		for change". The current Executive Summary describes "process" which adds minimal value and causes people to turn off.			and proximity to major centres Newcastle, RAAF Base/Newcastle Airport, Tomago, and Raymond Terrace).
13	Ideas and suggestions	Instead of high density housing, how about we try and grow this area into a slightly larger commercial precinct [refers to the town centre].	8	1	The additional commercial option is included in the master plan.
14	Something I don't like	I don't like the idea of high density housing in Medowie, especially in a cluster in the town centre it will naturally attract non-desirable elements as seen in many other communities.	9	0	The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.
15	Ideas and suggestions	This area here could be more residential facing the park. Obviously the area across the road is shown as development - this side looks to be the same level [refers to commercial development on the corner of Ferodale Road and the new road west of Coles].	1	5	The site is retained as potential commercial consistent with its existing B2 Local Centre zoning and commercial potential from high traffic exposure.
16	Ideas and suggestions	This is a better option than residential. Would suit a medical centre with suites for chemist, pathology, doctors, massage, optometrist, dentist etc.	12	0	Noted. This site is retained for future commercial use. A planning proposal to rezone the site from R2 Low Density Residential to B2 Local Centre has received a gateway determination and is under assessment which will permit medical uses (with development consent).

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

Table 4 Public Submissions (by post &amp; email)

#	TYPE	PROPERTY	KEY COMMENTS	RESPONSE
1	Private	74 South St	Requests the lot size be reviewed to be consistent with the adjoining lots.	A planning proposal has been lodged for this site and is under assessment. The site is not specifically identified in the strategy and will be assessed on its own merits.
2	Consultant	Corner of Medowie & Ferodale Rd	Considers that the site on the north-west is suitable for use as health consulting rooms. Requests that Council either recommend a change of zoning for the site or indicate on the Strategy that additional permitted use will be supported to allow a health services facility.	The site including adjoining land along Medowie Road is identified for commercial/mixed-use, facilitating a potential change in land use zone, or site specific additional permitted use to facilitate a health services facility.
3	Private	N/A	<p>Any plan including its aims should not compromise the existing features that make Medowie a good place to live.</p> <p>Objects to medium density development.</p> <p>The proposed road structure will not allow for good traffic flow.</p> <p>Objects to the location of the proposed town square.</p> <p>Medowie shopping centre is currently a relatively safe area partly because people don't live nearby. Medium density development nearby will attract anti-social behaviour. Medowie is already comparatively low-cost. People looking for a higher-density lifestyle don't look to Medowie and it is not wanted by the community.</p> <p>Supports aged-housing (only) in the town centre.</p> <p>The demographic of Medowie does not support medium density housing.</p> <p>The demographics should inform what the master plan provides rather than the master plan trying to change</p>	<p>The extent and density of development is reduced and aims to achieve a balance between accommodating growth and retaining existing features.</p> <p>The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m<sup>2</sup>) detached single dwellings, villas and dual occupancies'.</p> <p>Laneways to service residential areas have been removed. The town centre road structure is in a grid format to improve circulation and centre structure.</p> <p>The location of the town square is retained. The location is recommended because of the following factors; flat topography; central location; proximity to path links; opportunity provided by the new street link; potential to take advantage of new adjacent commercial redevelopment opportunities.</p> <p>Seniors housing is facilitated by the town centre master plan. Density in the town centre is reduced and will be influenced by demographic and market demand</p>

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	PROPERTY	KEY COMMENTS	RESPONSE
			the demographics. People have deliberately chosen to live in Medowie with more space and a larger house but with the inconvenience of commuting. The vegetation behind Coles would need to be cleared to be developed.	and development permissible under the R2 Low Density Residential zone. Clearing of vegetation behind Coles is subject to development consent and the majority is already zoned R2 Low Density Residential.
4	Private	N/A	Drivers should be discouraged from using Lisadell Road as a short-cut to Raymond Terrace.	Main road access is encouraged on Medowie Road. The strategy retains Lisadell Road as a traffic entry with a reduction of speed limits along the length of Abundance Road and Fairlands Road.
5	Private	N/A	Higher density dwellings are essential to growth and community life in Medowie and should be designed to be able to accommodate aged and disabled people. Roads and footpaths should be designed with accessibility in mind. Objects to narrow laneways at the back of houses. Commercial buildings and transport areas should be interconnected an accessible with walkways and ramps and provide protection from weather. Accessible toilets at convenient locations are required.	Flexibility to provide housing options for aged and disabled people within the town centre is retained. Existing footpaths are retained and extension to the shared path network identified and to be designed to access standards. The strategy includes three bus stops within the town centre. Narrow laneways servicing residential areas have been removed. Pathways will connect commercial areas. Continuous awnings are a requirement for commercial development (Chapter C2 of the Port Stephens Development Control Plan 2014). New toilets are recommended in association with the town square or along Peppertree Road. The public toilet in the park near the community centre is retained. Some businesses also provide toilet facilities.
6	Private	817 Medowie Rd	This site is shown as rural residential in the draft strategy. Requests the identification of the land be retained as residential in the Medowie Strategy consistent with its current identification in the Medowie Strategy 2009. The main reason is its proximity within	The site is currently zoned R5 Large Lot Residential with an accompanying minimum lot size of 4,000m <sup>2</sup> . It is restrained from rezoning by vegetation. Location in close proximity to the town centre is acknowledged however it is recommended to retain current development potential and consistent with existing

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	PROPERTY	KEY COMMENTS	RESPONSE
			the town centre.	rural residential development in the immediate area.
7	Community	Lions Memorial Park	There is currently adequate space for public gatherings during memorial ceremonies. With the expected population growth and need to upgrade road infrastructure this may change and relocation of the memorial would then become a necessity. While the change may not be necessary for a long time the plan on exhibition presents an opportunity to allocate some potential space for a relocated memorial in the future. The Medowie Sports and Community Club is the preferred location. A large amount of parking and observation space is needed and also amenities.	The strategy provides flexibility for the potential relocation of public gatherings during memorial ceremonies. The Ferodale Park Sports Complex facilitating the proposed Medowie Sports and Community Club may accommodate a relocated memorial and provide space for memorial ceremonies.
8	Private	38 Ferodale Rd	Objects to the size and location of the proposed town lake. Objects to the position of the roundabout and extension of Peppertree Road south onto the property. Support locating commercial development on the northern side of Ferodale Road.	The location of the town lake has been changed to the western side of the Campvale Drain. The roundabout is retained at the intersection of Peppertree Road and Ferodale Road and access south has been removed. Site access is shown at the second roundabout further to the west. Support for commercial development on the northern side of Ferodale Road is noted.
9	Private	54a Lisadell Rd	Objects to the identification of the land as flood prone and would like the existing residential zoning to be shown above/over any flood mapping.	Part of the land is identified as flood prone based on detailed mapping in the Medowie Flood Study. The strategy map has been amended to show existing residential zoning above/over flood mapping.
10	Private	N/A	Requests inclusion of tree-lined streets (e.g. Jacarandas), a sheltered bus stop area with seating, and centrally located toilets.	A tree planting strategy is included as part of the strategy implementation plan. Three bus stops are located within the town centre. Some shelters are already provided and further seating could be provided/upgraded with detailed design (e.g. at the Peppertree Road bus zone). New toilets are to be included in association with the town square or along



# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	PROPERTY	KEY COMMENTS	RESPONSE
				Peppertree Road. The public toilet in the park near the community centre is retained and some businesses provide toilet facilities.
11	Private	N/A	The potential social impacts have not been adequately addressed. The plan should maintain the existing character of Medowie. Objects to the proposed development density in the town centre and the potential for it to negatively influence current demographics and character, traffic and parking impacts, and the town square because of potential negative social impacts.	The extent and density of development across is reduced compared to the existing strategy to balance land for housing and retaining existing character. The concept for attached townhouses has been removed and replaced with 'small lot residential (min. 300m <sup>2</sup> ) detached single dwellings, villas and dual occupancies'.
12	Private	Medowie & Ferodale Rd	Seeks the retention of existing service station sites as general commercial areas.	General commercial zoning (ie B2 Local Centre) is proposed to be retained or used only within the town centre to reinforce its roles as the principal commercial and community centre. Existing site-specific commercial uses outside of the town centre are supported as 'additional permitted uses'.
13	Private	783 Medowie Rd	Request the inclusion of land between Woolworths and Medowie Road as commercial. The site is in a suitable location to support commercial development and residential amenity has reduced over time.	The land between Woolworths and Medowie Road is identified as commercial mixed-use because of its location in proximity to the existing commercial area bound by the surrounding main road network (Medowie Rd, Ferodale Rd, Peppertree Rd & Muir St).
14	Company	799 Medowie Rd	<p>Currently preparing a subdivision development application. Requested a time extension to make a late submission (made on 30/06/16).</p> <p>The town centre master plan does not include an extension to Lot 32 DP 1045148 even though a logical lot layout a logical layout would need to be considered. Not all of the available land is included in the concepts.</p> <p>The plan does not explore the linking of the town centre to Wilga Road. Its provision would provide</p>	<p>This site is currently zoned R2 Low Density Residential under the Port Stephens Local Environmental Plan 2013. Owners' preparation of a subdivision application is acknowledged.</p> <p>An extension to Lot 32 DP 1045148 is now included.</p> <p>A potential road link is now included from the town centre to Wilga Road.</p> <p>The concept for attached townhouses has been</p>

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	PROPERTY	KEY COMMENTS	RESPONSE
			<p>benefits to the wider community and local to residents to the north.</p> <p>The expected lot yield and populations projected under the strategy are unlikely to be achieved. The proposed medium density in the town centre has never been tested in the area. While it is logical and important for the density of dwellings to be maximised in proximity to the town centre, it is also important that some of the rules that should be associated with such development be reconsidered (i.e. car parking stormwater detention). An alternative view is providing fairly conventional lots and allow for dual occupancies to increase density.</p> <p>Particular concern is the plans do not occupy or utilise all land associated with the site. General comment is medium density was tried at Tanilba Bay without developer/builder acceptance, conventional lots were reinvented and then some became dual occupancies. 3 options are attached. The layouts include the current Council mapped constraints however none have been confirmed and show development across the site (including habitat and flood prone land). The options developing across the site.</p>	<p>removed and replaced with 'small lot residential (min. 300m<sup>2</sup>) detached single dwellings, villas and dual occupancies'. The expected lot yields are subject to market demand and the rezoning and development process. The concepts in the plan are intended to provide flexibility.</p> <p>The lower-lying western parts of the site are indicated to have significant drainage and environmental characteristics and are avoided for the strategy concept.</p>
15	Consultant	17-21 Ferodale Rd	<p>Concerned that the draft has unreasonably excluded a large portion of the land from future residential development without sufficient environmental assessment and justification, and further consideration and amendment is required. Concerned about the standard application of Principle 3 <i>Future development on flood prone land is avoided</i> and Principle 4 <i>Key koala habitat and corridors are identified and maintained</i> and that a better planning outcome would be achieved through more detailed identification and</p>	<p>The recommended strategy identifies large parts of the site for residential investigation and appropriately addresses its potential for strategy purposes. Significant parts of the site are restrained by one, or a combination of, vegetation, E2 Environmental Conservation zoning or are known to be subject to flooding (including high hazard flood storage) and are indicatively excluded. Proponents have the option of lodging a planning proposal, with supporting information, to assist informing a more detailed zone footprint and addressing policy and legislation for</p>



## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	PROPERTY	KEY COMMENTS	RESPONSE
			<p>alternative management options.</p> <p>The draft has failed to consider the potential of the subject land to provide a substantial residential release area. The site has further residential development potential than shown in the draft and flora and fauna issues will be able to be overcome.</p> <p>Requests review of the flora and fauna corridors identified in the draft.</p> <p>Requests the inclusion of a new category 'potential residential land to be investigated'.</p>	<p>protection of flora and fauna and flooding and drainage.</p> <p>The location of environmental corridors has been amended slightly and is located within a flood storage area.</p> <p>The designation of 'residential release area' and description within the strategy is effectively consistent with the requested designation.</p>
16	Private	N/A	<p>The strategy should focus on what residents and businesses want to know and not be an extract of data that exists in other more comprehensive documents that are already applied as part of due process. The strategy does not effectively communicate how Medowie will be developed into the future. There needs to be more diagrams and specifics and less words. It should contain diagrams that are useful simple and easy to understand. It should contain known concepts and used to create detailed plans that can be implemented. The relevant detail from other documents should be extracted into a single summary and companion document and paint a clear picture of how Medowie will develop as population increases. The strategy needs to effectively communicate all that is known.</p>	<p>Key features of the strategy have been included in summary illustrated to show the future vision. This includes key aspects; main strategy map; town centre master plan; Ferodale Sports Complex master plan; precincts; future traffic and transport etc). Background information such as key demographics and policies has been moved to the rear of the strategy.</p>
			<p>The town centre master plan should be incorporated into the strategy.</p>	<p>The town centre master plan is incorporated into the strategy.</p>

**ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS****ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.**

#	TYPE	PROPERTY	KEY COMMENTS	RESPONSE
			The town centre boundary should be extended.	The town centre boundary is extended (eg now includes the 'Kingston' residential proposal and Ferodale Park.
			An executive summary is required that clearly and concisely informs the community about what they can expect regarding infrastructure and urban and social development. The basis should be a reformatted table of community and recreation facilities.	An executive summary is included.
			The vision statement is insufficient.	The vision statement has been updated to include reference to rural residential character, and for growth to be accompanied by quality community recreation facilities and transport infrastructure.
			The strategy should be updated to also address the recently released draft Hunter Regional Plan which includes Medowie within Hunter City.	The strategy is updated to refer to the Hunter Regional Plan.
			The large majority of residents want a quality town centre park as a priority.	A town centre park is included within the town centre master plan and subject to detailed design.
			With the majority of Medowie's population growth to be east of Medowie Road some commercial activity should be considered for the eastern side of Medowie Road to reduce town centre congestion.	A general commercial zone is not recommended outside of the town centre because it may undermine its role. Site-specific commercial uses outside of the town centre will continue to support existing uses.
			The potential for Medowie road to be a 4 lane road should at least highlight this possibility to be reviewed every 5 years.	The current road reserve width for Medowie Road is retained so that its consideration for 4 lane upgrade is not precluded. The potential upgrade was considered previously during review of the Medowie Traffic and Transport Plan (refer to Council report 24/11/15). Modelling indicated it will continue to operate at a satisfactory level of service under future growth without the upgrade cost.

# ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

#	TYPE	PROPERTY	KEY COMMENTS	RESPONSE
			The strategy should address emergency services and risk management for example for bushfire.	NSW Fire and Rescue commented that there is no plan at this time to upgrade services. However there may be some future presence given predicted growth. The strategy retains the location of the existing RFS at the intersection of Medowie Road and Ferodale Road as a potential location for emergency services.
			The strategy needs to directly address problems and offer solutions. It needs to extract useful information and present it in a format that allows an understanding what will happen and when. Requests removal of any repetition in the documents.	The strategy has been reviewed to remove repetition.
			Requests the reinstatement of a potential link road from Lisadell Road to Medowie Road as per the previous strategy.	A potential link road has been reinstated as a conceptual link for further potential investigation. There are likely to be significant cost, engineering and environmental constraints to its feasibility, including versus the potential transport benefits under potential growth and in general. The designation will assist to further investigate these issues. It is not included in local infrastructure contributions.
			Requests the inclusion of better parking facilities at the Medowie Macadamia Farm and an information centre.	The strategy includes the Medowie Macadamia Farm as a site-specific additional permitted use. This will assist planning for the ongoing unique use of the site including on-site parking.
			Proposes the Town Square be named Pioneer Plaza with a central feature.	The strategy and town centre master plan do not name the town square – however the suggestion of 'Pioneer Plaza' can be considered during the implementation phase.
17	Private	98 Coachwood Drive	Submission made 1 December 2014 requesting inclusion for consideration as 'potential urban development subject to investigation' in any future	This site has an area of approximately 62 ha. Current zoning is E2 Environmental Investigation under LEP 2013.

**ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS****ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.**

#	TYPE	PROPERTY	KEY COMMENTS	RESPONSE
			review of the Medowie Strategy 2009.	<p>November 2009 - Council previously considered requests to amend Medowie Strategy (adopted March 2009) to include 7 additional sites (including 98 Coachwood Dr). Council resolved to make no change to the Medowie Strategy in relation to 98 Coachwood Dr (i.e. retain 7(a) Environment Protection).</p> <p>December 2014 - planning proposal (dated October 2014) lodged for part R2 Low Density Residential (28 ha) (min. lot size 500m<sup>2</sup>) and part E1 National Parks and Nature Reserves (34 ha). Lot yield approximately 230.</p> <p>February 2015 - PSC referral response provided.</p> <p>February 2015 - OEH objects to the proposal.</p> <p>March 2015 – Information package (dated February 2015) submitted by proponent referencing Group Referral Responses (dated February 2015).</p> <p>May 2015 - revised planning proposal (dated April 2015) lodged for part R5 Large Lot Residential (28ha) (min. lot size 1,000m<sup>2</sup> and 2,000m<sup>2</sup>) and part E1 National Parks and Nature Reserves (34 ha). Lot yield approximately 100.</p> <p>May 2015 - PSC referral responses provided.</p> <p>Assessment of this planning proposal as amended is ongoing. The site is restrained and environmental issues remain unresolved. No change in land use is identified in the final strategy and the site is identified 'investigation' with an orange outline consistent with the existing E2 Environmental Zone. It is under single ownership, located outside of the drinking water catchment and is part flood free. The site is not identified for urban release in the Hunter Regional Plan.</p>



## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

Table 5 Public Authority Submissions

AUTHORITY	COMMENTS	RESPONSE
Rural Fire Service	No objections subject to a requirement that future subdivision of the land complies with Planning for Bush Fire Protection 2006.	Noted. Future planning proposals and development will require consideration of Planning for Bushfire Protection.
ice of Environment & Heritage	OEH does not support the strategy in its exhibited form as it is likely to cause a reduction in environmental protection and will impact on Preferred Koala Habitat (PKH) and Supplementary Koala Habitat (SKH). Recommendations are also made regarding drainage and water quality issues and the lack of assessment of Aboriginal cultural heritage for both the strategy and the town centre master plan.	The strategy has been amended to reduce and minimise impacts on the environment. Further work is being undertaken by Council on the distribution and abundance of koala habitat in the LGA including within Medowie (in conjunction with ecological consultants) however it is not completed.
	<u>Biodiversity</u> OEH is very concerned that the objectives of the strategy and Port Stephens Comprehensive Koala Plan of Management (CKPOM) will not be achievable. There is vegetation in the majority of the strategy map which will be impacted by development in spite of it being classified as koala habitat including PKH. The strategy favours drier areas for development and vegetation loss will result. This would lead to habitat loss and degradation of habitat suitable for koalas. A considerable amount of koala habitat would be removed. This would lead to an irreversible and detrimental effect on koala numbers. The strategy is inconsistent with the CKPOM (State Environmental Planning Policy 44 Koala Habitat Protection). OEH objects to the strategy. Planning proposals resulting from the Strategy are potentially inconsistent with <i>Environmental Planning and Assessment Act 1979</i> (NSW)	<u>Biodiversity</u> The strategy has been amended to more effectively address the objectives of the CKPOM. The extent of vegetation and koala habitat that would be affected under the 2009 strategy, and the exhibited revised strategy, has been substantially reduced. At a strategic level the strategy reasonably identifies land for further detailed investigation for residential purposes. Planning proposals will still be required to address site characteristics in higher detail at the rezoning stage including Direction 2.1 Environment Protection Zones. Planning proposal will continue to be referred to OEH for comment.

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

AUTHORITY	COMMENTS	RESPONSE
	<p>Section 117 Direction 2.1 <i>Environment Protection Zones</i> as the strategy is likely to cause a reduction in environmental protection.</p>	
	<p><u>Corridors</u></p> <p>The strategy corridors provided are only indicative and provide no certainty for the actual width of future corridors. Although further studies would clarify the actual position of the corridors, OEH recommends that a more substantial area is indicated so that landowners are clearly informed of the potential scale of corridors and have a realistic indication of the development potential of their land.</p> <p>The mechanism for providing wildlife corridors is through the potential provision of offsets to compensate for development impacts. The north/south corridor appears to be functioning and feasible. The western side of the east/west corridor needs enhancement. The eastern side of this same corridor is likely to be impacted by a concentration of development to the south of the town centre. An enhancement of parts of the corridor is required.</p>	<p><u>Corridors</u></p> <p>The extent of vegetation that would be affected under the 2009 strategy and the exhibited revised strategy has been substantially reduced. The corridors remain conceptual and further work is being undertaken to inform koala habitat values.</p> <p>The main north/south corridor is retained.</p> <p>The western side of the east/west corridor is difficult to enhance under the strategy.</p> <p>The strategy effectively reflects the current minimum lot size applying to the relevant private land and the effect is there is no change to the current permissible lot yield in this particular location (between Abundance Road and Fairlands Road).</p> <p>The eastern side of the east/west corridor (east of Medowie Road) has been enhanced. This includes reflecting the rezoning of a corridor from RU2 Rural Landscape to E2 Environmental Conservation north of the macadamia farm.</p> <p>Vegetation within the long-term investigation areas is excluded from lot yield estimates. The planning proposal phase provides an opportunity for corridor enhancements.</p>
	<p><u>Offsets</u></p> <p>OEH strongly suggests that the general principle of avoid, mitigate, offset is applied to the strategy. It is not stated how Council envisages this component of the process. No offset mechanism is recommended in the document and there is no quantification of the offsets required. Bio banking or the use of a Property Vegetation Plan may be very challenging</p>	<p><u>Offsets</u></p> <p>The extent of vegetation that would be affected under the 2009 strategy and the exhibited revised strategy has been substantially reduced in recognition of the principle of avoid, mitigate, offset and the challenge presented by seeking to rezone vegetation for urban development. The strategy has</p>



## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

AUTHORITY	COMMENTS	RESPONSE
	as much of the vegetation identified for removal is likely to be red-flagged due to being an endangered ecological community.	increased emphasis on avoiding areas that are vegetated.
	<p><u>Specific comments</u></p> <p>The strategy relies on reports which should be updated. There is a reliance on flora and fauna reports from 2006-2009 and it is expected that the environmental values of the area have changed.</p> <p>The strategy relies on using koalas as a surrogate for all high environmental values. Threatened species surveys will be required and vegetation assessments commensurate with the size and potential impacts of the proposal on the environment. More current ecological studies to inform the strategy would improve the reliability of the outcome and ensure fewer surprises or obstacles at later stages in the planning process.</p> <p>The current rural zones (RU1 and RU2 and R5) will provide little protection from clearing as under the <i>Native Vegetation Act 2003</i> (NSW). 'Routine Agricultural Management Activities' are a defence against prosecution for some actions. In addition the requirement for bushfire asset protection zones and the 10/50 vegetation clearing code of practice will result in the loss of a considerable amount of vegetation. E2 Environmental Conservation or E3 Environmental Management Zones may preferable to a rural zone depending on minimum lot sizes.</p> <p>88b restrictive covenants are not supported by OEH unless there is no other mechanism available for protection of vegetation/koala habitat. Bio-banking/property vegetation plans are the preferred mechanism.</p> <p>The additional area in the north-east of the strategy which was not included in the previous strategy is not justified or</p>	<p><u>Specific comments</u></p> <p>Further work is being undertaken by Council on the distribution and abundance of koala habitat in the LGA including within Medowie (in conjunction with biolink ecological consultants). It is not completed to inform the recommended strategy however will assist in the preparation of detailed planning proposals and review.</p> <p>The strategy states the most appropriate zones in key habitat corridors are the E2 Environmental Conservation Zone and the E3 Environmental Management Zone.</p> <p>The strategy does not seek to apply environmental zones to privately zoned land outside of the planning proposal process.</p> <p>The OEH preference not to support restrictive covenants is noted.</p> <p>The additional area in the north east is identified as 'investigation'. No lot yield is indicated and the suitability of the E2 Environmental Conservation zone is to be reviewed (a planning proposal is under assessment).</p>



## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

AUTHORITY	COMMENTS	RESPONSE
	<p>explained. Development in this area is likely to impact on koala habitat and results in increased edge effects for the surrounding bushland.</p> <p>There is also no indication of how the strategy will achieve OEH expectation that every planning proposal will achieve an 'improve or maintain' biodiversity outcome. Further studies would improve the ability to direct development in a strategic manner. Rezoning proposals will inform the feasibility of individual precincts however the strategy does not provide adequate certainty for the conservation of biodiversity values.</p>	
	<p><u>Flood prone land</u></p> <p>The strategy should be updated to ensure consistency with the maps contained in the <i>Medowie Floodplain Risk Management Study and Plan</i> (FRMSP).</p>	<p><u>Flood prone land</u></p> <p>The strategy is based on strategic interpretation of the maps in the Medowie Floodplain Risk Management Study and Plan.</p>
	<p><u>Access and egress</u></p> <p>Many of the local roads are identified as being cut during flood events. It was found that it is not feasible to raise these roads to provide increased level of service without causing adverse upstream flooding effects. Similarly improving conveyance through many of the roadways caused adverse downstream effects. Increasing the population of the area required to be serviced by the existing road network would increase the need for flood depth markers and signage together with development of communication tools for residents to seek alternate access routes. The FRMSP has identified a number of alternate access routes however increased traffic will increase the likelihood that resident is will try to drive through floodwaters rather than take an alternative route.</p>	<p><u>Access and egress</u></p> <p>It is acknowledged that some roads are cut during flood events and that the FRMSP found that it is not feasible to raise these roads. The strategy is seeking to balance flood risk with the identification of additional land for development to accommodate demand for housing.</p>

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

AUTHORITY	COMMENTS	RESPONSE
	<p><u>Campvale drain ponding</u></p> <p>The Campvale drain has become silted up over time and low-lying properties within this area currently experience ponding of water for extended periods, often exceeding 30 days. The Campvale drain is a terminal drain with water only being removed by a Hunter Water pump station discharging to Grahamstown Dam. Water balance modelling was carried out as part of the FRMSP to assess ongoing ponding issues and to determine if works could be carried out to reduce this issue. Drainage works which could reduce ponding durations were identified, however these were of significant expense and were considered unlikely to reduce ponding durations to a degree which was acceptable to the community. In addition any improvements to drainage within the Campvale Drain area would reduce would reduce detention times and may have adverse effects on the quality of water pumped to Grahamstown Dam.</p> <p>Duration of ponding within the Campvale Drain has been shown to be related to volumes of runoff from the catchment. This is directly related to the impervious areas within the catchment area and will therefore be further exacerbated by increases in development in the upstream areas. Medowie currently contains approximately 3,110 dwelling houses and the Medowie Strategy proposes a further 2,700 dwellings which almost doubles the existing development in the catchment. The FRMSP indicated increases in the number of extended ponding duration events of the order of 25% as a result of increased development.</p> <p>Until such time as a drainage strategy can be developed in conjunction with Hunter Water to reduce ponding within Campvale Drain, or the Campvale Drain area is converted to a water quality treatment area rather than a rural land use area, increased development within Medowie cannot be</p>	<p><u>Campvale Drain ponding</u></p> <p>The recommended strategy is a revision of the existing 2009 strategy and reduces the extent of urban development. A drainage strategy prepared in consultation with HWC is part of the strategy's implementation plan.</p> <p><u>On site detention</u></p> <p>All development proposals are assessed to demonstrate adequate provision of on-site stormwater detention. The future drainage strategy will assist in identifying solutions and is to identify locations and costs for inclusion in a local infrastructure contributions plan.</p> <p><u>Water Quality</u></p> <p>The strategy has increased the western buffer area in the vicinity of Grahamstown Dam. The future drainage strategy will assist in identifying drainage solutions and address the principle of 'improve or maintain' for water quality.</p> <p><u>Land filling</u></p> <p>The 7.7m AHD limit will be assessed in detail at the planning proposal stage. The strategy map has been prepared to avoid flood storage areas identified by the FRMSP. Some flood fringe areas may be considered.</p> <p><u>Recommendations</u></p> <p>The drainage strategy will identify drainage solutions and be prepared in liaison with HWC. Planning proposals will continue to be assessed in the interim period on merit.</p> <p><u>Aboriginal cultural heritage assessment</u></p> <p>Aboriginal cultural heritage assessments will be required during the assessment of individual planning proposals and will be referred for consultation.</p>

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

AUTHORITY	COMMENTS	RESPONSE
	<p>justified.</p> <p><u>Water Quality</u></p> <p>The revised strategy appears to have removed the buffer area to the west of the development which will place additional pressure on discharge water quality. Increased density may also pose significant increases in pollution potential and will require adequate land allocation for water quality control to be provided within the catchment. This may reduce available developable land or increase incursion of the development footprint into environmental zones.</p> <p><u>On site detention</u></p> <p>The strategy should identify on site detention areas and provide for contributions to drainage or water quality works in lieu of on site detention in other parts of the catchment. This may require catchment area specific section 94 contribution plans to be developed.</p> <p><u>Land filling</u></p> <p>The FRMSP identified constraints with respect to filling. In order to ensure sufficient flood storage filling was only permitted above RL7.7m AHD with cut and fill balance required in filled areas to maintain existing storage level.</p> <p><u>Recommendations</u></p> <p>Existing long duration ponding issues and water quality issues require development of a comprehensive drainage and water quality strategy in conjunction with water Hunter Water prior to release of further residential land. The draft strategy outlines the importance of these matters, resolution of these issues is however considered to be required prior to</p>	

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

AUTHORITY	COMMENTS	RESPONSE
	<p>implementation of the strategy.</p> <p><u>Aboriginal Cultural Heritage Assessment</u></p> <p>OEH strongly recommends that Aboriginal cultural heritage values are considered prior to the finalisation of the strategy.</p> <p>Aboriginal objects and places are protected under the National Parks and Wildlife Act 1974 (NSW) and must not be harmed without appropriate authorisation. Planning proposals must contain provisions to identify and manage any Aboriginal cultural heritage constraints that may be present/associated to the proposal and clearly outline all efforts that will be undertaken to conserve Aboriginal cultural heritage.</p> <p>OEH advises that: assessing Aboriginal cultural heritage early provides greater certainty; planning proposals must help to conserve Aboriginal cultural heritage; planning proposals should identify whether Aboriginal cultural heritage values are known or are likely to occur; due diligence is not an assessment of Aboriginal cultural heritage values; if Aboriginal cultural heritage values are known or are likely to occur in the planning proposal area then a detailed investigation of Aboriginal cultural heritage values is required; and planning proposals must contain provisions to help conserve Aboriginal cultural heritage.</p>	
Defence	<p><u>Aircraft noise</u></p> <p>Defence supports the strategy specifically addressing the issue of aircraft noise.</p> <p>There are some areas in the study area that are within the 20 to 25 ANEF contour including an area identified to be zoned rural residential in the south western sector. It appears that this specific area is either within or on the</p>	<p>Land in the south west corner and within the 20 to 25 ANEF contour is already zoned R5 Large Lot Residential with a minimum lot size of 1 ha and rural residential subdivision approved and constructed. There would be a maximum of 10 potential additional lots (approximate) if minimum lot sizes are amended in accordance with the strategy in this particular location. Given that the immediate area is already zoned for rural residential development and the extent of</p>

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

AUTHORITY	COMMENTS	RESPONSE
	<p>border of the ANEF 20 contours and it is likely that these areas will be overflowed by military aircraft, this may expose future residents to high levels of aircraft noise.</p> <p>Defence is concerned that the entire strategy area is in close proximity to the base and will be exposed to aircraft noise. Therefore, the quality of life for future residents, with respect to indoor amenity and particularly the outdoor use of their land, will be affected and this may be a source of annoyance.</p> <p>Defence cannot readily modify its activities due to the establishment or intensification of noise sensitive developments in close proximity to RAAF Base Williamtown. Defence advises it will not accept liability for compensation claims due to aircraft noise.</p> <p>In addition to noise here are further matters raised in the DCP that should be considered and referred to in the strategy including bird strike, extraneous lighting and the Obstacle Limitations or Operations Surface Map.</p> <p>Requests that the capacity of existing utility services be sufficient to meet the requirements of future development to ensure existing services for RAAF Base Williamtown are not adversely affected.</p>	<p>additional development is very limited, it is proposed to retain this area in the strategy as rural residential with an accompanying minimum lot size of 1 ha.</p> <p>The concern regarding the entire strategy area in proximity to the base and aircraft noise is noted. Defence advice that it will not accept liability for compensation claims due to aircraft noise is noted. Council will continue to assess aircraft noise matters in accordance with the Port Stephens Aircraft Noise Policy.</p> <p>Development applications will continue to be assessed against the provisions of the Port Stephens Local Environmental Plan 2013 and the Port Stephens Development Control Plan 2014 (noise, lighting, bird strike etc.).</p> <p>Council will continue to consult with utility service providers for any effect on provision of services to the base.</p>
NSW Fire and Rescue	<p>The Raymond Terrace Fire Station in Leisure Way Raymond Terrace is relatively recently completed. NSW Fire and Rescue have also agreed on Mutual Aid Arrangements with the Rural Fire Service to respond into and support the Rural Fire Service if there is a building fire in Medowie.</p> <p>At present and in the foreseeable future, given the RFS resources and the agreements in place, Fire and Rescue NSW is not planning on putting a new fire station in Medowie.</p> <p>However, the strategy does indicate Medowie may have a</p>	<p>The strategy does not identify a new fire station within Medowie. The strategy retains the location of the existing RFS at the intersection of Medowie Road and Ferodale Road as a location for emergency services to provide opportunity for potential future investigation.</p>



## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

AUTHORITY	COMMENTS	RESPONSE
	population of 15,000 to 17,000 people which may see a Fire and Rescue presence sometime in the future.	
Department of Primary Industry (Resources and Energy)	The DPI – Geological Survey Branch has no concerns based upon available information.	Noted.
Hunter Water Corporation	<p><u>Development within the Drinking Water Catchment</u></p> <p>Protection of drinking water catchments is a critical barrier for protection of drinking water quality.</p> <p>Land directly adjacent to or draining directly to the Dam poses a greater risk to water quality. HWC does not support increasing the development density of this land beyond existing LEP provisions.</p> <p>HWC does not support engineered solutions to facilitate developments within the direct catchment area by reshaping land to shift the catchment boundary. Engineered solutions are at risk of eventually failing and do not protect against all risks to associated with water quality associated with urban development in close proximity to a water source.</p> <p><u>Precincts O (north of Ferodale Road and west of Waropara Road) P (north west part of Fairlands Road) Q (south west part of Fairlands Road) S (south west rural residential area)</u></p> <p>Allowing further development within and near the direct hydrological catchment, and especially at such close proximity to the Dam's shoreline presents unacceptable risks to the drinking water supply.</p> <p>HWC requests that planning controls be implemented to prevent any increase in development on all land within the</p>	<p><u>Development within the Drinking Water Catchment</u></p> <p>The importance of maintaining drinking water quality and the location of large areas of Medowie within a drinking water catchment are elevated as a principal concern. Land within the direct drinking water catchment is not identified for additional development under the strategy (i.e. these areas are to retain their current zoning and minimum lot size under the Port Stephens Local Environmental Plan 2013). Water quality modelling is required for planning proposals in the drinking water catchment.</p> <p><u>Precincts O, P and S</u></p> <p>Precinct O and P have been amended to exclude land that drains directly to the dam. Topographic information indicates that the other precincts Q and S do not drain directly to the dam.</p> <p>Minimal additional development (allotment boundaries) may be created that share a site boundary on land that adjoins Hunter Water Corporation land. A planning proposal to investigate potential for lots with a minimum 1 ha area is under careful assessment in consultation with Hunter Water Corporation. Most lots within precinct Q have no further subdivision potential under the strategy. Within precinct S Grahamstown Road forms a barrier between private land</p>

## ITEM 7 - ATTACHMENT 1 SUBMISSION SUMMARY.

AUTHORITY	COMMENTS	RESPONSE
	<p>direct hydrological catchment of the Dam. These controls should cover precincts O, P Q and S as well as Lots 101-105 DP 1082077 and lots further to the north of precinct O which are not currently covered by the strategy.</p> <p>HWC preference if that precincts O, P Q and S are redrawn such that all land within or directly adjacent to the direct hydrological catchment is excluded as potential areas for further development.</p> <p><u>Drainage Strategy</u></p> <p>Wording should be amended to a drainage strategy being prepared "in liaison with HWC" as no funding commitments have been agreed on to date.</p> <p>Whilst HWC will work collaboratively with council on the management of water quality within the Campvale Drain catchment, Council is ultimately responsible for preparing these studies.</p> <p><u>Provision of water supply and wastewater infrastructure</u></p> <p>HWC has a servicing strategy for Medowie which identifies the nature of and likely timing of upgrades to the bulk water supply and trunk distribution network. HWC strategy is adaptive to different growth rates by adjusting the timing of upgrades. In addition to HWC regional upgrades there may be local upgrades to the water supply system which will need to be delivered by developers.</p> <p>Medowie is serviced by a regional wastewater pump station which pumps more than 14km to the Raymond Terrace treatment works. Both of these key regional assets will need to be upgraded over time to cater for projected growth.</p> <p>HWC is currently reviewing the regional wastewater servicing requirements in accordance with the predicted growth and risks to its drinking water catchment from wet weather over flows. In addition to any regional upgrades,</p>	<p>and Hunter Water Corporation land and the land does not drain directly to the dam. The proposed zoning within this area is recommended to change from RU2 Rural Landscape to R5 Large Lot Residential. The recommended approach to regulate any different undesirable land uses with respect to drinking water quality is a restriction on the title of the land. There is no proposed change to current Port Stephens Local Environmental Plan 2013 provisions for Lots 101-105 DP 1082077 and these lands are not identified for any change in land use under the strategy.</p> <p><u>Drainage Strategy</u></p> <p>The wording in the strategy has been amended to in liaison with HWC. Council will lead the study and will consult extensively with HWC.</p> <p><u>Provision of water supply and wastewater infrastructure</u></p> <p>The final strategy will be provided to HWC to assist in planning for the future provision of water and sewer infrastructure. Planning proposals are required to provide preliminary or concept servicing reports to outline how developments can be serviced. Planning proposals will continue to be provided to HWC for consultation following gateway determinations.</p>

**ORDINARY COUNCIL - 13 DECEMBER 2016 - ATTACHMENTS****ITEM 7 - ATTACHMENT 1      SUBMISSION SUMMARY.**

AUTHORITY	COMMENTS	RESPONSE
	there may also be local upgrades to the system which will need to be delivered by developers.	