

DRAFT

MINUTES – 22 OCTOBER 2019



PORT STEPHENS COUNCIL

Minutes of Ordinary meeting of the Port Stephens Council held in the Council Chambers, Raymond Terrace on – 22 October 2019, commencing at 5.55pm.

PRESENT: Mayor R Palmer, Councillors J Abbott, G Arnott, C Doohan, G Dunkley, K Jordan, P Le Mottee, J Nell, S Smith, S Tucker, General Manager, Corporate Services Group Manager, Acting Facilities and Services Group Manager, Development Services Group Manager and Governance Section Manager.

193	Councillor Steve Tucker Councillor Chris Doohan It was resolved that the Minutes of the Ordinary Meeting of Port Stephens Council Ordinary Council held on 8 October 2019 be confirmed.
	There were no apologies received.
194	Councillor Chris Doohan Councillor Ken Jordan It was resolved that leave of absence be granted to Cr Glen Dunkley for the period 12 to 26 November 2019.

	<p>Cr Ken Jordan declared a pecuniary conflict of interest in item 3. The nature of the interest is Cr Jordan is employed by the Catholic Schools Office.</p> <p>Cr Jaimie Abbott declared a pecuniary conflict of interest in Notice of Motion 1. The nature of the interest is Cr Abbott works at RAAF Base Williamtown and is employed by the Department of Defence.</p>
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MAYORAL MINUTES

MAYORAL MINUTE

ITEM NO. 1

**FILE NO: 19/338927
EDRMS NO: PSC2005-3556**

DONATION BY PORT STEPHENS SISTER CITIES COMMITTEE TO TATEYAMA, JAPAN

THAT COUNCIL:

- 1) Endorse the donation by the Port Stephens Sister Cities Committee of \$500 to Tateyama, Japan.
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**ORDINARY COUNCIL MEETING - 22 OCTOBER 2019
MOTION**

195	Mayor Ryan Palmer Councillor Chris Doohan It was resolved that Council endorse the donation by the Port Stephens Sister Cities Committee of \$500 to Tateyama, Japan.
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BACKGROUND

The purpose of this Mayoral Minute is to seek Council's endorsement of the Port Stephens Sister Cities Committee's recommendation to provide financial assistance of \$500 to sister city Tateyama, Japan.

As Council is aware Port Stephens has a Sister Cities relationship with Tateyama in Japan, and on 9 September 2019 Chiba prefecture including our sister city Tateyama was hit by typhoon Faxai, causing some deaths and damage to over 20,000 homes and other important infrastructure. Since this time further devastation has occurred.

Following the recent devastation, the Port Stephens Sister Cities Committee felt it appropriate that a donation be made to assist where possible.

The Sister Cities Committee's recommendation of 26 September 2019 is:

"That our Sister Cities Committee donate up to \$700, at the Chairman's discretion, to Tateyama through PSC."

The Chairman has advised that a donation of \$500 is appropriate at this time.

Council's endorsement of the recommendation is sought to ensure compliance with the Local Government Act 1993.

ATTACHMENTS

Nil.

COUNCIL REPORTS

ITEM NO. 1

**FILE NO: 19/245793
EDRMS NO: PSC2019-03517**

**AMENDMENT TO PORT STEPHENS DEVELOPMENT CONTROL PLAN 2014
CHAPTER B4 WATER QUALITY AND DRAINAGE**

REPORT OF: STEVEN PEART - STRATEGY & ENVIRONMENT SECTION
MANAGER
GROUP: DEVELOPMENT SERVICES

RECOMMENDATION IS THAT COUNCIL:

- 1) Exhibit a draft amendment to the Port Stephens Development Control Plan 2014 (Amendment No. 11) (the Amendment) (**ATTACHMENT 1**) in accordance with the Environmental Planning and Assessment Act 1979 (NSW).
- 2) Exhibit the Amendment for a period of 28 days in accordance with the Environmental Planning and Assessment Regulation 2000 (NSW).
- 3) If no submissions are received, approve the plan as exhibited, without a further report to Council, and provide public notice in accordance with the Environmental Planning and Assessment Regulation 2000.

**ORDINARY COUNCIL MEETING - 22 OCTOBER 2019
MOTION**

196	<p>Councillor Jaimie Abbott Councillor Paul Le Mottee</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none">1) Exhibit a draft amendment to the Port Stephens Development Control Plan 2014 (Amendment No. 11) (the Amendment) (ATTACHMENT 1) in accordance with the Environmental Planning and Assessment Act 1979 (NSW).2) Exhibit the Amendment for a period of 28 days in accordance with the Environmental Planning and Assessment Regulation 2000 (NSW).3) If no submissions are received, approve the plan as exhibited, without a further report to Council, and provide public notice in accordance with the Environmental Planning and Assessment Regulation 2000.
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Ryan Palmer, Crs Jaimie Abbott, Giacomo Arnott, Chris Doohan, Glen Dunkley, Ken Jordan, Paul Le Mottee, John Nell, Sarah Smith and Steve Tucker.

Those against the Motion: Nil.

BACKGROUND

The purpose of this report is to seek approval to place the draft Port Stephens Development Control Plan 2014 (DCP) (Amendment No. 11) (the Amendment) **(ATTACHMENT 1)** on public exhibition for a period of 28 days. The Amendment will replace the current Chapter B4 – Water Quality and Drainage to clarify current water quality requirements and make minor amendments such as altering page numbers.

The Amendment aims to reduce costs, increase flexibility for home owners and ensure development assessment processes are streamlined. Feedback received by Council from applicants has highlighted some practical implications of the current processes in relation to the use of stormwater quality improvement devices, such as rain gardens.

Chapter B4 provides stormwater drainage development controls that relate to all development carried out in the Port Stephens Local Government Area and seeks to maintain water quality standards.

The Amendment clarifies the application of the development controls to complying development so that Private Certifying Authorities (PCAS) will not impose additional requirements for Stormwater Quality Improvement Device (SQIDs) (such as rain gardens) in locations already serviced by a catchment wide water quality system. The proposed amendment will also facilitate alternative solutions for home owners to meet water quality requirements other than rain gardens.

The Amendment consists of:

Amendment to clause B4.5 to clarify that SQIDs are not required in areas already serviced by an approved catchment wide solution. Supporting maps have been prepared to identify the areas already serviced by catchment wide water quality systems. These maps will be published on Council's website and updated from time to time as new systems are installed **(TABLED DOCUMENT 1)**.

- A flow chart to assist interpretation of clause B4.5 and to replace Figure BH.
- Amendment to Figure BF to clarify that a deemed to comply solution set out in a Standard Drawing, or a solution derived from water quality modelling will satisfy requirements for a SQID. The Amendment will allow to comply solutions to be specified as published Standard Drawings on Council's website.

- Deletion of Figure BG. This figure will be published on Council's website as Standard Drawing S161, which outlines requirements for rain gardens. Additional deemed to satisfy solutions (and alternatives to rain gardens) will be published as Standard Drawings on Council's website.

COMMUNITY STRATEGIC PLAN

Strategic Direction	Delivery Program 2018-2021
Thriving and Safe Place to Live	Provide land use plans, tools and advice that sustainably support the community.

FINANCIAL/RESOURCE IMPLICATIONS

There are no known financial or resource implications for Council as a consequence of the proposed recommendations.

Source of Funds	Yes/No	Funding (\$)	Comment
Existing budget	Yes		
Reserve Funds	No		
Developer Contributions (\$7.11)	No		
External Grants	No		
Other	No		

LEGAL, POLICY AND RISK IMPLICATIONS

There are no known significant legal, policy or risk implications resulting from the proposed recommendation.

Environmental Planning & Assessment Act 1979 (EP&A Act)

An objective of the EP&A Act is to promote the orderly and economic development of land and it is considered that the Amendment would ensure that future development applications meet this objective.

Division 3.6 of the EP&A Act relates to Development Control Plans. Should Council resolve to proceed with the Amendment, all necessary matters in preparing the plan will be carried out in accordance with the EP&A Act.

Environmental Planning & Assessment Regulations 2000 (EP&A Regulations)

Division 2 of Part 3 of the EP&A Regulations specifies the requirements for public participation. The recommendation is in accordance with the provisions of the EP&A Regulations.

Port Stephens Development Control Plan 2014

Chapter B4 of the DCP provides stormwater drainage development controls that apply in the Port Stephens Local Government Area. The Amendment will replace Chapter B4 with the version included as **(ATTACHMENT 1)**.

Risk	<u>Risk Ranking</u>	Proposed Treatments	Within Existing Resources?
There is a risk that the amendments are not made and unnecessarily onerous requirements for SQIDs are imposed on future development.	Medium	Endorse the Amendment for exhibition.	Yes

SUSTAINABILITY IMPLICATIONS

Includes Social, Economic and Environmental Implications

The Amendment seeks to reduce costs and increase flexibility for home owners which will positively impact housing affordability. The Amendment will maintain current water quality standards, therefore there will be no negative environmental implications.

CONSULTATION

Preliminary consultation with key stakeholders has been undertaken by the Strategy and Environment Section in order to identify and consider any significant issues prior to exhibition.

Internal

The draft Plans have been prepared in consultation with the Development Assessment and Compliance, Engineering Services and Natural Resources units.

External

Targeted consultation has been undertaken with selected PCAs and planning and building consultants active within the Port Stephens Local Government Area. No objections to the Amendment were received during the targeted consultation.

If supported, the Amendment will be placed on public exhibition for a minimum of 28 days. An advertisement will be placed in the Port Stephens Examiner and the Amendment will be made available on Council's website as well as hard copies at Council's Administration Building (Raymond Terrace) and at Raymond Terrace and Tomaree Library.

Submissions on the Amendment will be invited during the public exhibition period and, if submissions are received, they will be considered in a future report back to Council with any detail of any post-exhibition changes to the Amendment.

OPTIONS

- 1) Accept the recommendations.
- 2) Amend the recommendations.
- 3) Reject the recommendations.

ATTACHMENTS

- 1) Draft Chapter B4 - Drainage and Water Quality. [↓](#)

COUNCILLORS ROOM

- 1) Standard Drawing S161.

TABLED DOCUMENTS

- 1) Water Sensitive Urban Design Strategies Document.

B4

DRAINAGE AND WATER QUALITY

B4 Drainage and Water Quality

Application		
This part applies to development that:		
<ul style="list-style-type: none">increases impervious surfaces; ordrains to the public drainage system; orinvolves a controlled activity within 40m of waterfront land.		
Objective		
B4.A	Stormwater Drainage Plan	<ul style="list-style-type: none">To ensure a stormwater drainage plan is submitted when development either increases impervious surfaces or drains to the public drainage systemTo ensure the stormwater drainage plan details a legal and physical point of discharge to minimise impacts on water balance, surface water and groundwater flow and volume regimes and floodingTo implement sustainable mitigation systems that can be maintained using resources available to the maintainer
Requirement		
B4.1	<p>Development that applies to this Part is to provide a stormwater drainage plan and a written description of the proposed drainage system within the SEE</p> <p>Note: C1.H also provides drainage requirements for development relating to subdivision</p> <p>Note: Hydrological/hydraulic calculations and designs shall be prepared in accordance with the approaches outlined in the current Australian Rainfall and Runoff Guidelines using the current Hydrologic Soil Mapping data for Port Stephens available from Council. Other current Australian published design guides may also be applied to particular design situations.</p>	
Objective		
B4.B	On-site Detention / On-site Infiltration	To regulate the impacts on the capacity of the public drainage system
Requirements		
B4.2	<p>On-site detention / on-site infiltration is required where:</p> <ul style="list-style-type: none">the post-development flow rate or volume exceeds the pre-development flow rate or volume; orimpervious surfaces exceed the total percentage of site area listed under Figure BD (p. B-29); orit is identified under Section D Specific Areas of the PSDCP 2014; orthe stormwater catchment is identified to have stormwater issues.	
B4.3	<p>On-site detention / on-site infiltration is to be:</p> <ul style="list-style-type: none">sized so that the post-development flow rate and volume equals the pre-development flow rate and volume for all storm events up to and including the 1% Annual Exceedance Probability (AEP) storm eventprovided by either underground chambers, surface storage or a combination of the two and are generally positioned:	

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B4

DRAINAGE AND WATER QUALITY

	<ul style="list-style-type: none"> - under grassed areas for any cellular system (which can be easily maintained) - under hardstand areas such as driveways for any concrete tank structures <p>Note: A Neutral or Beneficial Effect (NorBE) on water quality must be designed for all storm events.</p>
B4.4	<p>Details of the on-site detention / on-site infiltration concept design must be provided in the stormwater drainage plan and the written description and must include information on:</p> <ul style="list-style-type: none"> • the location and type of detention / infiltration system • demonstrated flow rate / volume for all design storm events up to the 1% AEP • pipes, pits, overland flow and discharge point • surface grates and maintenance access points • orifice type, location and screening facility • slope/gradient of the land • post-development flow rate and volume for the site equal to pre-development flow rate and volume for the site <p>Note: B4.8 states that on-site detention / on-site infiltration may not be required for single dwellings and dual occupancy development if the water quality requirements under Figure BF (p. B-29) have been satisfied</p>
Objectives	
B4.C	<p>Water Quality</p> <ul style="list-style-type: none"> • To ensure development does not detrimentally impact on water quality through the use of water quality modelling, such as SSSQM or MUSIC Modelling, and subsequent WSUD measures • To safeguard the environment by improving the quality of stormwater run-off • To ensure water quality is protected and maintained during the construction phase through the conditioning of appropriate measures • To provide further guidance to clauses in the local environmental plan relating to water quality for development in drinking water catchments
Requirements	
B4.5	<p>Development is to provide SQIDs water quality measures in accordance with Table BF: Water Quality Table (p. B-32), unless a WSUD Strategy that applies to the land has been approved by Council and is listed on Council's website for the purposes of this requirement. A document listing approved WSUD Strategies is available here. Where an approved WSUD Strategy applies to the land, details are to be provided which demonstrate that any requirements outlined in the list of approved WSUD Strategies have been incorporated into the development.</p> <p>Note: The list of approved WSUD Strategies should be consulted for the purpose of determining whether SQIDs are required for a Complying Development proposal.</p> <ul style="list-style-type: none"> • a WSUD Strategy has previously been prepared in accordance with this requirement, which in that case, WSUD measures in accordance with that WSUD Strategy are to be implemented <p>Note: Refer to Part D – Specific Areas for any WSUD Strategy previously prepared under this requirement</p> <ul style="list-style-type: none"> • The WSUD Strategy includes the following: <ul style="list-style-type: none"> — Background Information — Site Context

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ITEM 1 - ATTACHMENT 1 DRAFT CHAPTER B4 - DRAINAGE AND WATER QUALITY.

B4

DRAINAGE AND WATER QUALITY

	<ul style="list-style-type: none"> — Proposed development — WSUD objectives — Best planning practices — Integrated Water Cycle Management — Stormwater management — Costs — Operation and Maintenance Plan — Modelling — MUSIC model is provided in digital form — Compliance with AS 3500 – Plumbing and Drainage <pre> graph TD Q1[Is the development site located in an area with an approved WSUD Strategy?] -- YES --> A1[Install SQUIDs if required by the WSUD Strategy] Q1 -- NO --> Q2[Is the development for minor alterations and additions on a lot of less than 250m²?] Q2 -- YES --> A2[SQUIDs are not required] Q2 -- NO --> A3[SQUIDs are required as set out in Figure BF.] </pre> <p>NOTE: This flow chart is proposed to be added</p>
B4.6	Stormwater Quality Improvement Devices (SQUIDs) are designed to be taken off-line from minor and major drainage systems
B4.7	Development submits the evidence of how the water quality targets have been achieved (e.g. SSSQM Certificate, MUSIC or MUSIC-LINK Report)
B4.8	On-site detention / on-site infiltration may not be required for single dwellings and dual occupancy development if the water quality requirements under Figure BF (p. B-29) for sites less than 2,500m ² have been satisfied
B4.9	Erosion and sediment measures are provided during the construction phase in accordance with the issued conditions of consent
B4.10	Development that, in the opinion of the Council, has the potential to significantly adversely affect the water quality of the drinking water catchment will be referred to

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ITEM 1 - ATTACHMENT 1 DRAFT CHAPTER B4 - DRAINAGE AND WATER QUALITY.

B4

DRAINAGE AND WATER QUALITY

	<p>Hunter Water under section 51 of the <i>Hunter Water Act 1991</i>. Hunter Water is provided with a period of 21 days to provide a submission. After a period of 21 days, no response is deemed as a non-objection. Development or activities which pose unacceptable risks to a drinking water catchment are not likely to be supported by Hunter Water.</p> <p>Note: Refer to Hunter Waters' document 'Guidelines for developments in the drinking water catchments' for development types that will likely trigger referral to Hunter Water.</p> <p>Note: B1.5 requires a Vegetation Management Plan (VMP) when a proposal to remove 20 or more trees is submitted to Council</p>	
Objective		
B4.D	Riparian Corridors	To protect and retain riparian corridors as localities of environmental importance
Requirements		
B4.11	<p>Development involving a controlled activity within waterfront land (within 40m from the highest bank of the river, lake or estuary) adheres to the <i>Water Management Act 2000</i></p> <p>Note: Council can advise on the location and order of waterfront land</p>	
B4.12	<p>Development provides the following buffers to riparian corridors that are generally consistent with the recommendations of the NSW Office of Water. 2012, 'Guidelines for riparian corridors on waterfront land'¹⁵:</p> <ul style="list-style-type: none">• 50m buffer from 3rd order water courses or above with a 40m vegetated riparian zone and 10m vegetated buffer• 30m buffer from 1st-2nd order water courses with a 20m vegetated riparian zone and 10m vegetated buffer	
B4.13	<p>Riparian corridors are dedicated as public open space when Council agrees to take ownership of that land</p>	

Figure BD: Maximum *Impervious Surface* Table

Land-Use Zone	Maximum Impervious Area (%)
E4, R5, RU1, RU2 & RU3	Refer to Table BE (below)
E1, E2, E3, IN4, RE1, RE2, SP1, SP2, W1 & W2	merit-based approach
R1, R2 & RU5	60
R3	75
B5, B7, IN1 & IN2	90
B1, B2, B3 & B4	100

Figure BE: Lot Area *Impervious Surface* Table

Lot Area (m ²)	Maximum Impervious Area (%)
>5000	7.5
2000 to 5000	30
900 to 2000	40
<900	60

Note: Figure BE above only applies to land zoned E4, R5, RU1, RU2 and RU3

Figure BF: Water Quality Table

Water Quality Targets

ITEM 1 - ATTACHMENT 1 DRAFT CHAPTER B4 - DRAINAGE AND WATER QUALITY.

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DRAINAGE AND WATER QUALITY

Type of Development or Site Area	Development within a Drinking Water Catchment	Development outside a Drinking Water Catchment	Tool used to achieve target
Minor alterations and/or additions on a lot with a site area less than 250m ²	No water quality measures are required	No water quality measures are required	-
Lots with a site area greater than 250m ² and less than 2,500m ²	Before water is released into public drainage , the water quality outcomes shall achieve: <ul style="list-style-type: none"> • NorBE; or • Council's water quality stripping targets whichever achieves the better water quality outcome.	Before water is released into public drainage it must achieve Council's water quality stripping targets	Either: <ul style="list-style-type: none"> • Water Quality Modelling, such as SSSQM or MUSIC; or • Compliance with a Standard Drawing produced by Council for the purposes of clause B4.5 published on Council's website Water Quality Modelling, such as: <ul style="list-style-type: none"> • SSSQM; or • MUSIC; or • Compliance with Figure BG (for sites equal to or less than 1,000 m²)
Lots with a site area equal to or greater than 2,500m ²	Before water is released into public drainage , the water quality outcomes shall achieve: <ul style="list-style-type: none"> • NorBE; or • Council's water quality stripping targets whichever achieves the better water quality outcome.	Before water is released into public drainage it must achieve Council's water quality stripping targets	Water Quality Modelling, such as MUSIC Modelling

Figure BG: Deemed to Comply Provisions — Raingardens / Infiltrating Raingardens & Water Tanks

Council has developed these deemed to comply provisions utilising a simplified sizing methodology for all soil types, provided the criteria can be met.

The deemed to comply provisions provided in the table below apply only where all of the following criteria are satisfied:

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DRAINAGE AND WATER QUALITY

- The **development** is connected to a **sewerage reticulation system**;
 - Minimum of 75% of the roof area is connected to the rainwater tank with the remaining 25% of the roof area directly connect to a raingarden;
 - The **driveway** area is connected to a raingarden;
 - Water from the rainwater tank supplies the toilet and laundry facilities within the **development** at a minimum; and
 - Rainwater tank overflow is directed to a raingarden.
- Note:** Where the lot size and/or roof size are not identical to the areas listed the next largest lot and/or roof size must be used.
- Note:** The raingarden size is measured based on the planted area.
- Note:** Raingarden standard drawings are available on Council's website.
- Note:** Council encourages proponents to prepare an **operation and maintenance plan** for raingardens to ensure they function properly throughout the life of the **development**.

Lot Area (m ²)	Roof Area (m ²)	Tank (kL)	Minimum Raingarden Area (m ²)
400	150	2	7
400	200	2	8
400	150	3	6
400	200	3	7
400	150	5	6
400	200	5	7
400	150	10	5
400	200	10	6
500	150	2	8
500	200	2	9
500	250	2	10
500	150	3	7
500	200	3	8
500	250	3	9
500	150	5	7
500	200	5	8
500	250	5	8
500	150	10	6
500	200	10	7
500	250	10	7
600	150	2	9
600	200	2	10
600	250	2	10
600	300	2	12
600	150	3	8
600	200	3	9
600	250	3	10
600	300	3	11
600	150	5	8
600	200	5	9
600	250	5	9
600	300	5	10

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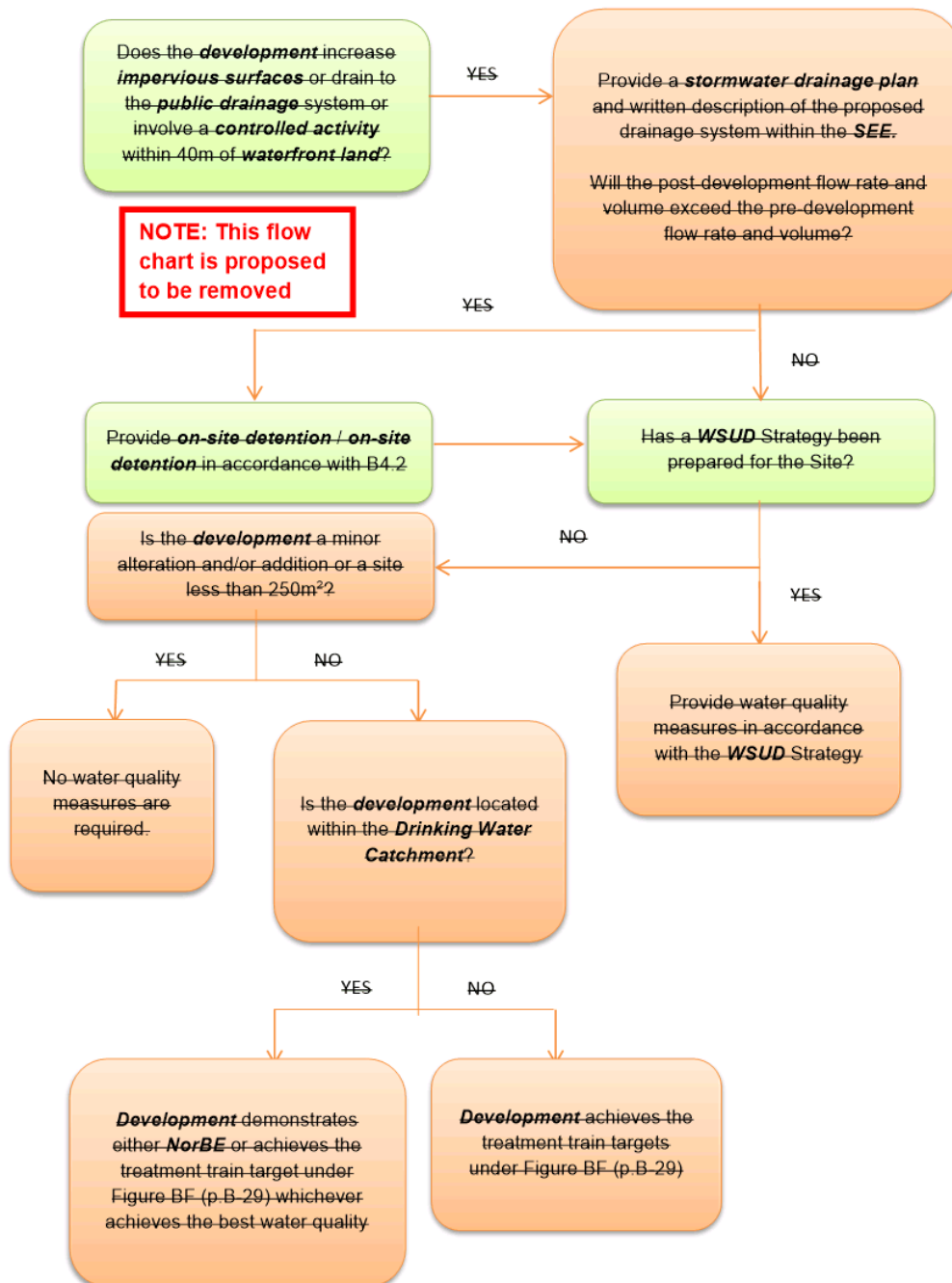
DRAINAGE AND WATER QUALITY

Lot Area (m ²)	Roof Area (m ²)	Tank (kL)	Minimum Raingarden Area (m ²)
600	150	10	7
600	200	10	8
600	250	10	8
600	300	10	9
800	200	2	12
800	250	2	12
800	300	2	13
800	400	2	16
800	500	2	18
800	200	3	11
800	250	3	12
800	300	3	13
800	400	3	15
800	500	3	17
800	200	5	11
800	250	5	11
800	300	5	12
800	400	5	14
800	500	5	16
800	200	10	10
800	250	10	10
800	300	10	11
800	400	10	13
800	500	10	15
1000	200	2	13
1000	250	2	14
1000	300	2	15
1000	400	2	18
1000	500	2	20
1000	200	3	13
1000	250	3	14
1000	300	3	15
1000	400	3	17
1000	500	3	19
1000	200	5	12
1000	250	5	13
1000	300	5	14
1000	400	5	16
1000	500	5	18
1000	200	10	12
1000	250	10	12
1000	300	10	13
1000	400	10	15
1000	500	10	17

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DRAINAGE AND WATER QUALITY

Figure BH: Drainage and Water Quality – Flow Chart



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ITEM NO. 2

**FILE NO: 19/307327
EDRMS NO: PSC2017-01665**

DRAFT FERN BAY AND NORTH STOCKTON STRATEGY

REPORT OF: STEVEN PEART - STRATEGY & ENVIRONMENT SECTION
MANAGER
GROUP: DEVELOPMENT SERVICES

RECOMMENDATION IS THAT COUNCIL:

- 1) Endorse the draft Fern Bay and North Stockton Strategy, incorporating an Implementation Plan and Background Investigations Report **(ATTACHMENT 1)**.
- 2) Place the draft Fern Bay and North Stockton Strategy, Implementation Plan and Background Investigations Report on public exhibition for a period of 28 days.
- 3) If no submissions are received, approve the Fern Bay and North Stockton Strategy as exhibited, without a further report to Council.

**ORDINARY COUNCIL MEETING - 22 OCTOBER 2019
MOTION**

197	<p>Councillor Sarah Smith Councillor Chris Doohan</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none">1) Endorse the draft Fern Bay and North Stockton Strategy, incorporating an Implementation Plan and Background Investigations Report (ATTACHMENT 1).2) Place the draft Fern Bay and North Stockton Strategy, Implementation Plan and Background Investigations Report on public exhibition for a period of 28 days.3) If no submissions are received, approve the Fern Bay and North Stockton Strategy as exhibited, without a further report to Council.
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Ryan Palmer, Crs Jaimie Abbott, Giacomo Arnott, Chris Doohan, Glen Dunkley, Ken Jordan, Paul Le Mottee, John Nell, Sarah Smith and Steve Tucker.

Those against the Motion: Nil.

ORDINARY COUNCIL MEETING - 22 OCTOBER 2019
AMENDMENT

	<p>Councillor Giacomo Arnott Councillor John Nell</p> <p>That Council:</p> <ol style="list-style-type: none">1) Endorse the draft Fern Bay and North Stockton Strategy, incorporating an Implementation Plan and Background Investigations Report (ATTACHMENT 1).2) Place the draft Fern Bay and North Stockton Strategy, Implementation Plan and Background Investigations Report on public exhibition for a period of 28 days.3) If no submissions are received, approve the Fern Bay and North Stockton Strategy as exhibited, without a further report to Council.4) Notes that a small number of errors and omissions have been made in the draft, that Council supports a secondary town centre site being allowable in the study area, and the final document will have amendments to support this, following public exhibition.
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Cr Giacomo Arnott.

Those against the Motion: Mayor Ryan Palmer, Crs Jaimie Abbott, Chris Doohan, Glen Dunkley, Ken Jordan, Paul Le Mottee, John Nell, Sarah Smith and Steve Tucker.

The amendment was lost.

ORDINARY COUNCIL MEETING - 22 OCTOBER 2019
MOTION

	<p>Councillor Giacomo Arnott Councillor John Nell</p> <p>That a motion of dissent be moved in the Chair.</p>
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The motion on being put was lost.

Cr Arnott and Cr Nell called for a division.

Those for the Motion: Cr Giacomo Arnott.

Those against the Motion: Mayor Ryan Palmer, Crs Jaimie Abbott, Chris Doohan, Glen Dunkley, Ken Jordan, Paul Le Mottee, John Nell, Sarah Smith and Steve Tucker.

BACKGROUND

The purpose of this report is to seek Council endorsement to place the draft Fern Bay and North Stockton Strategy (the draft Strategy) and associated documents **(ATTACHMENT 1)** on public exhibition for a period of 28 days.

The draft Strategy has been prepared in conjunction with the City of Newcastle Council and at its meeting on 28 May 2019, Council resolved to defer consideration of the draft Strategy for exhibition until such time that Councillors from City of Newcastle and Port Stephens Council had participated in a joint workshop. The workshop was held on 8 August 2019 to discuss traffic and transport, potential town centre sites and planning to support tourism in the area. Further detail regarding the changes made as a result of the workshop is provided in this report.

Note, City of Newcastle are also considering a report seeking endorsement of the draft Strategy for exhibition on 22 October 2019.

Fern Bay has experienced rapid urban development and population growth over the past 15 years. Much of this growth has occurred as a result of State approvals and without a specific plan for the local area.

In 2017, Council received 3 Planning Proposals seeking to rezone land in Fern Bay, summarised as follows:

- 2 Seaside Boulevard, Fern Bay – the Planning Proposal seeks to rezone the existing B1 Neighbourhood Centre Zone within the Seaside Estate to a R2 Low Density Residential Zone.
- 42 Fullerton Cove Road, Fullerton Cove – the Planning Proposal seeks to rezone the site, located on the corner of Fullerton Cove Road and Nelson Bay Road, from RU2 Rural Landscape Zone to B1 Neighbourhood Centre and E3 Environmental Management Zones.
- 14 Popplewell Road, Fern Bay – the Planning Proposal seeks to rezone the site, a former rifle range, from E2 Environmental Conservation Zone to R3 Medium Density Residential Zone. Note that since the previous Report to Council on the draft Strategy, Council resolved to submit this Planning Proposal to the NSW Department of Planning, Industry and Environment for a Gateway Determination.

To coordinate the proper and orderly development of land, the draft Strategy has been developed to provide the future strategic direction for the area. The draft Strategy will also provide a framework to progress the above Planning Proposals.

There are a number of large land holdings within the Newcastle local government area that have potential to create positive outcomes by their redevelopment. The draft Strategy has therefore been developed in conjunction with the City of Newcastle. Note that the City of Newcastle has recently finalised a Planning Proposal in the draft Strategy area for urban development (the Fort Wallace site).

The draft Strategy seeks to identify opportunities to create a pedestrian focused place for people, offering housing diversity, a new mixed-use town centre, and to better connect residents to open spaces and community facilities.

To achieve this vision, the draft Strategy identifies the following goals which have been directly informed by community consultation undertaken during the preparation of the draft Strategy:

- Environment: Protect the treasured and unique Stockton Bight for future generations and attract responsible heritage and nature-based tourism.
- Town Centre: Establish a conveniently located mixed-use town centre connected by technology, transport, housing, tourism and great public places.
- Housing: Grow a resilient coastal community with access to liveable and diverse housing.
- Open Space and Community Facilities: Improve access to useable open spaces and well-designed community facilities to support daily activity and healthy lifestyles.
- Transport: Prioritise safe and convenient travel by walking, cycling, and use of public transport and duplicate Nelson Bay Road for its full length from Stockton to Newcastle Airport to support regional journeys.
- Tourism: Advocate for tourism and visitor accommodation to support the regional visitor economy and Newcastle Airport.

The draft Strategy is accompanied by an Implementation Plan outlining the key actions to be undertaken by each council to achieve the goals for Fern Bay and North Stockton.

A Background Investigations Report supports the draft Strategy by providing a summary of the research, technical studies and evidence underpinning the draft Strategy and its actions.

COMMUNITY STRATEGIC PLAN

Strategic Direction	Delivery Program 2018-2021
Thriving and Safe Place to Live.	Provide land use plans, tools and advice that sustainably support the community.

FINANCIAL/RESOURCE IMPLICATIONS

The development of the draft Strategy has been managed within the existing budgets and in accordance with a Memorandum of Understanding entered into with the City of Newcastle.

Source of Funds	Yes/No	Funding (\$)	Comment
Existing budget	Yes		
Reserve Funds	No		
Developer Contributions (\$7.11)	No		
External Grants	No		
Other	No		

LEGAL, POLICY AND RISK IMPLICATIONSHunter Regional Plan 2036

The draft Strategy is consistent with the Hunter Regional Plan 2036 (HRP) which identifies Fern Bay as a centre of local significance. The draft Strategy is consistent with the actions in the HRP to create healthy built environments through good urban design, enhance access to recreational facilities and connect open spaces, and to create compact settlements with housing diversity.

Greater Newcastle Metropolitan Plan

The draft Strategy is consistent with the Greater Newcastle Metropolitan Plan and the outcomes identified in that plan to enhance the environment, amenity and quality of life, deliver housing close to jobs and services, and to improve connections to services and recreation spaces.

Port Stephens Planning Strategy 2011-2036

The draft Strategy is consistent with the Port Stephens Planning Strategy (PSPS). The PSPS provides a comprehensive planning strategy for Port Stephens, identifying Fern Bay as part of an 'Eastern Growth Corridor' and recognising the importance of the coastal area that includes Stockton Bight. The PSPS also identifies opportunities and potential demand for additional commercial/retail activity in the Fern Bay area, which is addressed in the Implementation Plan (**ATTACHMENT 1**).

Port Stephens Local Environmental Plan 2013

Council has received 3 Planning Proposals for the Fern Bay area seeking to amend the Port Stephens Local Environmental Plan 2013. Should the Strategy be adopted following public exhibition, the Planning Proposals will be assessed for consistency against the planning principles contained in the Strategy.

Risk	<u>Risk Ranking</u>	Proposed Treatments	Within Existing Resources?
There is a risk that members of the community and other stakeholders do not support the outcomes in the draft Strategy.	Moderate	The draft Strategy has been informed by community consultation during development. Supporting explanatory materials will be exhibited with the draft Strategy and submissions received during public exhibition will be considered and, if necessary, the draft Strategy will be revised prior to being reported to Council for adoption.	Yes
There is a risk that the partnership between Port Stephens Council and the City of Newcastle dissolves.	Low	A Memorandum of Understanding has been entered into with the City of Newcastle outlining the key roles and responsibilities of each council in the preparation and implementation of the Strategy, including dispute resolution processes.	Yes

Risk	<u>Risk Ranking</u>	Proposed Treatments	Within Existing Resources?
There is a risk that Council will not have adequate funding to implement actions in the Strategy and expectations of the community cannot be met.	Moderate	The exhibited draft Port Stephens Local Infrastructure Contributions Plans included items identified in the draft Strategy, including funding for infrastructure to support a town centre. The Local Infrastructure Contributions Plans will be regularly reviewed and amended to include additional infrastructure as necessary. Information about funding sources (including development contributions and grant funding) will be made available during public exhibition.	Yes

SUSTAINABILITY IMPLICATIONS

Includes Social, Economic and Environmental Implications

The draft Strategy proposes a number of outcomes that will have positive social, economic and environmental effects. This includes the identification of a site for establishing a future town centre. The new town centre will provide a destination for local residents to shop, hold community events and interact with other members of their community. A new town centre will be capable of supporting a large format supermarket and specialty shops that will create opportunities for new business and employment growth.

The draft Strategy also recommends providing future housing within close proximity to the town centre and containing new housing development within the existing urban footprint. The draft Strategy proposes to limit further development north of the Strategy area to maximise the efficient use of existing facilities and lessen impacts on the surrounding environmental areas including endangered ecological communities and koala habitat.

CONSULTATION

Consultation with key stakeholders has been undertaken by the Strategy and Environment Section and Communications Section.

Internal

The draft Strategy has been developed in consultation with, and with assistance from, the Natural Resources unit, Communications section and Assets section of Council.

External

The draft Strategy has been informed by community consultation conducted between August and September 2017. The community were invited to participate in the development of the draft Strategy through an online survey, interactive map and 2 'drop-in' sessions. The community insights received during this consultation have directly informed the key focus areas of the Strategy. The consultation outcomes are summarised in Part B of the draft Strategy, which illustrates how community aspirations have informed the draft Strategy.

Council staff have also given presentations to the Fern Bay and Fullerton Cove Progress Association in December 2017 and December 2018 to provide updates and information to the local community at key stages of the project.

Consultation has been undertaken with relevant State agencies during the preparation of the draft Strategy, including the NSW Department of Planning, Industry and Environment, Property NSW and the NSW Office of Environment Heritage.

On 8 August 2019, a workshop was held with Councillors from both Port Stephens Council and City of Newcastle. The following amendments were made to the draft Strategy as a result of the workshop:

- Duplication of Nelson Bay Road: The draft Strategy has been amended to provide a stronger emphasis on the need to duplicate Nelson Bay Road for its full length from Stockton to Newcastle Airport. This was agreed based on the importance of maintaining connections and travel times from Newcastle city to the Airport.
- Preferred Town Centre: The draft Strategy previously identified 2 options for a future town centre however it was agreed at the workshop that 1 centre should be identified as the preferred town centre site. The draft Strategy has been updated to identify the Stockton Residential Centre site as the preferred future centre based the assessment provided by HillPDA in the 'Commercial Land Study' (2017).
- Tourism: A tourism related goal with strategic outcomes relating to tourism have been added to the draft Strategy and includes advocating for visitor and tourist accommodation within the town centre and along Nelson Bay Road.

The draft Strategy was previously included on the considered by Council Agenda on 28 May 2019 and 2 pre-exhibition comments were received in response to the publication of the draft Strategy as part of the Council agenda. A comments table (**ATTACHMENT 2**) details these comments and the amendments made to the draft Strategy, Implementation Plan and Background Investigations Report, which include

minor corrections, clarifications and updated information in response to these submissions.

It is proposed to publicly exhibit the draft Strategy for a period of 28 days. This will enable Council to carry out targeted consultation with the community and ensure that the Strategy outcomes align with the community's aspirations for their area.

OPTIONS

- 1) Accept the recommendations.
- 2) Amend the recommendations.
- 3) Reject the recommendations.

ATTACHMENTS

- 1) Fern Bay and North Stockton Strategy - including Implementation Plan and Background Investigations. [↓](#)
- 2) Pre-Exhibition Comments. [↓](#)

COUNCILLORS ROOM

- 1) Copy of Pre-Exhibition Comments.

TABLED DOCUMENTS

Nil.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY -
INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.



PORT STEPHENS
COUNCIL



City of
Newcastle

Draft Fern Bay and North Stockton Strategy



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ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.**Acknowledgement**

Port Stephens Council and City of Newcastle acknowledges the Worimi People as traditional custodians of this land and pays its respects to Worimi Elders, past, present and future.

Revision History

Revision	Date	Detail	Council Resolution	
			CN	PSC
1	28 May 2019	Draft Strategy (Version 1)	N/A	N/A
2	22 October 2019	Draft Strategy (Version 2)		

Abbreviations

CN	City of Newcastle
DCP	Development Control Plan
DHA	Defence Housing Australia
EPA	Environment Protection Authority
GNMP	Greater Newcastle Metropolitan Plan 2036
HRP	Hunter Regional Plan 2036
LEP	Local Environmental Plan
LGA	Local Government Area
NLEP	Newcastle Local Environmental Plan 2012
NPWS	National Parks and Wildlife Services
PFAS	Per- and Poly-Fluoroalkyl Substances
PSC	Port Stephens Council
PSLEP	Port Stephens Local Environmental Plan 2013
RAAF	Royal Australian Air Force

List of Figures

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<i>Figure 2</i>	<i>Land use precincts</i>
<i>Figure 3</i>	<i>Monitoring, reporting and review cycle</i>
<i>Figure 4</i>	<i>Regional context map</i>
<i>Figure 5</i>	<i>Overall Structure Plan</i>
<i>Figure 6</i>	<i>Precinct 1: North Stockton</i>
<i>Figure 7</i>	<i>Precinct 2: Original Fern Bay</i>
<i>Figure 8</i>	<i>Precinct 3: Beachfront</i>
<i>Figure 9</i>	<i>Precinct 4: Sports</i>
<i>Figure 10</i>	<i>Precinct 5: Seaside Estate</i>
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**ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY -
INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.**

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Draft Fern Bay and North Stockton Strategy

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ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

Executive Summary

Port Stephens Council and the City of Newcastle have developed the draft Fern Bay and North Stockton Strategy (the Strategy) to guide future development and ensure sufficient community infrastructure is provided for the growing community. The Strategy is based on evidence utilising information gathered from technical studies and investigations.

The Strategy seeks to identify opportunities for Fern Bay and North Stockton to create a pedestrian focused place for people, which offers housing diversity, a mixed-use town centre, with connected open spaces and community facilities.

To achieve this vision the Strategy is guided by the following goals:

- 1 **Environment:** Protect the treasured and unique Stockton Bight for future generations and attract responsible heritage and nature-based tourism.
- 2 **Town Centre:** Establish a conveniently located mixed-use town centre connected by technology, transport, housing, tourism and great public places.
- 3 **Housing:** Grow a resilient coastal community with access to liveable and diverse housing.
- 4 **Open Space and Community Facilities:** Improve access to useable open spaces and well-designed community facilities to support daily activity and healthy lifestyles.
- 5 **Transport:** Prioritise safe and convenient travel by walking, cycling and use of public transport and duplicate Nelson Bay Road for its full length from Stockton to Newcastle Airport to support regional journeys.
- 6 **Tourism:** Advocate for tourist and visitor accommodation to support the regional visitor economy and Newcastle Airport.

The Strategy sets out Planning Principles for each of these goals, to guide future development including the preparation and assessment of Planning Proposals to amend the relevant Local Environmental Plan (LEP).

Implementation of the Strategy is driven through identification of specific Outcomes for the six precincts that make up the Strategy Area: North Stockton, Original Fern Bay, Beachfront, Sports, Seaside Estate and Fullerton Cove.

Future development is likely to occur in the North Stockton and Beachfront precincts through redevelopment of larger, already disturbed sites. Development further north (of Fern Bay) is limited due to a range of environmental factors.

Fern Bay and North Stockton are well connected to the Newcastle City Centre, Newcastle Airport and Port Stephens. The Strategy seeks to provide housing options which are close to employment opportunities, as well as increase the opportunities for attracting visitors to the area building upon the spirit, rich culture and raw beauty of Stockton Bight.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

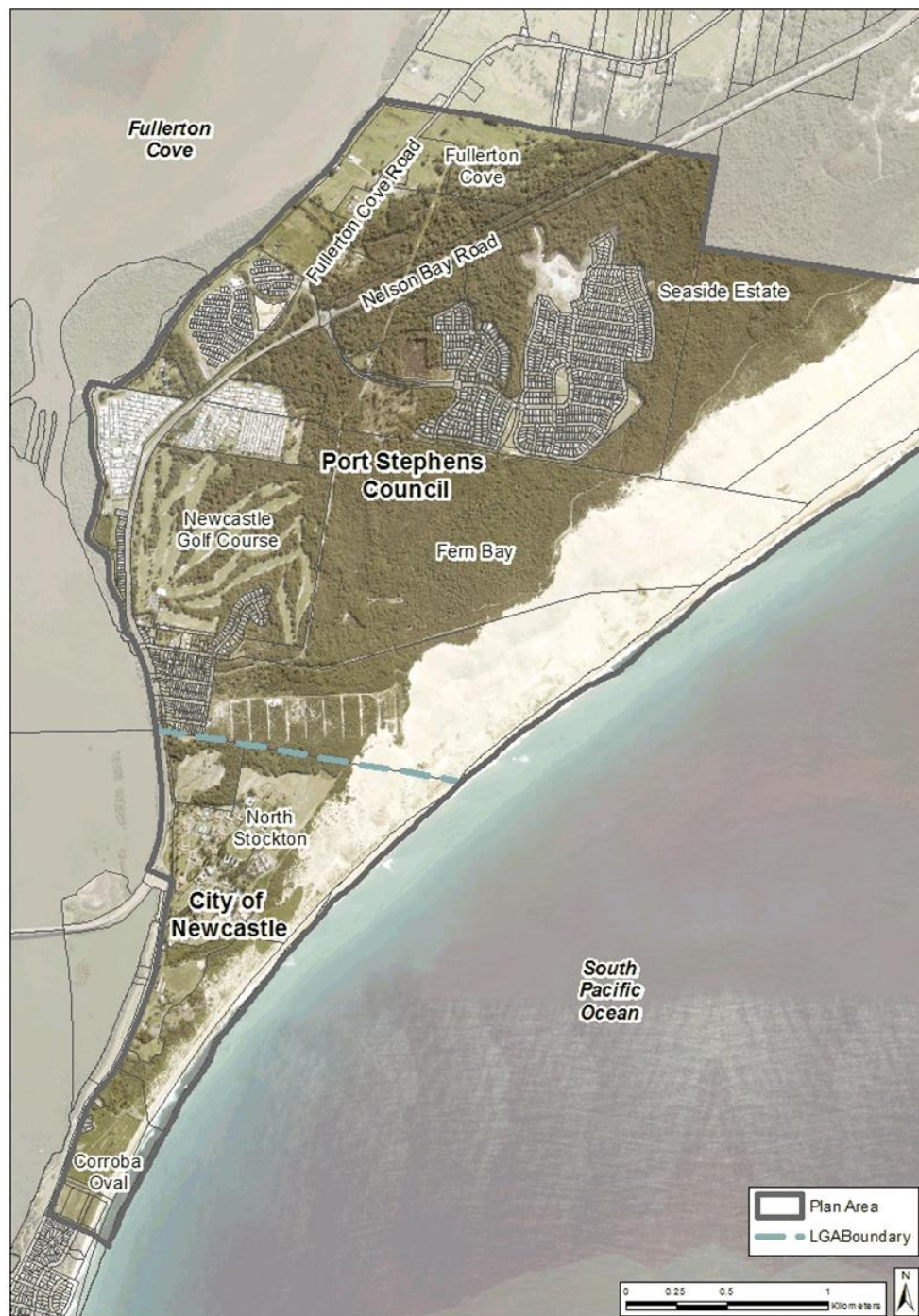


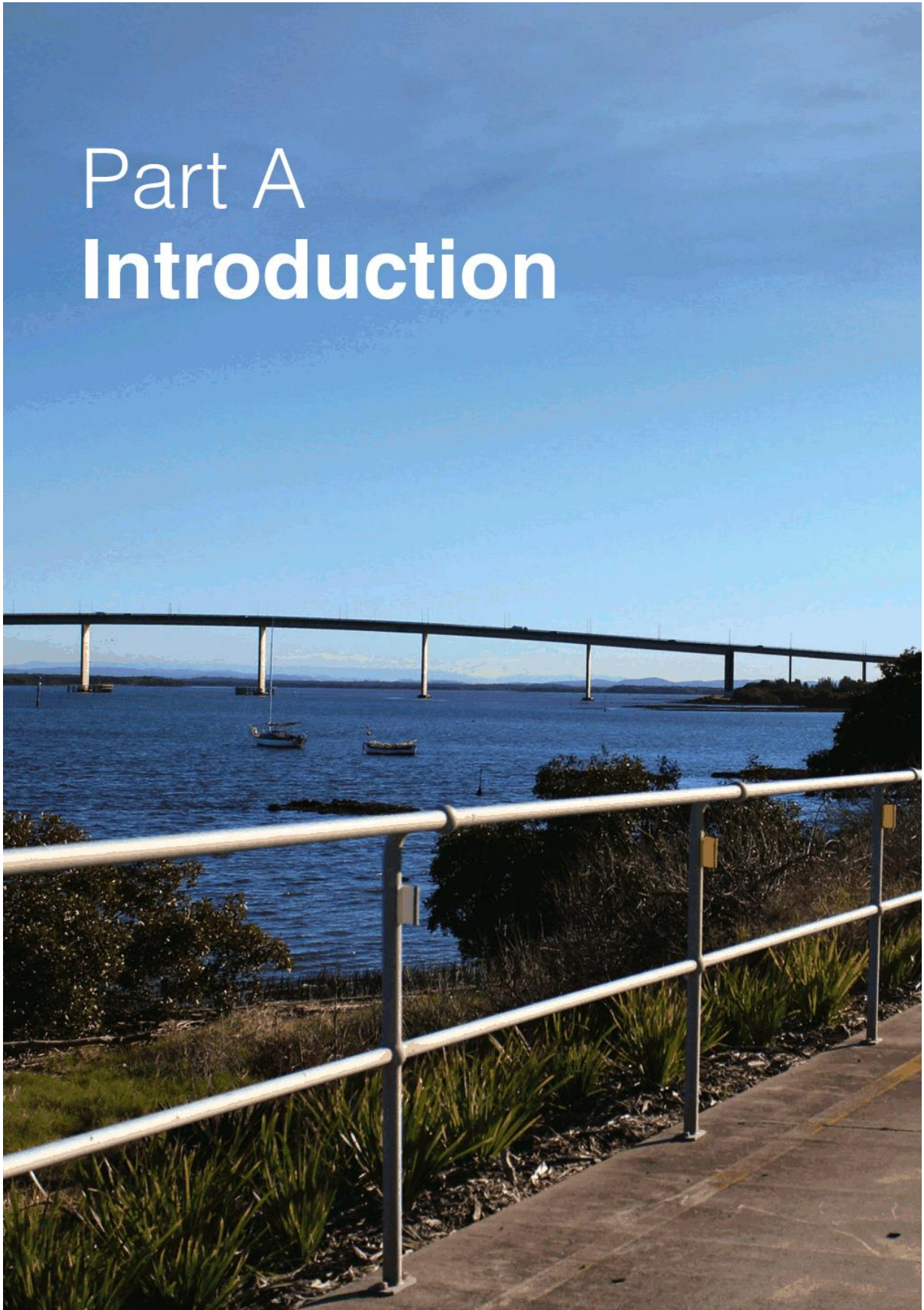
Figure 1 – Strategy Area

Draft Fern Bay and North Stockton Strategy

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ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY -
INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

Part A Introduction



ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

A1 Purpose

Fern Bay has experienced rapid population growth over the last 15 years. The area has developed from a small village to a larger community incorporating a number of large disconnected residential developments. This has resulted in the creation of an urban population where a semi-rural village centre had been.

Port Stephens Council (PSC) and City of Newcastle (CN) have received Planning Proposals for the redevelopment of the Rifle Range and Fort Wallace sites proposing up to approximately 400 additional dwellings within the Strategy Area. Further growth is also expected at the Seaside Estate development. These additional residents are expected to increase demand for essential community services and transport infrastructure. There are a number of large land holdings within North Stockton and South of Fern Bay that have potential to create positive outcomes for the community in their redevelopment. PSC and CN have identified the need to develop this Strategy (the Strategy) to guide development in Fern Bay and North Stockton for the next 20 years.

A2 Structure of the Strategy

- Part A provides context for the Strategy
- Part B provides an overview of the goals for the area informed by community aspirations.
- Part C lists principles to inform future planning when land is rezoned.
- Part D details the outcomes for each of the six precincts in the Strategy Area with specific actions to achieve the goals.

A3 Application and Effect

The Strategy Area includes land within Port Stephens (Fern Bay and Fullerton Cove) and City of Newcastle (North Stockton) Local Government Areas (LGAs) (Figure 1). The Strategy does not include the established Stockton neighbourhood, south of Corroba Oval or most parts of Fullerton Cove due to a range of known environmental constraints limiting development potential.

Amendments to relevant Local Environmental Plans (LEPs), Development Control Plans (DCPs)

and Local Infrastructure Plans will be required to implement the Strategy. Planning Proposals within the Strategy Area are to demonstrate consistency with the Planning Principles (Part C) and achieving the Strategy's Goals (Part B).

A4 Precincts

Six precincts (Figure 2) have been identified within the Strategy Area:

North Stockton includes the Stockton Centre (a residential care facility) and Fort Wallace immediately to its south. Both sites have significant heritage value.

Original Fern Bay includes the original village boundary for Fern Bay, providing single detached dwellings within a grid street pattern. Palm Lakes Resort and Bayway Village are located to the north of the precinct consisting of manufactured dwellings for people aged over 50. Newcastle Golf Course is a significant land holding within that may influence opportunities for future development.

Beachfront comprises the greatest area of environmentally significant land being Worimi Conservation Lands (WCL) and Stockton Beach. While no recent development has occurred within this precinct, the Rifle Range offers opportunities for future urban development and connecting to the surrounding environmental lands.

Sports precinct includes Corroba Oval and surrounding recreational land. The precinct will provide a common place for recreation and community activities for the Stockton Peninsula.

Seaside Estate is a planned community located within proximity to Stockton Beach and WCL. It consists mostly of single dwellings and some landscaped recreation areas.

Fullerton Cove includes the only rural lands in the Strategy Area. The Cove Village, located in the south of the precinct, provides housing for over 55's with resort style facilities. Rural dwellings and agricultural land use are dispersed through the northern section of the precinct.

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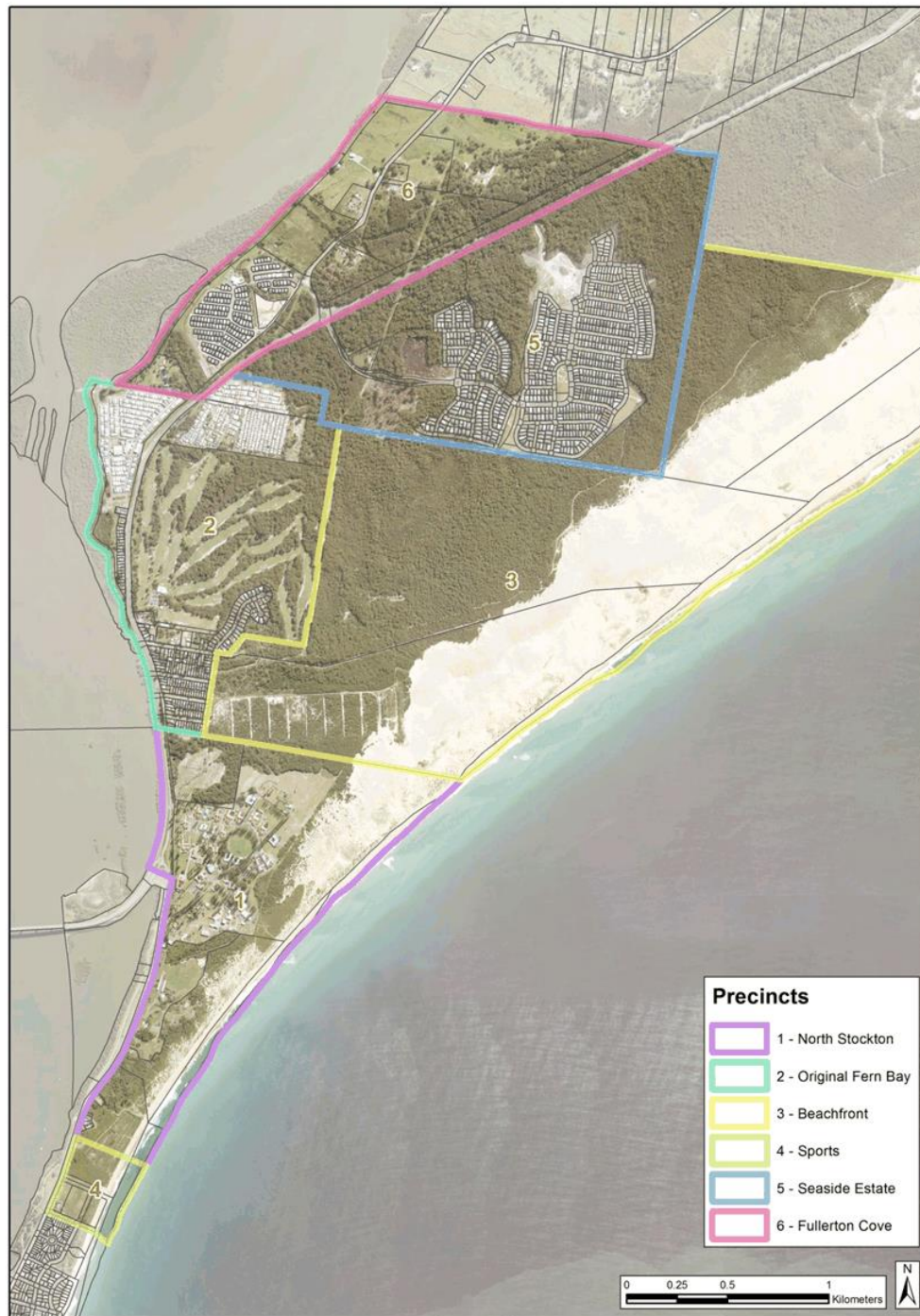


Figure 2 – Land use precincts

Draft Fern Bay and North Stockton Strategy

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ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

A5 Monitoring and Review

CN and PSC will monitor and review the Strategy and report annually to each respective council on the implementation of its outcomes. The Strategy will be reviewed every five years, or as necessary.



Figure 3 – Monitoring, reporting and review cycle

Partnerships

CN and PSC have worked collaboratively to develop the Strategy with early input sought from the community and relevant organisations to plan for coordinated and sustainable growth.

The two Councils are unable to deliver this Plan alone and will require cooperation and assistance across Government, industry and the community.

Further engagement will occur throughout this process. Roles for each council, State agencies and other organisations have been clearly outlined in the Implementation Plan (**Attachment 1**) to ensure that the Goals of the Strategy are realised.

A6 Community Engagement

The Strategy has been guided by community input via comments received on an interactive online map, community survey and two separate drop-in sessions in September 2017.

The themes identified as priorities are Environment; Housing and People; Town Centre; Open Space and Community Facilities; Transport and Tourism. The goals for each of these focus areas reflect the aspirations derived from the

community during the consultation. The community aspirations also act as strategic directions for planning and decision making that will help achieve the goals for each focus area.

A7 Regional context

Fern Bay and North Stockton are well positioned within the region (Figure 4) to capitalise on the vision projected by the NSW Government in the Greater Newcastle Metropolitan Plan 2036 (2018).

The Strategy Area is situated on the main thoroughfare between Newcastle City and Newcastle Airport. The Airport and Newcastle Port are considered 'Global Gateways' that offer employment opportunities next to Fern Bay and North Stockton. The Strategy Area's proximity to these regional assets in addition to the lifestyle and visitor opportunities offered in Fern Bay and North Stockton demonstrate the potential to positively contribute to Greater Newcastle.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.



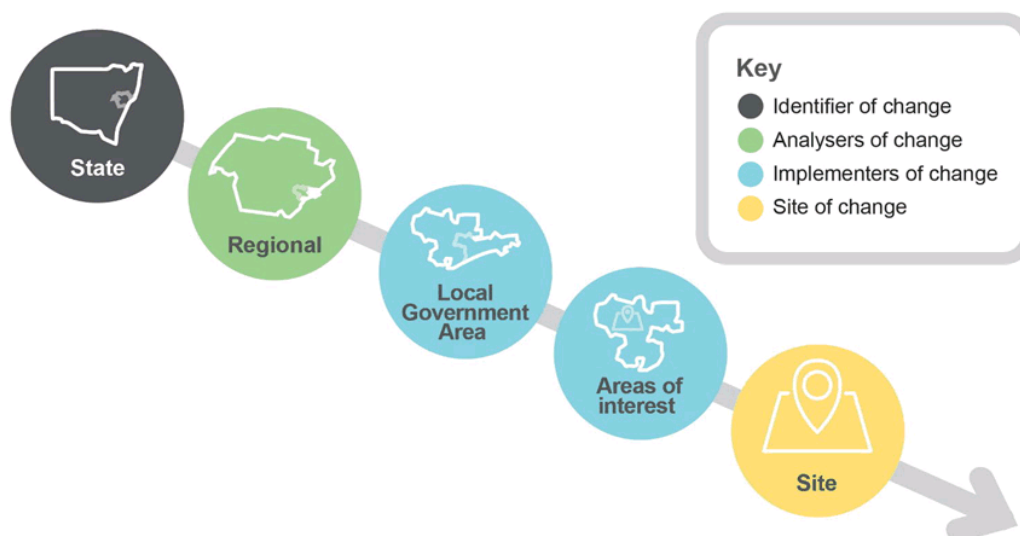
Figure 4
– Regional context map

Draft Fern Bay and North Stockton Strategy

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ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

A8 Planning Context



Hunter Regional Plan 2036 (2016)

The Strategy is aligned with and will contribute to achieving key goals of the Hunter Regional Plan 2036:

Goal 1 'The leading regional economy in Australia' by promoting new small business with the establishment of a new mixed-use town centre (Direction 8) and growing tourism in the region at both Fern Bay and Stockton (Direction 9). The Strategy also supports the establishment of the DAREZ lands by providing additional housing within a 30 minute drive of the Airport/RAAF Base (Direction 7).

Goal 2 'A biodiversity-rich natural environment' by protecting natural areas, including Worimi Conservation Lands and Hunter Wetlands, (Direction 14) and considering natural hazards and climate change for future residential areas (Direction 16)

Goal 3 'Thriving communities' by enhancing walking and cycling opportunities through identifying appropriate and accessible spaces and facilities (Direction 17 & 18) and protecting natural, built and cultural heritage (Direction 19). The design of a new mixed-use town centre is to incorporate place-making principles (Direction 20).

Goal 4 'Greater housing choice and jobs' by establishing a compact settlement surrounding a new mixed-use town centre and limiting further development on the urban fringe (Direction 21) and promote a mix of housing choices in new and existing residential areas (Direction 20)

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.**Greater Newcastle Metropolitan Plan 2036 (2018)**

The Strategy is aligned with and will contribute to achieving key outcomes of the Greater Newcastle Metropolitan Plan 2036:

Outcome 1 'Create a workforce skilled and ready for the new economy' by providing housing close to the airport and aerospace and defence precinct (Strategy 2) and increase tourism opportunities (Strategy 6)

Outcome 2 'Enhance environment, amenity and resilience for quality of life' by creating great public places where the community can come together (Strategies 10 and 11) and consider natural hazards and climate change for future residential areas (Strategy 14)

Outcome 3 'Deliver housing close to jobs and services' by increasing housing diversity and choice (Strategy 16)

Outcome 4 'Improve connections to jobs, services and recreation' by integrating land use and transport planning (Strategy 20)

The GNMP also requires CN and PSC to work together to coordinate housing and infrastructure development in Fern Bay to protect transport connections between the Newcastle Airport and Newcastle Port. It also requires focus on development of tourism opportunities in Stockton to support the establishment of a cruise ship terminal in the Carrington Precinct.

Newcastle 2030 CSP (2018) and Port Stephens CSP (2018)

The Strategy is aligned with the Newcastle 2030 and Port Stephens Community Strategic Plans which outline the community's agreed aspirations and needs for the respective LGAs.

Newcastle Local Planning Strategy (2015)

Stockton's existing town centre, located in Mitchell Street, is a 'Local centre (minor)' that should be promoted as a tourism destination without reducing its appeal as a place to reside.

The Newcastle Local Planning Strategy identifies the consideration of a new commercial centre in North Stockton and the need to consider coastal erosion. The Strategy identifies an opportunity for a new town centre at North Stockton to service residents outside the existing Stockton Local Centre pedestrian catchment.

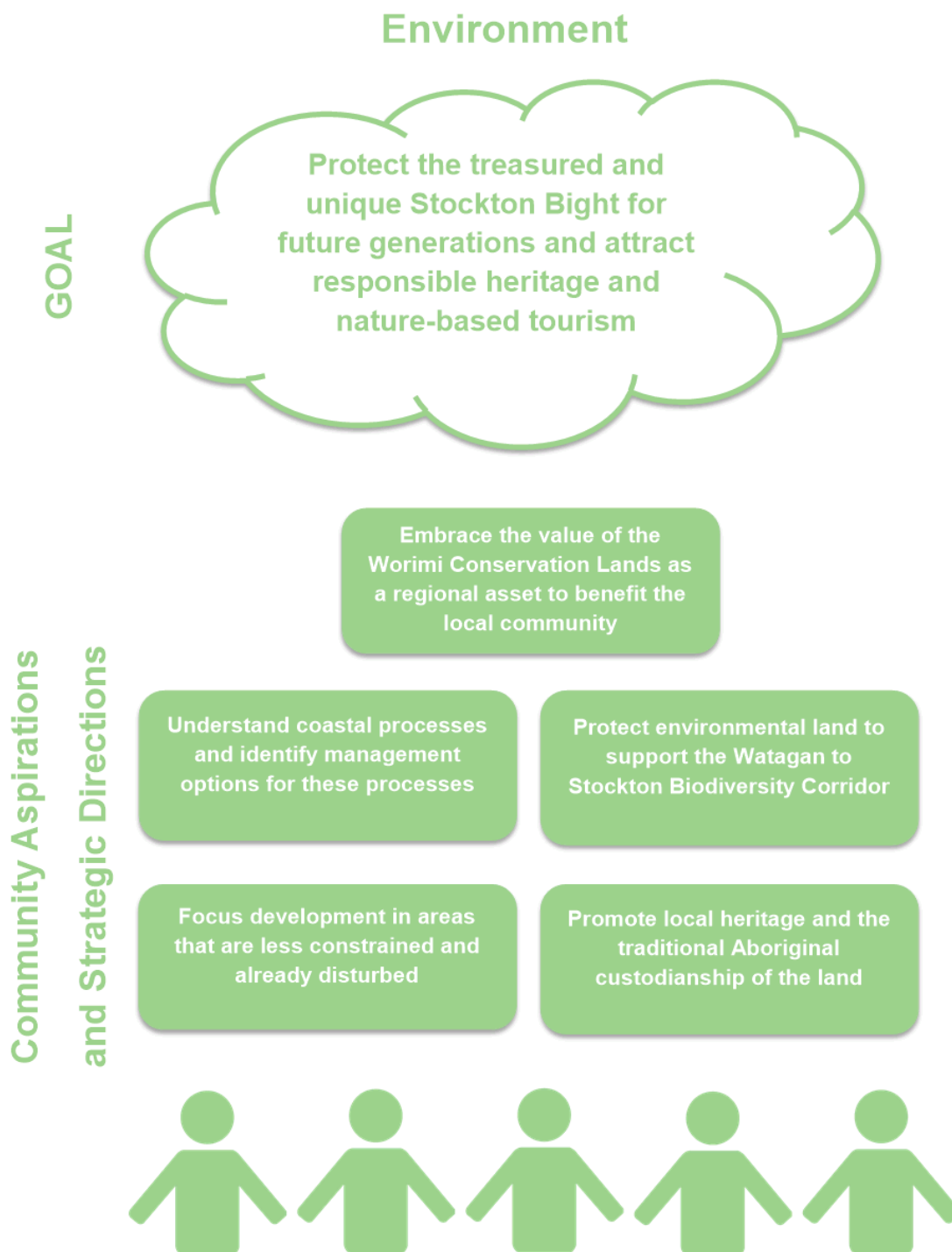
Port Stephens Planning Strategy (2011)

Fern Bay is a 'Smaller Village Centre' within the Eastern Growth Corridor of Port Stephens. Opportunities exist for increasing densities to maximise access to existing infrastructure and additional commercial zoned land is required. There are opportunities for infill (42) and greenfield (1,396) residential dwellings with an estimated density of 10-12 dwellings per hectare.

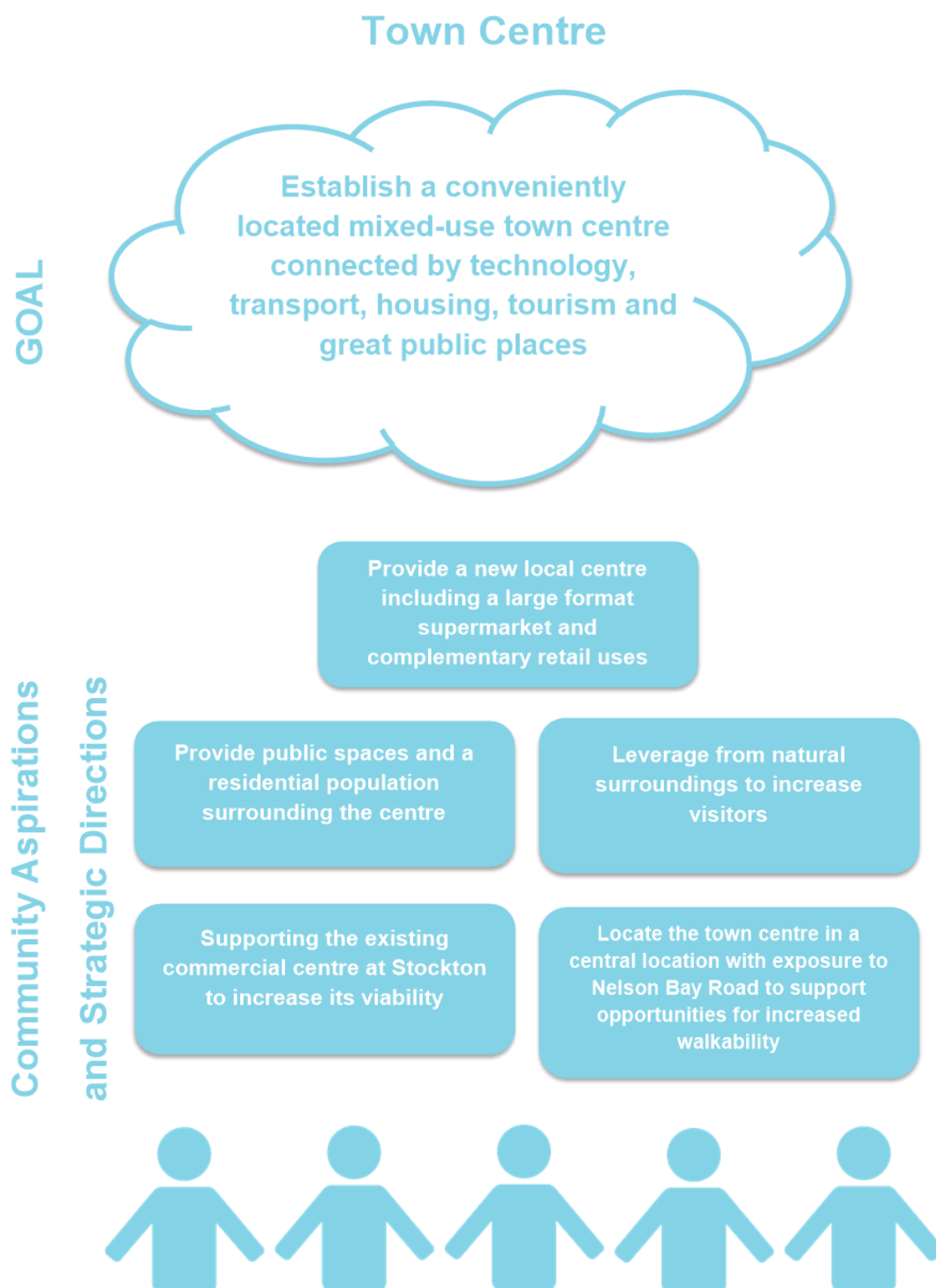
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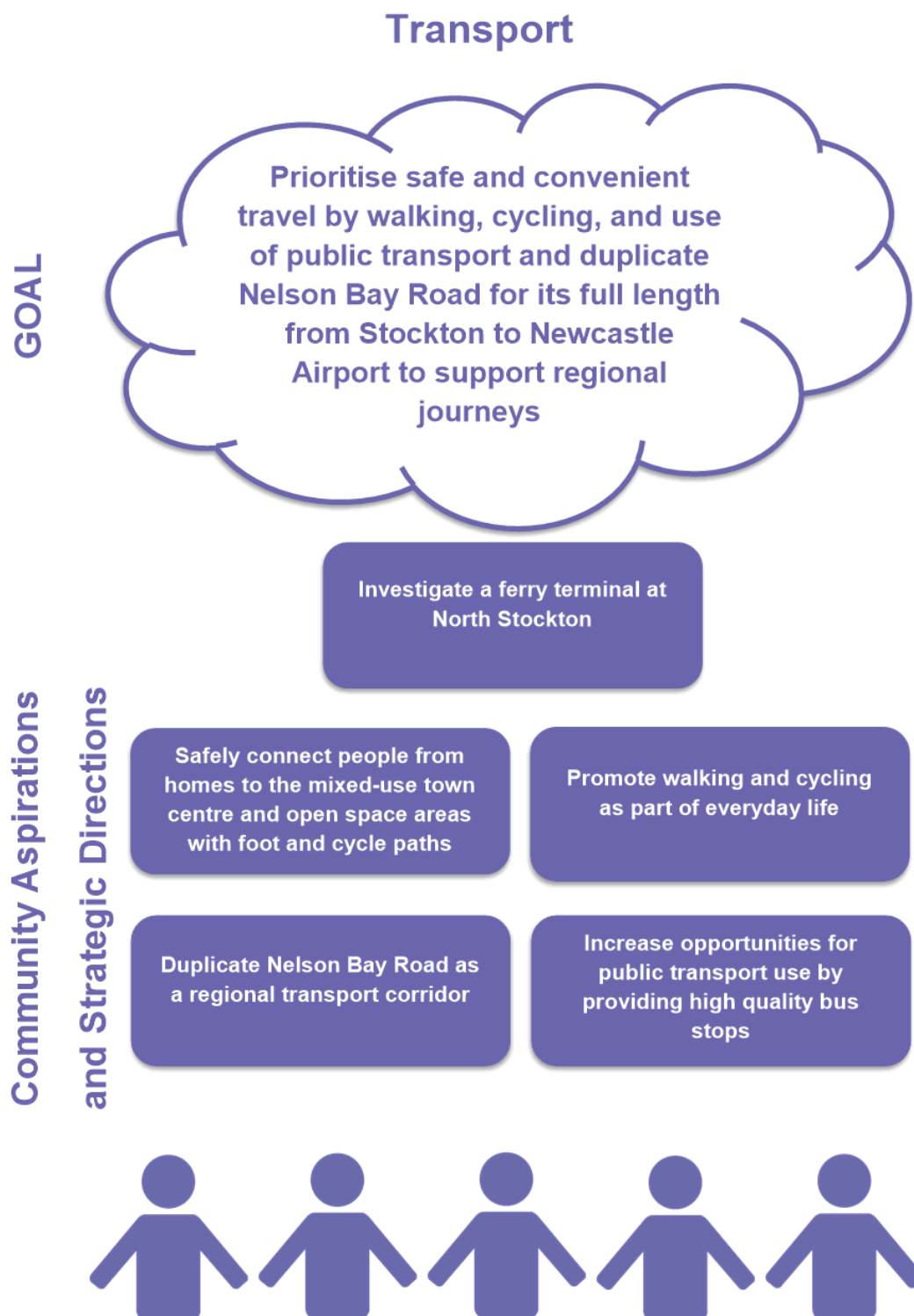


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Open Space and Community Facilities



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Part C

Planning Principles



ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

This Part provides the principles for development within the Strategy Area. A Planning Proposal within the Strategy Area is to demonstrate how it is consistent with the principles and how it contributes to achieving each of the listed Goals.

C1 Environment

Goal: Protect the treasured and unique Stockton Bight for future generations and attract responsible heritage and nature-based tourism

Principles

1. Grow tourism in the region

- Encourage visitors to experience the history and natural beauty of the area and promote tourism support services such as cafes, restaurants and short term accommodation.

2. Protect the coast and increase resilience to natural hazards

- Consider the Newcastle Coastal Zone Management Plan 2018 and requirements of the future Coastal Management Program under the *Coastal Management Act 2016*.

3. Protect important environmental assets and enhance biodiversity connections

- Protect the Watagan to Stockton Link Biodiversity Corridor including WCL and other areas of environmental significance.

4. Recognise and conserve heritage

- Ensure the indigenous and non-indigenous significance of the area is reflected in the built environment through design, colours and materials.

C2 Town Centre

Goal: Establish a centrally located mixed-use town centre that is connected by technology, transport, housing, tourist and visitor accommodation and great public places

Principles

1. A traditional pattern of complete streets and public spaces

- Identify a distinct town centre incorporating a public domain that enables engagement and interaction of people.
- Provide a legible layout, with appropriate "landmarks" and adequate signage.
- Develop policies that promote high quality, creative design of development, urban spaces and landscape settings.
- Provide a variety of public spaces that are useable and pleasant to reflect community needs, including those for quiet reflection, noisy activities, public events and casual meetings.

2. Pedestrian priority and integrated public transport

- Provide a compact retail core and street network to encourage low vehicle speeds, use of public transport, walking and cycling, including commuter cycling and links to the beach.

3. Balanced and discrete parking provision

- Provide convenient car parking for shoppers at a level of provision that will encourage the use of public transport but not disadvantage retailers in competition with other town centres.

C3 Housing

Goal: Grow a resilient coastal community with access to liveable and diverse housing

Principles

1. Focus housing growth in locations that maximise infrastructure and services

- Encourage higher density residential development in the town centre, near public transport stops, parks and other public open spaces.

2. Deliver greater housing supply and choice

- Provide housing that is diverse in form, number of bedrooms, configuration and is

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

- universally designed¹ to cater for aging in place.
- Provide aged care accommodation co-located with the mixed-use town centre to provide older residents easier access to services and transport.
- 3. **Limit urban sprawl and impacts on the natural environment**
- Promote housing development within the existing urban footprint and provide highest residential densities in proximity to the town centre.

C4 Open Space and Community Facilities

Goal: Improve access to useable open spaces and well-designed community facilities to support daily activity and healthy lifestyles

Principles

1. **Optimise access**
 - Improve connections between residential and community areas and provide multipurpose, safe and innovative spaces that are equitably distributed across the local government areas.
2. **Connect with nature and culture**
 - Utilise the existing natural setting and cultural values to design an integrated open space network.
3. **Maximise user experience**
 - Encourage social connections, community participation, and promote health and wellbeing.

C5 Transport

Goal: Prioritise safe and convenient travel by walking, cycling and use of public transport and duplicate Nelson Bay Road for its full length from Stockton to Newcastle Airport to support regional journeys

Principles

1. **Prioritise pedestrians and cyclists**
 - Link footpaths/shared paths from homes to the town centre, public spaces, and transport nodes including bus stops and ferry terminal(s).
2. **Support public transport ridership**
 - Provide high quality transit stops (shelter, seating, signage, information and lighting) forming part of the transport network enabling convenient and safe access within and from the Strategy Area.
3. **Maintain the integrity of Nelson Bay Road as a regional transport corridor**
 - Limit of one signalised intersection on Nelson Bay Road.
 - Promote walking and cycling.
 - Duplicate Nelson Bay Road to two lanes of travel in each direction from Stockton to Newcastle Airport and allow a share path, bus and access lanes.

C6 Tourism

Goal: Advocate for tourist and visitor accommodation to support the regional visitor economy and Newcastle airport

Principle

1. **Encourage tourist and visitor accommodation in the new town centre**
 - Allow land uses to support tourism and tourism support facilities, hotel or tourist and visitor accommodation along Nelson Bay Road.

¹ **universal design** is the design and composition of an environment (e.g. building) so that it can be accessed, understood and used to the greatest

extent possible by all people regardless of their age, size, ability or disability (Source: National Disability Authority, 2012).

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY -
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Part D

Precinct Plans



ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

This Part provides the outcomes for each precinct that will be implemented through the Implementation Plan (**Attachment 1**).

Figure 5 – Overall Structure Plan**Environment Outcomes**

- Investigate a Tomaree to Stockton walk (involving boardwalk/trails and observation decks) to link with the Great North Walk.
- Investigate the establishment of formal walking trails (including directional, educational and interpretational signage) to link Seaside Estate and the Rifle Range site with the WCL and existing beach access.

Town Centre Outcomes (for existing Stockton)

- Implementation of the Stockton Public Domain Plan and Traffic Plan.
- Review residential uses (particularly single dwellings) that are permissible within the B2 Local Centre Zone of NLEP.
- Further explore place making options and events to better activate spaces and assist in overall revitalisation of the existing centre.

Open Space and Community Facilities Outcomes

- Investigate future ownership of the beachfront land within the Strategy Area to enable continuous public access to the beach from Stockton to the WCL.
- Investigate feasibility of a new modern library and multipurpose facility to be located within the proposed mixed-use town centre.

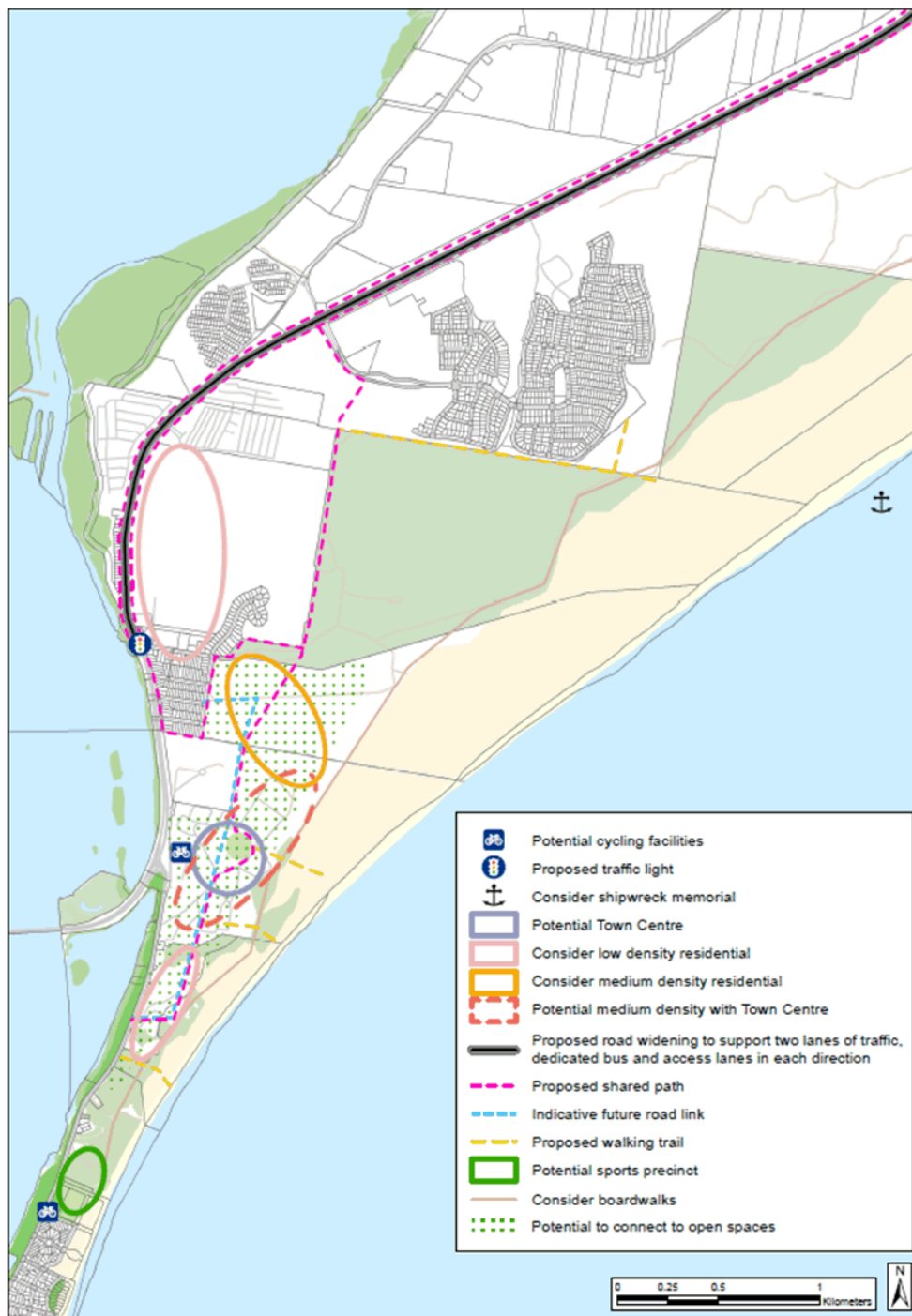
Transport Outcomes

- Provide a shared path from Seaside Boulevard, along the access trail to the east of Newcastle Golf Club, through to Popplewell Road then link up with the existing shared path to the east of Nelson Bay Road. This could also include a link to the rear of Bayway Village.
- Indicative shared path providing a link between future development of the Rifle Range, potential mixed-use town centre and Fort Wallace sites. The location of this path would be determined pending detailed design of these developments.
- A future road link should be provided connecting the existing Fern Bay residential area through to North Stockton (Fullerton Street). The road would pass through the Rifle Range, the potential mixed-use town centre and Fort Wallace sites. Ensure relevant site specific DCP Sections allows for a road link connecting the three sites.
- Relocate, upgrade or construct bus stops in accordance with the Seca Traffic and Transport Study.
- Duplicate Nelson Bay Road to two lanes of travel in each direction between Vardon Road and Seaside Boulevard and allow a share path, bus and access lanes and two vehicle lanes in both directions.

Tourism Outcomes

- Consider land uses to support tourism and tourism support facilities, hotel or tourist and visitor accommodation along Nelson Bay Road.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.



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ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.**Figure 6 – Precinct 1: North Stockton****Environment Outcomes**

- Recommend that Fort Wallace is included on the State Heritage Register.
- Review public access points to the northern parts of Stockton Beach to enhance accessibility, considering the impact on coastal erosion.
- Investigate potential source of sand for beach nourishment in Stockton area.

Town Centre Outcomes

- **Preferred Option:** Liaise with land owner to discuss future use of site. The site remains operational and no decision has been made by the State Government regarding future use of the site. A masterplan to outline how the site can be redeveloped into the future is required to support any future change in land use. The masterplan process is to consider (but is not limited to) connections to adjacent sites, access to Stockton Beach, heritage and environmental opportunities, dwelling type and yield (including provision of affordable housing), location of mixed-use town centre incorporating commercial, residential, tourist and visitor accommodation, open space and community uses.

Housing Outcomes

- Provide housing incorporated with a mixed-use town centre comprising residential (low - medium density) accommodation, commercial, community and recreation uses. Note, the envisaged potential land uses would allow the existing uses on the site to continue.
- Fort Wallace – Proceed with Planning Proposal as per the Gateway Determination to allow part of the site to be zoned R2 Low Density Residential.

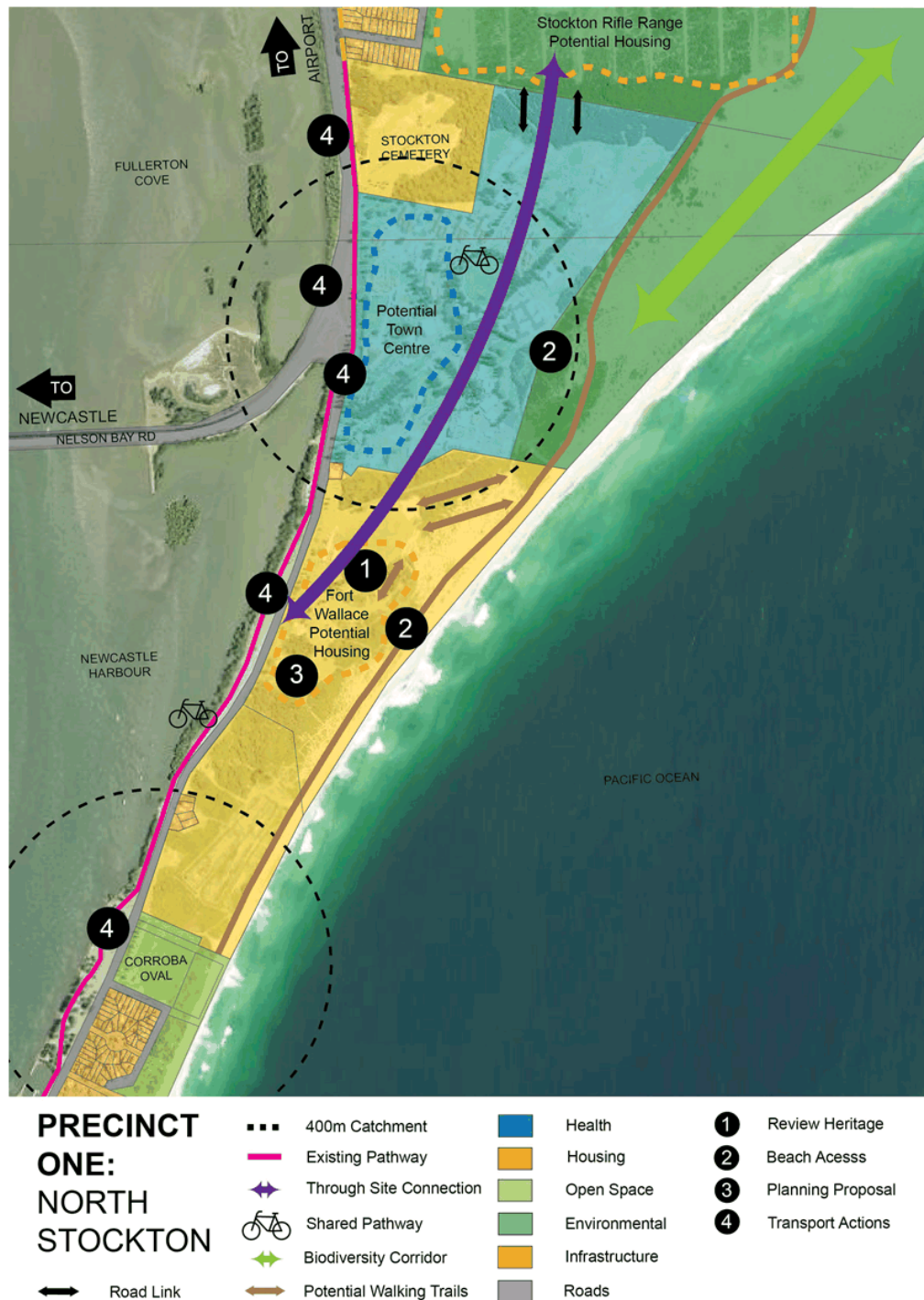
Transport Outcomes

- Upgrade the existing bus stop on the eastern side of Fullerton Street, adjacent to the Fort Wallace access, to provide seating and shelter.
- Remove the signage for the bus stop to the immediate north of the Stockton Bridge. Upgrade the existing bus stop on the western side of Nelson Bay Road, adjacent to the Stockton Cemetery access, to provide seating and shelter. This would be developed in conjunction with a pedestrian refuge to be provided in this location.
- Provide a bus stop with seating and shelter along the western side of Fullerton Street, opposite the access to the potential future mixed-use town centre. Encouraging safe crossing of Fullerton Street at the existing pedestrian (zebra) crossing in this location.
- Review the operation of the roundabout intersection at Nelson Bay Road / Fullerton Street prior to planning for the North Stockton Precinct which may not be required if the predicted level of background growth or future development is not realised.
- Investigate a ferry terminal at North Stockton to support growth in the longer term. An existing boat ramp at North Stockton (south of Corroba Oval) has recently been upgraded. This opportunity could be further investigated in the future.

Tourism Outcomes

- Encourage tourism and visitor accommodation in town centre.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.



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ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.**Figure 7 – Precinct 2: Original Fern Bay****Town Centre Outcomes**

- Liaise with landowner to discuss potential future use of the site. The masterplan process is to consider (but is not limited to) connections to adjacent sites, access to Worimi Conservation Lands, heritage and environmental opportunities, dwelling type and yield, tourist and visitor accommodation, open space and community uses.

Housing Outcomes

- Provide housing with greater densities closer to the proposed mixed-use town centre.
- Undertake feasibility modelling to identify incentives or necessary amendments to planning controls to encourage infill housing development in Original Fern Bay.
- Consult with the NSW Department of Education on potential growth scenarios and the provision of educational facilities and advocate for the provision of preschools.

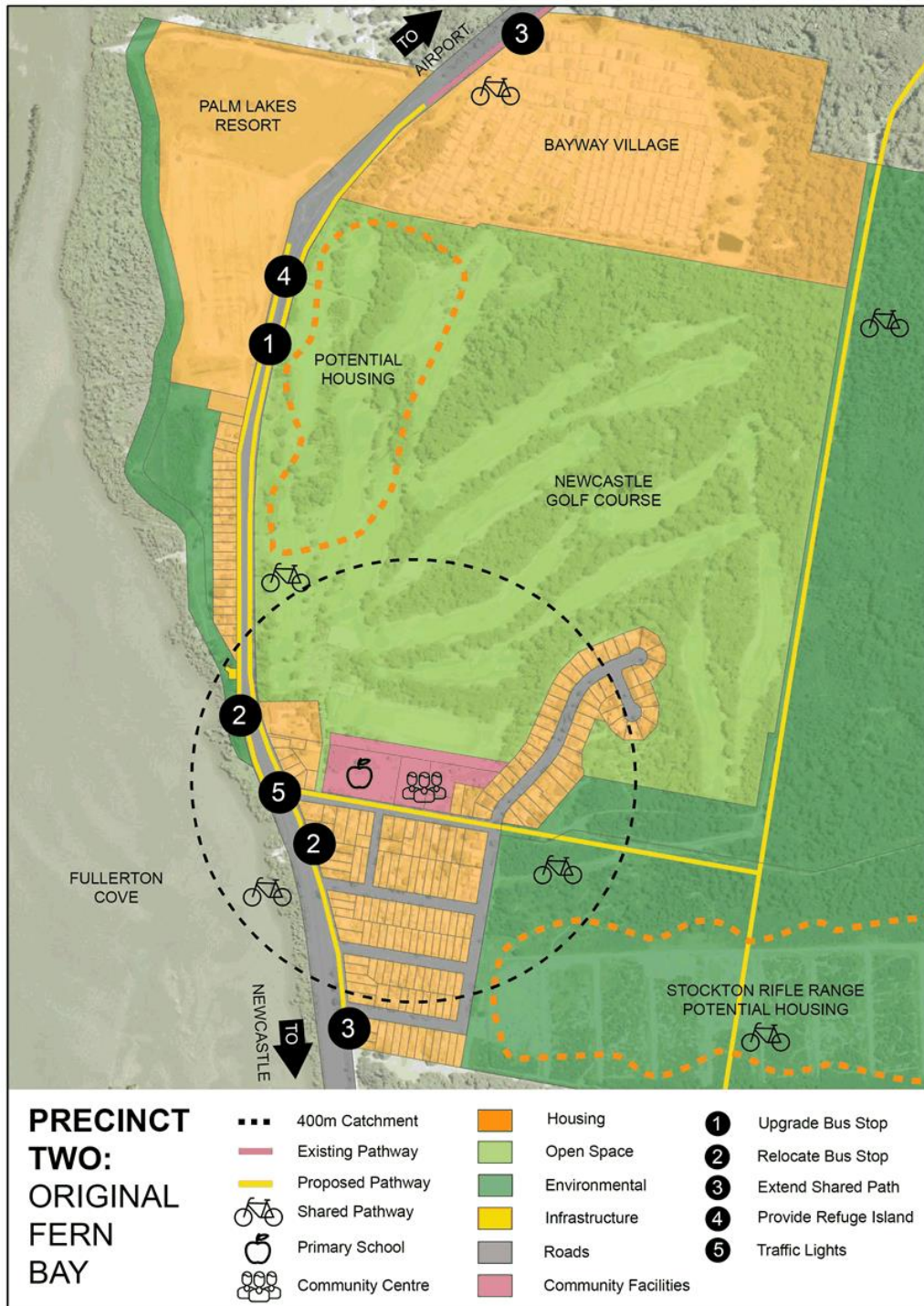
Transport Outcomes

- Upgrade the existing bus stop on the western side of Nelson Bay Road, adjacent to the Palm Lakes Resort access, to provide seating and shelter.
- Relocate the existing bus stop on the eastern side of Nelson Bay Road, north of Vardon Road, to the south of Vardon Road. This relocation will allow for sufficient area to provide a bus stop with seating and shelter located in close proximity to the future signalised intersection of Nelson Bay Road and Vardon Road allowing for pedestrian phases on the signals.
- Provide a bus stop with seating and shelter along the western side of Nelson Bay Road, to the north of Vardon Road, to encourage safe crossing at the future signalised intersection.
- Upgrade the existing footpath along the eastern side of Nelson Bay Road, between Bayway Village and Braid Road, to provide a shared path along the length of Nelson Bay Road through the locality.
- Extend the existing footpath, along the frontage of the residential developments on the western side of Nelson Bay Road, to the south to Vardon Road providing connection for pedestrians to cross safely at the future signalised intersection of Nelson Bay Road and Vardon Road.
- Provide a suitably located refuge island at Nelson Bay Road near Palm Lakes / Bayway Village.
- Construct traffic signals and pedestrian crossing at the intersection of Vardon Road and Nelson Bay in conjunction with the Rifle Range Planning Proposal to allow the safe crossing of Nelson Bay Road for pedestrians and enable safe vehicular access onto Nelson Bay Road.

Tourism Outcomes

- Landuses along Nelson Bay Road to consider hotel or tourist and visitor accommodation.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.



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ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.**Figure 8 – Precinct 3: Beachfront****Environment Outcomes**

- Review the heritage significance of the Rifle Range site through the assessment of the 'Request to Amend the Port Stephens Local Environmental Plan'.

Housing Outcomes

- Undertake a detailed assessment of the 'Request to Amend the Port Stephens Local Environmental Plan' submitted by DHA for the Rifle Range site.
- Support the proposed town centre by providing medium density housing within walkable distances.

Open Space and Community Facilities Outcomes

- Investigate options for improved continuous public access to the beach from Stockton to the Worimi Conservation Lands.

Transport Outcomes

- Provide an internal bus stop as part of the future development of the Rifle Range Site. Consideration should be given to providing bus services through the existing Fern Bay residential area, to service the adjacent Rifle Range site.

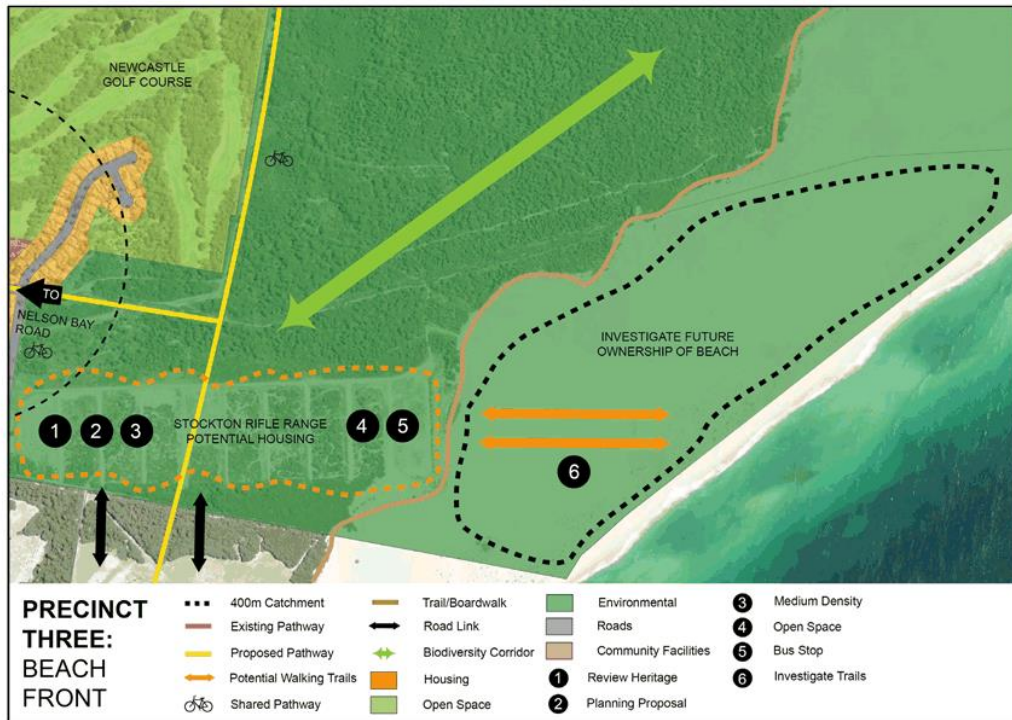
Figure 8 – Precinct 4: Sports**Open Space and Community Facilities Outcomes**

- Investigate a new Sporting Precinct at Corroba Oval including multipurpose courts, additional playing fields, parking, amenities building and undercover seating.

Transport Outcomes

- Consider constructing a pedestrian refuge island on Fullerton Street to ensure safe pedestrian access to Corroba Oval.
- Request RMS to review the 70km/hr speed limit on Fullerton Street and consider a reduction to 50km/hr.
- Consider cycling facilities (including electric) at the proposed Sporting Precinct at Corroba Oval or the mixed-use town centre and Stockton Ferry terminal.
- Advocate to Transport NSW for a new ferry terminal at North Stockton. A potential location is the existing boat ramp that has recently been upgraded.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.



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ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.**Figure 9 – Precinct 5: Seaside Estate****Town Centre Outcomes**

- Undertake a detailed assessment of the 'Request to Amend the Port Stephens Local Environmental Plan' submitted for 2 Seaside Boulevarde, Fern Bay.
- Potential may exist for an interim neighbourhood shop to be provided within the Seaside Estate to service residents day-to-day needs until the establishment of a town centre. Any such interim neighbourhood shop should be limited to ensure that it does not undermine the future viability of retail and commercial uses provided with the future town centre.

Open Space and Community Facilities Outcomes

- Continue investigations to improve recreational and community facilities at Seaside Estate, including public toilets within the development.

Transport Outcomes

- Relocate and upgrade (seating and shelter) the existing Seaside Estate bus stop further east along Seaside Boulevard to provide greater connectivity for local residents.

Figure 10 – Precinct 6: Fullerton Cove**Environment Outcomes**

- Consider rezoning land mapped as containing an endangered ecological community to an environmental zone.

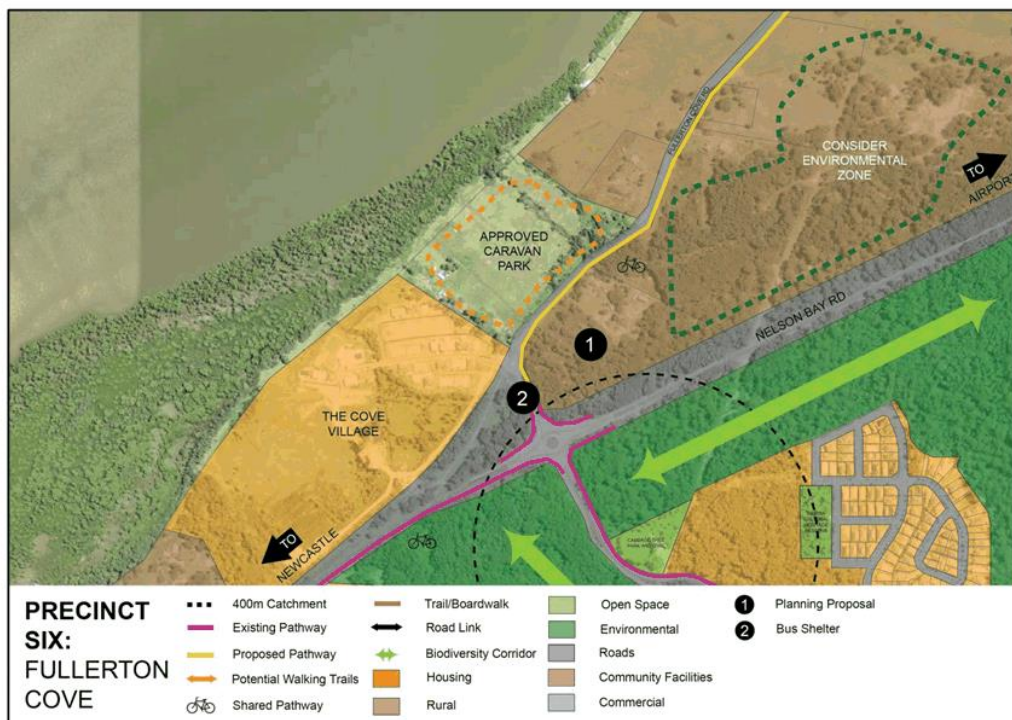
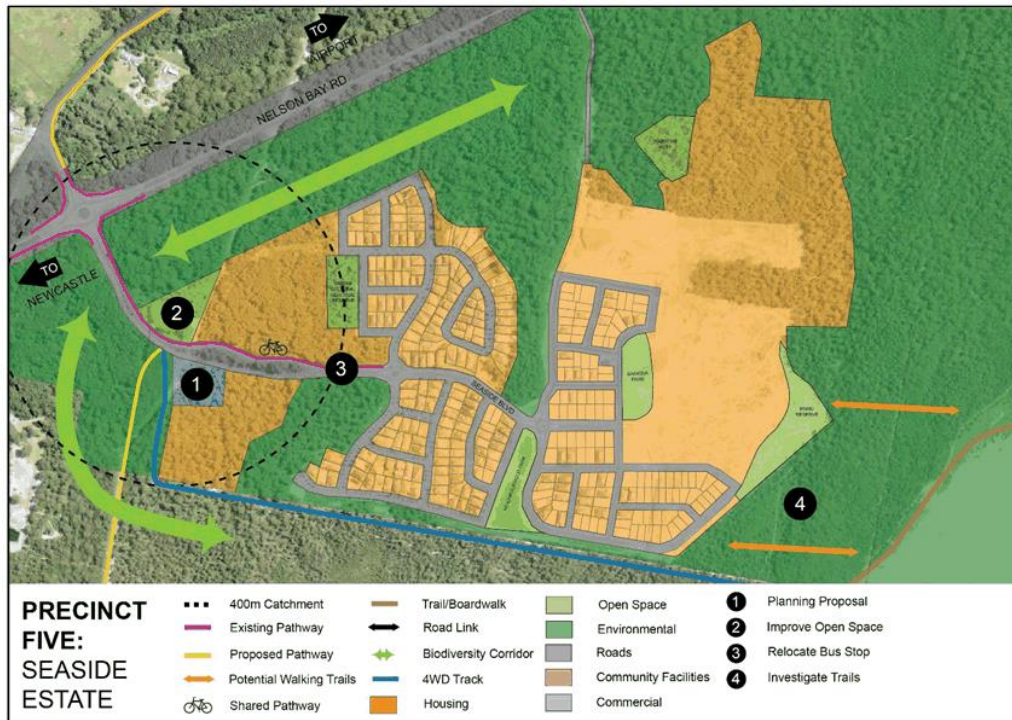
Town Centre Outcomes

- Undertake a detailed assessment of the 'Request to Amend the Port Stephens Local Environmental Plan' submitted for 42 Fullerton Cove Road, Fullerton Cove.
- Do not support proposals to establish a town centre within the precinct at this time as per the HillPDA. 2017, 'Commercial Land Study: Fern Bay and North Stockton'.

Transport Outcomes

- Provide seating and shelter on both sides of Fullerton Cove Road in the location of the existing bus zones.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.



ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY -
INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.



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Implementation Plan:

Draft Fern Bay and North Stockton Strategy



ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.
Attachment 1 Implementation Plan

Key:

- I** Immediate – 0-2 years (2019 – 2021)
S Short term – 3-5 years (2022 – 2024)
M Medium term – 6-10 years (2025 – 2029)
L Long term – 11-20 years (2030 – 2039)
O Ongoing (continuous action and/or monitoring)

No	Actionable Outcome	Specific
		What will be undertaken?
Overall		
1	Investigate a Tomaree to Stockton walk (involving boardwalk/trails and observation decks) to link with the Great North Walk.	Discussions with relevant stakeholders will be undertaken to plan for a connected trail.
2	Investigate the establishment of formal walking trails (including directional, educational and interpretational signage) to link Seaside Estate and the Rifle Range site with the WCL and existing beach access.	<ul style="list-style-type: none"> Ensure Planning Proposals or staging of existing residential developments include pedestrian access to conservation lands and the beach. Discuss options with Seaside Estate residents/developer, NPWS and WCL Board of Management.
3	For existing Stockton Town Centre: Implementation of the Stockton Public Domain Plan and Traffic Plan.	Staging and costing of the works, detailed design and implementation.
4	For existing Stockton Town Centre: Review residential uses (particularly single dwellings) that are permissible within the B2 Local Centre Zone of Newcastle Local Environmental Plan 2012.	Further investigate removing single dwellings as a permissible use within the B2 Local Centre Zone in response to actions contained within Newcastle Local Planning Strategy and the Hill PDA Commercial Study.
5	For existing Stockton Town Centre: Further explore place making options and events to better activate spaces and assist in overall revitalisation of the existing centre.	Consider more activities to celebrate Stockton's unique history, heritage and culture.
6	Investigate options for improved continuous public access to the beach from North Stockton to the WCL.	Undertake discussions concerning future ownership and management of beachfront land with key stakeholders, including landowners so the community can access the beach. Sites include Lot 5, DP 233358; Lot 430, DP 835921; and Lot 202, DP 1150470
7	Investigate feasibility of a new modern library and multipurpose facility to be located within the proposed mixed-use town centre.	A larger library is required to support the District Area (Fullerton Cove, Fern Bay and Stockton). Further planning and understanding around feasibility is required.

Implementation Plan: Draft Fern Bay and North Stockton Strategy

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ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

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Measurable	Assignable	Realistic	Timing
How will the action be measured as a success?	Who will implement the action?	What results can be achieved given resources?	
Overall			
Funding and approval of a project plan to construct a Tomaree to Stockton Walk.	NPWS, WCL Board of Management and Worimi LALC (landowners). PSC (Strategic Planning) & CN as advocates in conjunction with land owners and board.	The project would require multi-agency cooperation and significant contributions from grant funding. Liaison with the state government is recommended.	L
<ul style="list-style-type: none"> Future Planning Proposals to identify how these will work. Detailed costing and design for location and number of links finalised. 	NPWS, WCL Board of Management and Worimi LALC and site landowners. PSC (Strategic Planning) to advocate and consider with any relevant rezoning.	<ul style="list-style-type: none"> Subject to working in collaboration with landowners and key stakeholders. PSC does not own any land and this may increase complexity in delivering the projects. 	M
Implementation of the works outlined in the plan.	CN	Through work programs and already agreed upon funding.	O
Finalise assessment as part of preparation of the Housing Strategy and Local Strategic Planning Statement and potential Planning Proposal.	CN	Through work programs and already agreed upon funding.	S
Community feedback, activated spaces and a revitalised centre.	Stockton Community in partnership with CN	Through work programs and place making grants.	O
Improved public access to the beach between Stockton and WCL.	CN, PSC (Strategic Planning + Community and Recreation Assets), NPWS, landowners and other key stakeholders.	Through work programs. Investigation needs to understand ongoing maintenance and associated costs required.	S
Selection of preferred site and location ideally within an identified community hub or precinct, located within the proposed mixed use centre and better understanding of associated costs.	CN and PSC (Library Services)	Preparation of a project brief can be done through work programs. A new library for Stockton is listed in the Development Contributions Plan. Funding and grants are also available to construct libraries.	S

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

No	Actionable Outcome	Specific
8	A future road link should be provided connecting the existing Fern Bay residential area through to North Stockton (Fullerton Street). The road would pass through the Rifle Range, the potential mixed-use town centre and Fort Wallace sites.	Ensure relevant site specific DCP Sections allows for a road link connecting the three sites.
9	Construct footpaths and shared paths in accordance with the Seca Traffic and Transport Study.	Four paths have been identified and prioritised in the Seca T&T Study. These paths will be designed, costed and included in the relevant SAMP.
10	Relocate, upgrade or construct bus stops in accordance with the Seca Traffic and Transport Study.	Eleven bus stop locations have been identified and prioritised in the Seca T&T Study. These bus stops will be designed, costed and included in the relevant SAMP.
11	Advocate for widening of Nelson Bay Road to two lanes of travel in each direction plus bus and access lanes between Vardon Road and Seaside Boulevard.	Provide a written submission to RMS detailing outcomes of the Seca T&T Study and need for upgrade and prioritise journeys to the Newcastle airport.
12	Prepare an amendment to the Strategic Asset Management Plan (SAMP) to align the infrastructure items outlined in this Strategy with the SAMP for each council.	Each council will prepare separate amendments to their SAMP to ensure that the infrastructure identified in this Strategy can be delivered as the area grows.
13	Prepare an amendment to the relevant Local Infrastructure Contributions Plan to align the infrastructure items outlined in this Strategy.	Each council will prepare separate amendments to their Infrastructure Contributions Plans to ensure that the infrastructure identified in this Strategy can be delivered as the area grows.
14	Consider infrastructure funding options in addition to the SAMP and Infrastructure Contributions Plans.	Council's often rely on grant funding, either wholly or partly, to deliver infrastructure projects. This action will be implemented by identifying other funding options, such as state and national grants, to deliver the infrastructure identified in this Strategy.
Precinct 1: North Stockton		
15	Review public access points to the northern parts of Stockton Beach to enhance accessibility, considering the impact on coastal erosion.	Consolidation of access points to be considered through the preparation of the Stockton Coastal Management Plan.
16	Investigate potential source of sand for beach nourishment in Stockton area.	Further explore with landowner and key stakeholders potential to use sand from north of Fort Wallace as a source of sand to replenish the southern end of Stockton.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

Measurable	Assignable	Realistic	Timing
Council Adopted DCP's identifying the proposed link	CN and PSC (Strategic Planning + Civil Assets)	Subject to landowners undertaking relevant proposals and liaison with Council.	S
Inclusion of proposed paths in relevant SAMP and Development Contributions Plans.	CN and PSC (Civil Assets)	Though works programs. Development Contributions funds may be utilised and grants should be considered following detailed design and costing.	S
Inclusion of proposed paths in relevant SAMP and Development Contributions Plans.	CN and PSC (Civil Assets)	Though works programs. Development Contributions funds may be utilised and grants should be considered following detailed design and costing.	S-M
Construction of road widening.	RMS – construction CN and PSC – written submission (Strategic Planning)	RMS are intending to develop a Strategy which will identify and prioritise upgrades along the corridor. Implementation of this action will be dependent on RMS.	L
The adoption of an amended SAMP for each council.	CN and PSC (Civil Assets)	The SAMP is updated every 12 months. Depending on the timing for adoption of this Strategy, the infrastructure items can be identified in a future amendment to the SAMP.	I
The adoption of an amended Contributions Plan for each council	CN and PSC (Strategic Planning)	An amendment can be prepared to the existing Contributions Plans adapted by each council. This could occur following adoption of the Strategy.	I
This action will be measured by the identification of potential grant funding schemes and the completion of grant applications for infrastructure item identified in this plan.	CN and PSC (Strategic Planning, Civil Assets + Community and Recreation Assets)	Council often applies for grants to assist in delivering infrastructure projects. This action is realistic given the nature of infrastructure delivery through local government.	O
Precinct 1: North Stockton			
<ul style="list-style-type: none"> Public access points are constructed. Monitoring through implementation of Plans. Visual inspections to show reduction of informal access points. 	CN	<ul style="list-style-type: none"> CN will implement this action through respective work programs. Funding sources may be available through grants or Development Contributions. 	S-M
Investigation studies for sand sourcing completed.	CN	Investigations conducted as part of implementation of Newcastle Coastal Zone Management Plan and preparation of Coastal Management Program.	S

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

No	Actionable Outcome	Specific
17	Preferred Option: Liaise with land owner to discuss future use of site. A masterplan to outline how the site can be redeveloped into the future is required to support any future change in land use. The masterplan process is to consider matters identified in this Plan.	Development of a masterplan consistent with the Fern Bay and North Stockton Strategic Plan, Location Environment Plan, Development Control Plan and other relevant legislation.
18	Fort Wallace – Proceed with Planning Proposal as per the Gateway Determination to allow part of the site to be zoned R2 Low Density Residential.	Proceed with LEP Amendment to allow around 100 dwellings on growth on the Fort Wallace site.
19	Establish a ferry terminal at North Stockton to support growth in the longer term.	Advocate to Transport NSW for a new ferry terminal at North Stockton. A potential location is the existing boat ramp that has recently been upgraded.
Precinct 2: Original Fern Bay		
20	Liaise with landowner to discuss future use of site. A masterplan to outline how the site can be redeveloped into the future is required to support any future change in land use. The masterplan process is to consider matters identified in this Plan.	Development a masterplan consistent with the Fern Bay and North Stockton Strategic Plan, Location Environment Plan, Development Control Plan and other relevant legislation.
21	Undertake feasibility modelling to identify incentives or necessary amendments to planning controls to encourage infill housing development in Original Fern Bay.	Further investigate planning incentives to encourage infill housing in original Fern Bay by liaising with DPE.
22	Consult with the NSW Department of Education on potential growth scenarios and the provision of educational facilities and advocate for the provision of preschools.	Provide a joint written submission to NSW Department of Education on potential growth scenarios, the provision of educational facilities and consider the provision of preschools.
23	Provide a suitably located refuge island at Nelson Bay Road near Palm Lakes / Bayway Village.	Liaise with RMS regarding relocating the refuge island.
24	Construct traffic signals and pedestrian crossing at the intersection of Vardon Road and Nelson Bay in conjunction with the Rifle Range Planning Proposal to allow the safe crossing of Nelson Bay Road for pedestrians and enable safe vehicular access onto Nelson Bay Road.	Traffic signals will be linked to development of the Rifle Range site and subject to the development progressing.
Precinct 3: Beachfront		
25	Review the heritage significance of the Rifle Range site through the assessment of the Request to Amend the Port Stephens Local Environmental Plan.	Prepare Councils planning proposal to list the Rifle Range as a Heritage item (Part 1) in Schedule 5 of the PSLEP.
26	Undertake a detailed assessment of the 'Request to Amend the Port Stephens Local Environmental Plan' submitted by DHA for the Rifle Range site.	Undertake a detailed assessment of the 'Request to Amend the Port Stephens Local Environmental Plan' submitted by DHA for the Rifle Range site.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

Measurable	Assignable	Realistic	Timing
Completion of the master plan.	Landowner in consultation with CN	Through work programs.	S
Gazettal of the LEP Amendment.	CN Urban Planning	Through work programs.	I
Construction of a ferry terminal.	Transport for NSW / RMS – construction CN – written submission	Need for the terminal is apparent from the overuse of the Stockton terminal and projected growth identified in this plan. Implementation will be dependent on Transport for NSW/RMS.	I
Precinct 2: Original Fern Bay			
Completion of the Master Plan	Landowner in consultation with PSC (Strategic Planning)	Through work programs.	I
PSC to review progress including reviewing DAs or CC's for infill development.	PSC (Strategic Planning) to liaise with DPE.	Through work programs.	M
Discussion with NSW Department of Education and ongoing review of social infrastructure to support the North Stockton and Fern Bay community.	PSC & CN (Strategic Planning) – written joint submission	Through works programs.	I
Construction of refuge island.	PSC (Civil Assets) / RMS	Needs to be identified in the SAMP and funding determined.	S
Construction of traffic signals.	PSC (Strategic Planning) / landowner	Identification of the item in Development Contributions Plan may be necessary.	M
Precinct 3: Beachfront			
An amendment to the LEP is gazetted 12 months following the Gateway Determination.	PSC (Strategic Planning)	The NSW Department of Planning and Environment identifies 12 months as a target timeframe for minor LEP amendments.	I
Completion of the detailed assessment and preparation of a Planning Proposal.	PSC (Strategic Planning)	Through work programs.	I

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

No	Actionable Outcome	Specific
Precinct 4: Sports		
27	Investigate a new Sporting Precinct at Corroba Oval including multipurpose courts, additional playing fields, parking, amenities building and undercover seating.	<ul style="list-style-type: none"> • Prepare a report considering the potential upgrades needed to support the community and recommendations from the Stockton Coastal Zone Management Plan and Program. • Liaise with HWC as adjoining landowner.
28	Consider constructing a pedestrian refuge island on Fullerton Street to ensure safe pedestrian access to Corroba Oval.	Identify the refuge island in the SAMP.
29	Request RMS to review the 70km/hr speed limit on Fullerton Street and considered a reduction to 50km/hr.	Provide a written submission to RMS detailing outcomes of the Seca T&T Study and need for review.
Precinct 5: Seaside Estate		
30	Undertake a detailed assessment of the 'Request to Amend the Port Stephens Local Environmental Plan' submitted for 2 Seaside Boulevard, Fern Bay.	Undertake a detailed assessment of the 'Request to Amend the Port Stephens Local Environmental Plan' submitted for Site 6.
31	Continue investigations to improve recreational and community facilities at Seaside Estate.	Liaise with developer to better understand what facilities are proposed and when they will be constructed to support residents of the development.
Precinct 6: Fullerton Cove		
32	Consider rezoning land mapped as containing an endangered ecological community to an environmental zone.	Investigate preparing a Planning Proposal by leasing with DPE, OEH and relevant Council staff to amend LEP.
33	Undertake a detailed assessment of the 'Request to Amend the Port Stephens Local Environmental Plan' submitted for 42 Fullerton Cove Road, Fullerton Cove.	Undertake a detailed assessment of the 'Request to Amend the Port Stephens Local Environmental Plan' submitted for Site 4.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

Measurable	Assignable	Realistic	Timing
Precinct 4: Sports			
Adoption of a masterplan for the site.	CN	Report prepared initially may be included through works programs. Master planning of the site may require an external consultant (which may be funded by Development Contributions).	S
Construction of refuge island	CN / RMS	Needs to be identified in the SAMP and funding determined.	S
Review undertaken by RMS and response received.	RMS – review CN – written submission	Through works program.	I
Precinct 5: Seaside Estate			
Completion of the detailed assessment and preparation of a Planning Proposal.	PSC (Strategic Planning)	Through work programs.	I
Community feedback on appropriate facilities.	PSC (Strategic Planning) to facilitate communication between Seaside Estate developer and residents.	Through work programs.	S
Precinct 6: Fullerton Cove			
Preparation of a planning proposal to amend the LEP.	PSC (Strategic Planning)	Through works program.	S
Completion of the detailed assessment and preparation of a Planning Proposal.	PSC (Strategic Planning)	Through work programs.	I



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Background Investigations:

Draft Fern Bay and North Stockton Strategy



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ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

Attachment 2 Background Investigations

Attachment 2 provides an overview of the investigations that were carried out to inform the Planning Principles (Part C) and Precinct Plans (Part D).

List of Figures in Attachment

- Figure 2A Existing land uses*
- Figure 2B Environmental considerations heat map*
- Figure 2C Potential town centre site*
- Figure 2D Strengths and opportunities - SWOT Analysis: Stockton Local Centre*
- Figure 2E Images showing growth*
- Figure 2F Envisaged demographic*
- Figure 2G Anticipated dwellings*
- Figure 2H Expected growth*
- Figure 2I Envisaged housing types*
- Figure 2J Estimated growth*
- Figure 2K Standards for open space and facilities*
- Figure 2L Nelson Bay Road Future Cross Section*

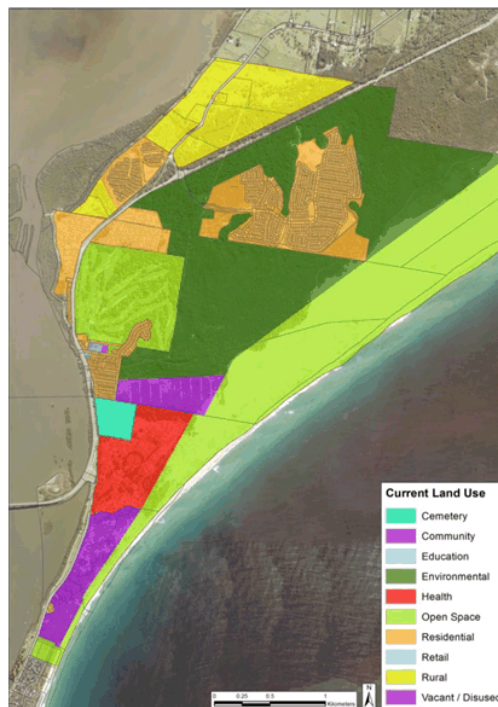


Figure 2A – Existing land uses

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

B1 Environment

The Strategy Area has a diverse range of environmental attributes affecting land use patterns. The Heat Map (Figure 6) illustrates how land in the Strategy Area is affected by accumulative constraints. The Strategy Area is bound by the Hunter River and Stockton Beach which increases the likelihood of flooding and drainage issues. The following list includes some of the environmental considerations in the Strategy Area:

- Coastal Zone and Wetlands
- Drainage and Flooding
- Endangered Ecological Communities
- Heritage (Indigenous and Non-Indigenous)
- Ramsar (Hunter) Wetlands
- Koala Habitat

Coastal Erosion

Stockton has the largest active dunes in coastal Australia and the Stockton Beach has a long history of erosion and recession. The dunes are un-vegetated which allows sand to be blown into and northwards along the dunes and onto surrounding lands (BMT WBM, 2017). Past modelling has indicated that the breakwaters at the Hunter River entrance have interrupted the flow of sand from Nobbys north to Stockton Beach. Erosion continues to worsen resulting in a significant volume of sand being lost from Stockton Beach each year. Sand from further north along the dunes may offer a potential source of sand to replenish eroded beach. Hazard lines have been developed to assist with planning for growth. These hazard lines are under review by CN.

Green Corridors

The Strategy Area is located within the Watagan to Stockton Link Biodiversity Corridor (identified by the HRP). Planning in this area aims to conserve existing remnant vegetation and invest in the rehabilitation of land to strengthen the regionally significant corridor. The viability of the corridor is influenced by current and future land

use demands in the area. The Strategy attempts to ensure lands of ecological significance are protected to support the corridor.

Worimi Conservation Lands

Worimi Conservation Lands (WCL) and Stockton Bight are distinctive features of the Port Stephens LGA connecting Nelson Bay to Stockton. The Bight includes 30km of beach and prominent sand dunes reaching up to 40m in height. The Stockton Bight provides a unique setting for outdoor recreation, education and cultural tourism.

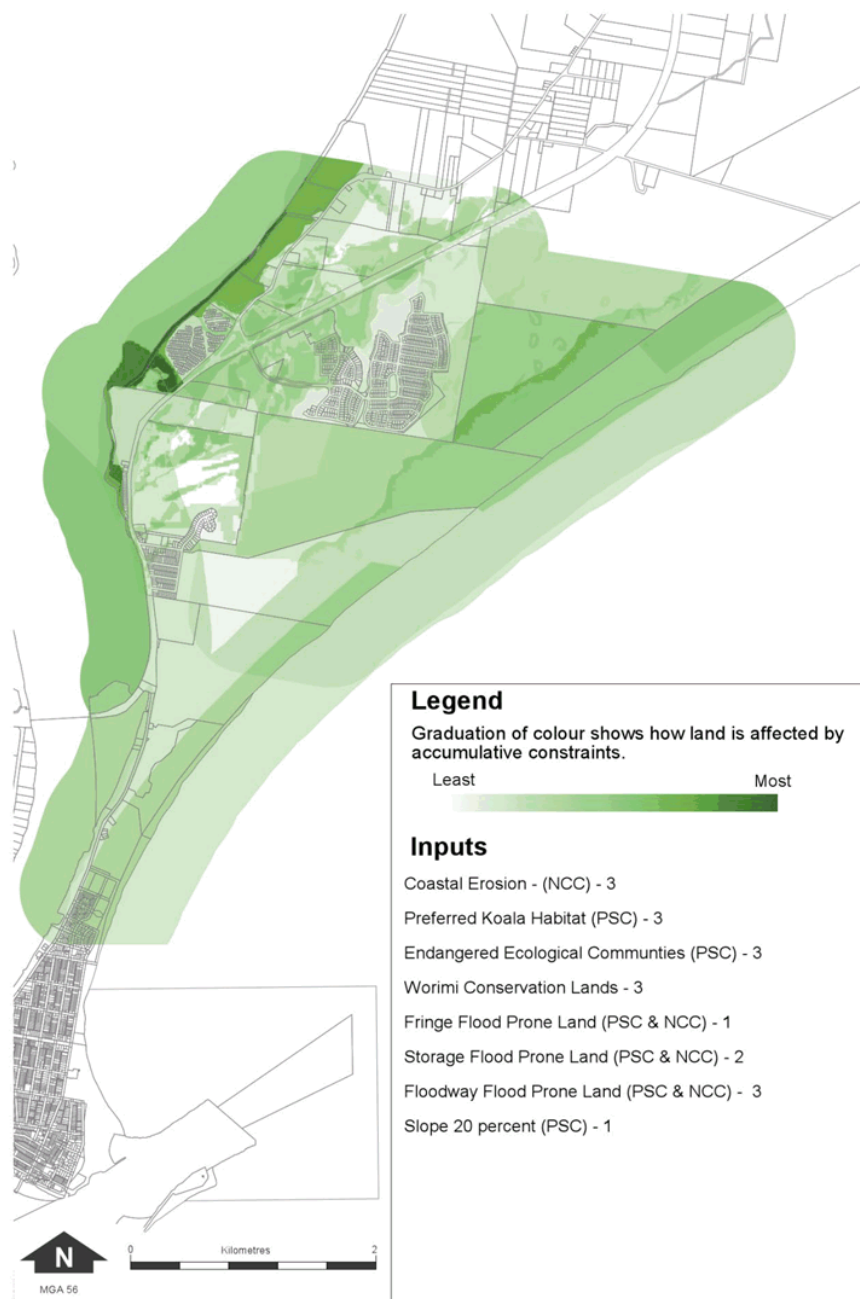
The Plan of Management for WCL sets a vision to protect, respect and connect with Country. Considerable archaeological investigations and reporting of the lands has been undertaken with a number of sites (including middens, stone artefacts and bird, fish, animal bone and burial sites) identified as providing material evidence of the Worimi People's past use. The sites protected are "important to Aboriginal people for social, spiritual, historical, and commemorative reasons" (OEH, 2015).

There is limited pedestrian access to the WCL including the absence of a walking trail to Stockton Beach. While significant tourism opportunities are available at WCL, such as four-wheel driving, horse riding and quad bike riding, these activities must be balanced with the efforts seeking to protect conservation lands including Aboriginal sites.

PFAS Contamination

The Williamstown RAAF Base PFAS Management Area Maps published by the EPA identify the North West portion of the Strategy Area as part of its Broader Management Zone. The EPA advises that the topography and hydrology of the area means PFAS detections could occur within the Broader Management Zone. Precautionary advice issued by the EPA for residents in the PFAS Management Area aims to discourage activities that would increase the likelihood of human exposure to PFAS chemicals originating from the Williamstown RAAF Base.

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Map Disclaimer: The map focuses on identifying where development is not appropriate due to land suitability. The map is intended to give an overview of constrained land within the Strategy Area only and an indication of where future development should be located.

Figure 2B – Environmental considerations heat map

Background Investigations: Draft Fern Bay and North Stockton Strategy

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B2 Town Centre

This section investigates the demand, potential locations and opportunity for a supermarket and supporting retail uses within the Strategy Area.

B2.1 Is there a need for a supermarket?

Existing retail development in Fern Bay is limited to a take-away food and drink shop on Nelson Bay Road. While the existing commercial centre at Stockton (7-10 minute drive from Strategy Area) offers a supermarket, residents have indicated that they are more likely to travel to Medowie, Newcastle and Mayfield for their main shop. These centres are approximately 20 minutes by car outside peak hours.

A recent study by Hill PDA found that there is sufficient demand in the Strategy Area to support a retail centre of approximately 6,285m². The Hill PDA Study recommends:

- a new local centre of 4,000–6,500m² (including a large format supermarket of 2,800–3,200m² with complementary specialty floor space) within the Strategy Area;
- that the new centre could leverage from its natural surroundings to increase visitors;
- the resident population within the immediate vicinity of the new local centre should be increased; and
- there may be potential for a mixed-use development (retail and residential) at the new centre given recent housing trends.

B2.2 Where should a supermarket be located?

The Hill PDA study examined 6 sites within the Strategy Area (Figure 7) and ranked the sites from 1 (Very Poor) to 5 (Very Strong) against several assessment criteria that included:

- **Developable Area:** a centre 5,000–6,000m² provided over one level with at grade parking would require approximately 2ha of developable land;

- **Location:** a successful centre must be centrally located for convenient access by a majority of residents of which it serves;
- **Exposure:** retail development benefits from being located in high profile locations such as main arterial roads;
- **Accessibility:** with people becoming increasingly 'time poor' convenience and accessibility increases the attractiveness and visitation of a centre; and
- **Walkable Catchment:** Walkable communities bring significant economic and social benefits including reduced vehicle emissions and petrol costs, improved traffic safety and health benefits. A centre that has a higher residential population within 800m (10min walk) is likely to experience increased pedestrian activity and vitality.

The sites assessed are in single ownership and their developable area offers greater opportunity for major changes in land use than other sites.

There are two sites already zoned for commercial use within the Strategy Area including the take-away food and drink shop (referred to in B2.1) and Site 6 (Figure 7). These sites were found not to be suitable for expanded commercial use as a town centre due to their size or location.

The site ranking process identified Site 1 (in North Stockton Precinct) and Site 2 (in Original Fern Bay Precinct) as the preferred locations for a town centre. Both sites are accessible to residents in the Strategy Area, have large developable areas and contain comparatively few environmental constraints. The town centre's location will be dependent on the intentions of landowners and willingness to accommodate development. Should a Planning Proposal be lodged for either site councils will consult with each other and the State Government in considering the proposal. A masterplan will be needed for either site to determine the appropriate scale, type and mix of development that could occur.

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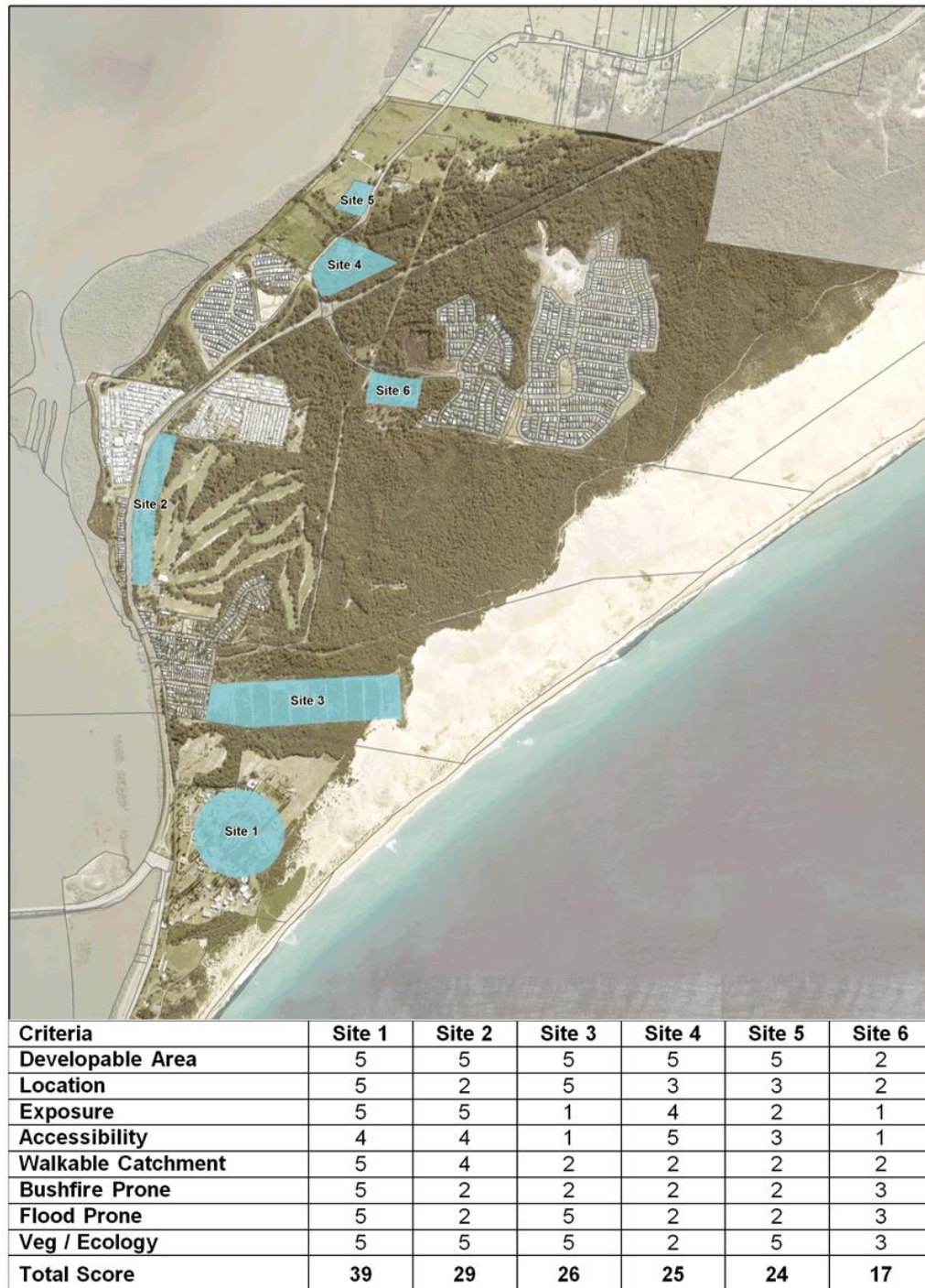


Figure 2C – Potential town centre sites

Background Investigations: Draft Fern Bay and North Stockton Strategy

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B2.3 Coexisting with the existing commercial centre at Stockton

The Hunter Regional Plan (DPE, 2016) identifies the importance of utilising existing centres for commercial and retail development to ensure that new centres:

- a. are integrated with existing or planned residential development;
- b. encompass high quality urban design;
- c. consider transport and access requirements; and
- d. do not undermine existing centres.

The Hill PDA study examined the existing commercial centre at Stockton and Figure 8 identifies its strengths and opportunities. Significantly, the existing commercial centre at Stockton is not conveniently located for residents in the north of the Strategy Area and does not meet the needs of current residents in Fern Bay.

The Hill PDA study does identify that a new retail centre may result in a moderately strong or significant impact on trade in the existing Stockton commercial centre, although this impact would lessen overtime with population growth and expenditure in the locality.

Despite the potential impact on the existing commercial centre in Stockton, it is recommended that a new mixed-use town centre be supported to:

- meet the needs of the local (and future) residents in an area which is currently underserved;
- reduce travel demand by providing an improved range of shops and services to reduce the number of journeys made by local residents to surrounding centres. This supports a reduction in vehicle emissions, improves transport safety and can contribute to lower cost of living; and
- increase employment opportunities in the area.

The existing commercial centre at Stockton will continue to provide an important role in supporting the residents and visitors of Stockton by providing a mix of retail and community uses. Although it is not located within the Strategy Area, there are several initiatives that may improve the performance of the Stockton commercial centre, these include:

- Local eat street
- Tourism
- Increase the resident population surrounding the town centre.

STRENGTHS

- Compact and walkable retail core, with flat topography and minimal fall
- Anchor tenant located at the northern end of centre (i.e. entry point)
- Well served by public carparks/street parking
- Proximity to strong amenities (schools, medical services) encouraging dual purpose visits
- Well served by bus services
- Close proximity to natural assets (open space, beaches, leisure centre)
- Proximity to touristic accommodation
- Existence of adaptive reuse opportunities
- Strong projected population growth in the locality

OPPORTUNITIES

- Improve and expand retail offer
- Include a stronger anchor tenant
- Increase residential densities
- Raise the tourism profile of the area
- Implement competitive pricing strategies
- Address reputation and safety/anti-social behaviour concerns surrounding the centre. Potentially through increased surveillance

Figure 2D – Strengths and opportunities - SWOT Analysis: Stockton Local Centre
(Source: Hill PDA, 2017)

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B3 Housing



Figure 2E – Images showing growth

B3.1 How has the area grown?

From 2006 to 2016 Fern Bay's population doubled from 1,137 to 2,673 people. This growth has been facilitated by new developments such as the Seaside Estate, Palm Lakes Resort and The Cove Village.

Previously, PSC's vision for Fern Bay was a compact village confined to the existing urban footprint within the Original Fern Bay Precinct (PSC, 2002). The rapid increase in residential development in the area has resulted in development being out of step with the provision of infrastructure.

Fern Bay is a desirable place to live and visit, and is identified as part of the Eastern Growth Corridor (PSC, 2011). The Strategy not only attempts to identify the community infrastructure required to support the local

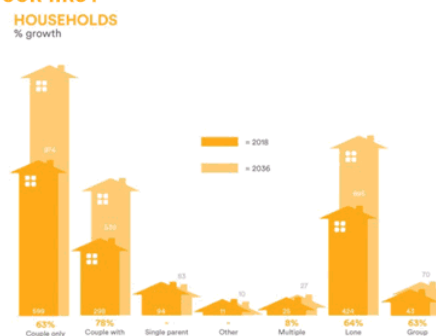
community but also to ensure that further growth of the Strategy Area occurs in a coordinated way.

The current demographics for each precinct can be summarised as:

Precinct	Demographics
North Stockton	(307 persons at 1.8 persons/ha) Consisting mostly of residents from the care facility aged between 35 and 74 years of age.
Original Fern Bay	(930 persons at 7.08 persons/ha outside Bayway Village and 729 persons at 27.25 persons/ha within Bayway Village) Has the most diverse mix of age groups of any precinct.
Beachfront	(0 persons)
Sports	(0 persons)
Seaside Estate	(1,111 persons at 5.17 persons/ha) Predominately young families with the highest number persons aged 0-14.
Fullerton Cove	(568 persons at 0.31 persons/ha) Predominately people aged over 65 due to The Cove Village.

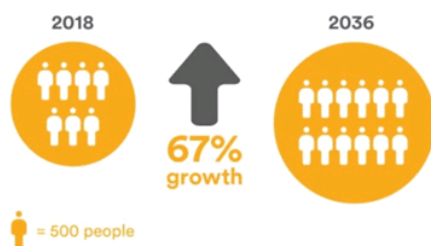
(Source: Remplan, 2018)

B3.2 What does the future population look like?



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POPULATION FORECASTS



Note: Assumes 100% of dwelling potential will be constructed. Site specific investigations required.

AGE

	2018	2036
0 - 4	195	257
5 - 19	404	1,001
20 - 34	423	571
35 - 49	558	1,024
50 - 64	828	1,132
65 - 74	765	906
75 - 84	414	752
85+	94	323
Total	3,681	5,966

Figure 2F – Envisaged demographic (Source: Remplan, 2018)

Hill PDA (2017) provided forecasts for Fern Bay, Fullerton Cove and Stockton as part of the Commercial Lands Study. High growth scenario projections predict a population of up to 12,500 people.

It is expected that Stockton (not including North Stockton) will grow from 4,400 up to 5,000 people by 2036. This is consistent with projections forecast by profile.id which expect a population of 4,526 in Stockton by 2041 (profile.id, 2018).

B3.3 Where will future housing occur?

The HRP has set a target of 95% of people living within 30 minutes of a strategic centre. The Strategy Area is within 30 minutes of a

strategic centre (Newcastle Airport) and the following precincts are expected to accommodate housing growth.

Precinct	Estimated dwelling yield
Seaside Estate	133
North Stockton	110 + 750+
Beachfront	300
Original Fern Bay	80
Fullerton Cove	145
Total	1,518

Note: Assumes approximately 750 dwellings can be accommodated with mixed use town centre.

Figure 2G – Anticipated dwellings



Note: Assumes 100% of dwelling potential will be constructed. Site specific investigations required.

Figure 2H – Expected growth (Source: Remplan, 2018)

Future housing within the Strategy Area will predominantly be focused on three key sites, within the North Stockton Precinct and south of the Beachfront Precinct. Housing is to be integrated within and surrounding the mixed-use town centre and adjoining properties. Figure 13 illustrates the diversity of housing that may be provided in the differing precincts. The greatest diversity of housing will be provided in conjunction with the mixed-use town centre. A challenge associated with 'aging in place' within the Strategy Area will be to provide adequate social support services to the community.

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Figure 21 – Envisaged housing types

Key Site: Town Centre

Potential Dwellings	Subject to detailed site investigations
Existing Zone	SP2 Infrastructure (Health Services Facility)
Potential Land Uses	Mixed-use town centre (commercial/residential), community and recreation uses. Potential zones and planning controls will be determined through the master planning process. The planning controls will be determined through the master planning process however a dwelling yield of 25 dwellings per hectare is suggested as per the Hill PDA Study. The envisaged potential land uses would allow the existing uses on the site to continue.

Key Site: Rifle Range

Potential Dwellings	Approximately 300
Existing Zone	E2 Environmental Conservation
Potential Land Uses	Low / medium density residential and open space

PSC received a request to amend the LEP to allow a rezoning of the site facilitating residential accommodation with a mix of housing types. The site is largely disturbed and is considered appropriate for residential development. The limited opportunity for growth in the Strategy Area reinforces the importance of housing at the Rifle Range. Vehicle and shared (bicycle and pedestrian) connections between the Rifle Range and the future town centre must be demonstrated with any proposal. Potential zones and planning controls will be determined through the master planning process.

Key Site: Fort Wallace

Potential Dwellings	Approximately 110
Existing Zone	SP2 Infrastructure (Defence)
Potential Land Uses	Low density residential and open space

In March 2019, CN adopted a planning proposal to rezone Fort Wallace to allow a mix of housing types. The proposal focuses development on lands already disturbed and of a coastal character. The bulk and scale proposed will protect important views to heritage features and the coastline. This has been forwarded to DPE for finalising.

Infill Development

Infill housing may be provided within the Original Fern Bay Precinct. The Port Stephens Planning Strategy (2011) identifies an opportunity for 42 infill dwellings. It is expected that any additional dwellings will mostly be provided in the form of secondary dwellings. Potential for up to 60 infill dwellings has been investigated within Original Fern Bay subject to detailed site investigations.

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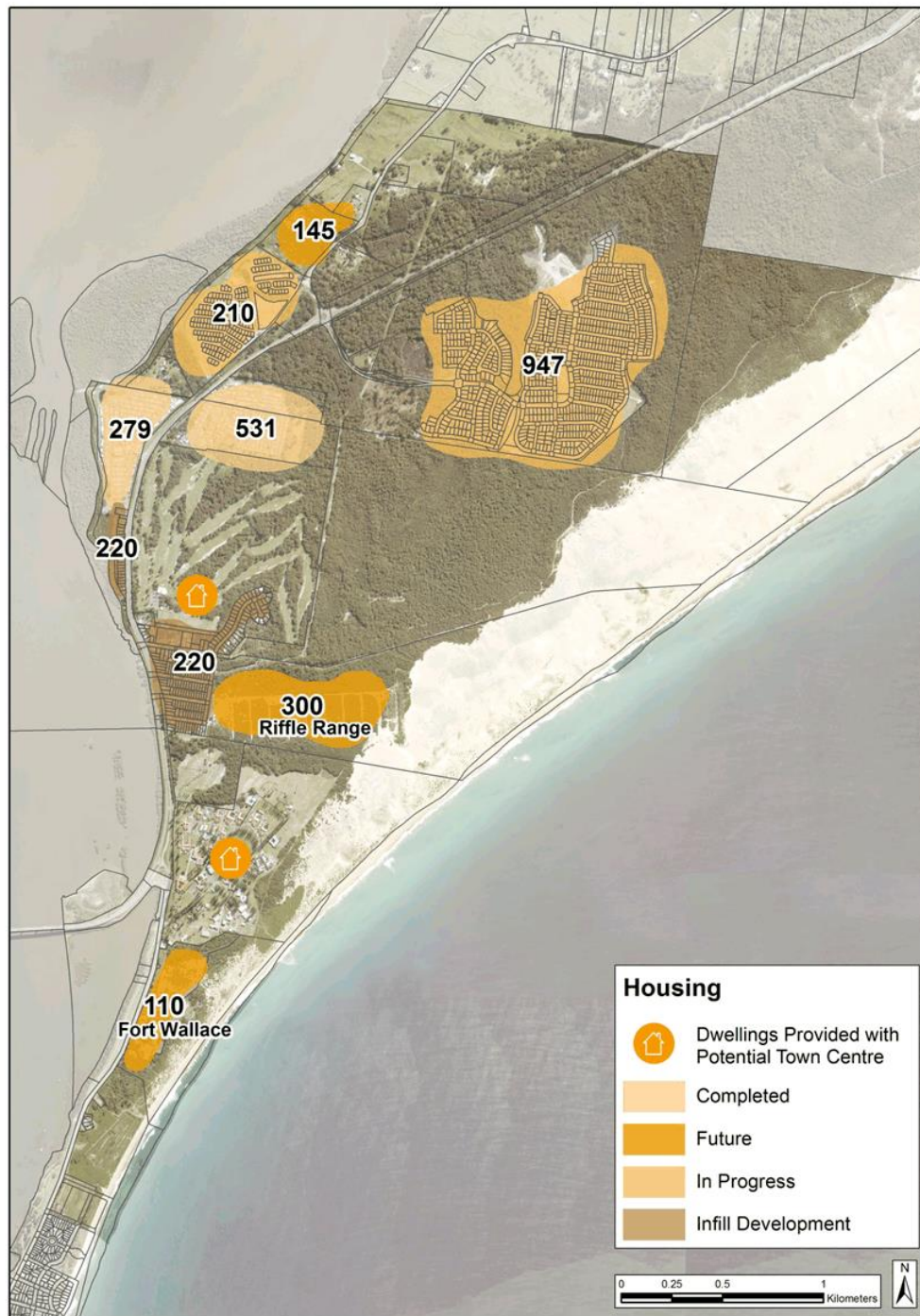


Figure 2J – Estimated growth

Background Investigations: Draft Fern Bay and North Stockton Strategy

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B4 Open Space and Community Facilities

This section investigates the provision of open space and community facilities.

B4.1 What are the existing open spaces and community facilities?

Figure 2K – Standards for open space and facilities		District ¹		
Item	Standard	Required ²	Currently provided	Plan provision
Community Services				
Community Multipurpose Facility	600-1,000 m ²	600-1,000 m ²	165 m ²	1
Cultural Services and Leisure Facilities				
Library	42m ² per 1,000 people	504 m ²	157 m ²	1
Recreational Facilities				
Surf Lifesaving Clubs	1 facility per 30,000 people	-	1	-
	1 boat ramp per 6,000 people	2	3	-
Parkland	District 1 per 15, 000 - 25, 000 people	-	1	-
	Local 0.4 ha of local park per 1,000 people	4.8 ha	7.5 ha	4.4 ha
Public Toilets (Strat Area only)	1 per 2,000 people	3	2 toilet blocks	2
Sports Facilities				
Multipurpose Courts	2 courts per 10,000 people	2	0	-
Skate / BMX	1 per 10, 000 - 15, 000 people	1	2	-
Soccer fields	1 sports ground (comprising two playing fields per 5,000 people)	4	2	4
Sports fields (local)	0.4 ha per 1,000 people	4.8 ha	5 ha	-
Tennis Courts	2 courts per 10,000 people	2	7	-
Playgrounds (Strat Area only)	1 per 1,500 people	4	4	-
Dog exercise area	1 per 5, 000 - 10, 000 people	1	1	1
Sources: AEC, 2013 and CN Parkland & Recreation Plan		KEY		
		Oversupply – no action		
		Meets standard – monitor over time		
		Undersupply – requires action		
		City of Newcastle Standard		

Terms used in this Section

active recreation area means an area used for structured recreational activities which require specialised parkland development and management (e.g. sports fields, playgrounds, golf courses, gymnasiums etc.)

district park means a park area of substantial size, well developed, offering a broad range of quality recreation opportunities i.e. quality landscaping, signage, playground for a variety of ages, seating, shade, paths, toilets, BBQ facilities and lighting. Not necessarily within walking distance. Generally regular in shape, preferably not less than 50m wide.

local park means defined spaces primarily serving a local population. Positioned in a visible location for safety. Ideally 5-10m walk of majority of households. May support community gardens and/or off leash dog areas.

passive recreation area means an undeveloped area, including an environmentally sensitive area, which requires minimal development or management and is used for less structured recreational activities (e.g. walking, jogging, fishing,

¹ Includes Fern Bay, Fullerton Cove and Stockton to ensure an equitable distribution along the peninsula.

² To meet standards under the high growth scenario (12,220 people within the District Area by 2031) (HillPDA, 2017).

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B4.2 What is the condition of open spaces and community facilities?

There is a diverse range of active and passive open space areas within the Strategy Area. Passive open spaces are mostly provided within the Worimi Conservation lands, Hunter Wetlands, Stockton Beach and along the Hunter River Foreshore. There are opportunities to improve access to these open space areas, particularly Stockton Beach and encourage recreation activities, such as walking, hiking and fishing. Sections of the beach have been inaccessible to the public due to fragmented public/private ownership. Continuous public access beachfront from Stockton through to the WCL would benefit the local and community and general public.

Palm Lakes Resort, The Cove Village and Bayway Village include open space areas and facilities for their residents; these spaces are not open to the public.

Corroba Oval (2.8 ha in Sports Precinct) is centrally located along the peninsula in Stockton, servicing both the Fern Bay and Stockton community. Corroba Oval provides the hard surface playing courts within the Strategy Area which are not easily accessible for Fern Bay residents and could be better adapted for multiple purposes. Survey responses from the community indicate a desire to:

- increase the number of soccer fields;
- improve the parking area;
- prioritise safe pedestrian movements;
- improve the amenity of the club house, seating and toilets; and
- upgrade the netball courts to be co-located with other sporting uses.

Fern Bay Community Centre and Reserve (0.7 ha in Original Fern Bay Precinct) has recently been upgraded to form a central community and recreational hub for the public; however there is limited room for expansion and it is unlikely this facility will be able to cater for the predicted growth in the Strategy Area.

Amenities and toilet block provided at Corroba Oval require upgrading. Further investigation is required to determine requirement for extra provision of toilet block within the Strategy Area.

Seaside Estate open space areas, including six parks, are owned and managed under a Community Title Scheme. Residents have indicated a need for additional high quality community infrastructure, embellishment and amenities.

Child care services, including long day care, outside of school hours and preschool services are lacking within the District Area (GHD, 2017).

Library services may be improved. PSC operates a mobile library service from Fern Bay Community Centre every fortnight. The service is restricted from visiting most residential areas due to vehicle access and manoeuvrability constraints. The Stockton Library, operated by CN, is open two full days and two half days per week; however, is comparatively small (157m²) in size. Although located outside the Strategy Area the library serves Fern Bay residents. A review of standard provisions and community responses indicates that the footprint and function of the library is inadequate to service the existing and evolving needs of the community.

B4.3 What are the opportunities for new open space and community facilities?

Community Hub

The nature of libraries is changing to form hub like spaces, with a growing focus on community activities that support lifelong learning and digital access to information. A library is an essential service for community wellbeing and cohesion. Co-locating a library with related and supporting uses (such as internal and external meeting spaces for youth, art and cultural activities and events) combined with good quality amenities will establish a community hub to exchange

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information and support the evolving community.

The incorporation of a community hub with the proposed town centre will contribute to the centre's viability and promote a strong sense of community.

Additional Open Space areas may be provided through the redevelopment of the Fort Wallace (North Stockton Precinct) and Rifle Range (Beachfront Precinct) sites where the following is proposed:

- Fort Wallace – gathering and event space, adaptively reused heritage buildings, sport lawn and picnic area, playground, community space and walking trails.
- Rifle Range – open lawn and field area, playground, picnic and shelters.

Subject to consideration by Council, these facilities may be shared by the public.

A range of suggestions have been received from the community. Council's limited capacity to provide additional infrastructure within existing open space areas will require further consideration of the suggestions in planning for new open space areas with new developments (e.g. Rifle Range, Fort Wallace and Town Centre). Suggestions for consideration will include (but are not limited to):

- **Community / Men's Shed** with public access to support the health and wellbeing of men and women;
- **Off-Leash Dog Area** as currently none exist in the Strategy Area;
- **Seating, picnic facilities and rubbish bins and toilets** to improve the appeal and usability of open space areas;
- **Shade trees and landscaping** to promote an urban tree canopy and increase the usability of open space during summer; and
- **Skate Park** to cater for the increasing number of adolescent children within the Strategy Area.

Note: A district skate park and playground will be built in Griffith Park in Stockton. The park is likely to attract local residents and visitors to the area. A local skate park should be considered within the Seaside Estate Precinct to meet the needs of Fern Bay residents.

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B5 Transport

A traffic and transport study (Seca, 2018) has been undertaken to:

- assess the capacity of the existing road network to support new urban development and population growth;
- ensure the function of Nelson Bay Road as a regional connection is maintained; and
- investigate opportunities to prioritise active transport and improved safety.

B5.1 Active Transport (Walking/Cycling)

The Strategy Area is car dependent and offers few destinations within a walkable distance (400-800 metres) of residential areas. The future mixed-use town centre offers an opportunity to better connect residents to services and each other. The benefits of active transport in people's lives include:

- more exercise;
- reduced pollution;
- more opportunities for interaction; and
- reduced road congestion and cost.

The Strategy Area can benefit from higher levels of walking and cycling by providing:

- an interconnected path network enabling greater alternative choices of travel routes and methods to destinations;
- safe street crossings; and
- increased residential densities surrounding destinations.

B5.2 Public Transport

Bus The Strategy Area is serviced by Hunter Valley Buses and Port Stephens Coaches in addition to a school bus service. Bus services connect residents to Newcastle City, Newcastle Airport and Stockton.

Ferry A 10 minute ferry service is available from the Stockton peninsular to Newcastle (Queen Street Wharf). The Draft Regional NSW Services and Infrastructure Plan (Transport for NSW, 2017) lists new ferry stops in Newcastle as an "initiative for

investigation". The timing for investigation and delivery of these proposed stops is unknown. Cycling facilities may be appropriate at the Ferry Terminal. The provision of an end of trip facility which allows for both e-bikes (with charging area) and regular bicycles may encourage additional Ferry patronage and less vehicular movements.

B5.3 Roads and Private Vehicles Nelson Bay Road provides a major connection between Nelson Bay to the north and Kooragang to the south. It forms part of the regional road network and carries a high volume of traffic between Newcastle and the Port Stephens LGA, including Newcastle Airport / Williamtown RAAF base. Within the Strategy Area the road varies between a dual and single lane carriageway. Nelson Bay Road should provide dual carriageways in each direction as well as provision for public transit whilst ensuring additional connections onto the corridor are limited. A concept design for the future duplication of Nelson Bay Road is provided in Figure 2L.

North of Stockton Bridge, Nelson Bay Road connects with Fullerton Street. This intersection provides the only vehicle access into and out of Stockton.

Traffic surveys and modelling indicate the intersection of Vardon Road and Nelson Bay Road is heavily used, particularly the right hand turn out of Vardon Road. Providing traffic signals at this intersection would accommodate future growth projections, support vehicle movements to/from Fern Bay Public School and Newcastle Golf Course and provide improved pedestrian connectivity for existing residents on the western side of Nelson Bay Road travelling south.

Parking A parking survey was undertaken around the Stockton foreshore to understand parking requirements. The Council carpark is well utilised with overflow parking occurring in surrounding streets and the Stockton Foreshore.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.

CN is investigating the feasibility of expanding the car park at Stockton Ferry Terminal to cater for additional commuters. A concept plan under design would see the total number of

parking spaces at the terminal increase from 120 to more than 250 by extending the existing car park to the east.

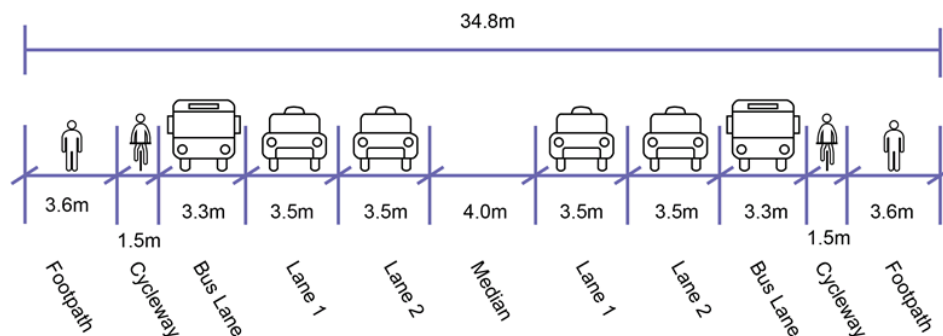


Figure 2L – Nelson Bay Road Future Cross Section

B6 Infrastructure

This section describes how the need of essential infrastructure may be met.

Gas

Jemena have confirmed that gas mains are located within the vicinity of the proposed growth areas and these mains have adequate capacity to serve expected growth. Further consultation at master planning stage is recommended.

Telecommunications

The North Stockton Precinct falls within an active NBN area and any development within this precinct, including the potential mixed-use town centre, will be connected to the network.

Water and Sewer

The Rifle Range and Fort Wallace sites are included in Hunter Water's Growth Plan. Water to service the mixed-use town centre is not included in the growth plan and requires further consultation at master planning stage.

No regional upgrades are required to the water system as there is surplus existing capacity. In terms of waste water, should it exceed

capacity, Hunter Water would connect initial stages and undertake a risk assessment to determine if system upgrades are required.

Through Site links

Shared "through site" links proposed as part of this Plan are to be made publicly accessible. If these are logically associated with a particular proposal, access will have to be negotiated with the relevant land owner.

Local Infrastructure Contributions

It is likely some of the community infrastructure proposed in this Plan will be funded from Local Infrastructure Contributions. The relevant Local Infrastructure Contribution Plans will be reviewed to incorporate the outcomes of this Plan. Further detail is provided in the Implementation Plan (**Attachment 1**)

Infrastructure is to be integrated into the planning, design and construction phases of development. The Strategy supports an intensity and more diverse range of land uses and commits to ensuring new sites are well serviced. The Beachfront Precinct must be accompanied by the appropriate level of supporting infrastructure to result in a high level of amenity.

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY - INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.**References**

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- Urbis. 2012, 'Fullerton Cove Economic Analysis'
- Urbis. 2016, 'Heritage Impact Statement - Fort Wallace'

ITEM 2 - ATTACHMENT 1 FERN BAY AND NORTH STOCKTON STRATEGY -
INCLUDING IMPLEMENTATION PLAN AND BACKGROUND INVESTIGATIONS.



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ITEM 2 - ATTACHMENT 2 PRE-EXHIBITION COMMENTS.

No.	Author	Comment	Council response
1	Fern Bay / Fullerton Cove Progress Association	The Strategy is long overdue and adopting it should be a priority.	Noted.
		The most important part of the Strategy is the implementation	Noted.
		<p>Some timeframes for implementation are too long:</p> <ol style="list-style-type: none"> 1. The construction of traffic lights at Vardon Road should be 2 – 5 year short term item, not medium term 2. Construction of a refuge island at Corroba Oval should be immediate, not short term 3. Community feedback at Seaside needs to occur immediately as the Estate will be finalised in the short term 4. The timeframe for widening Nelson Bay Road should be set to medium term, not long term. 	<ol style="list-style-type: none"> 1. Traffic surveys and modelling indicate that the traffic lights in this location will be required to accommodate future growth projections. The Traffic & Transport Study indicates that this will be required by 2026. The medium term priority (6-10 years) allocated in the Implementation Plan is considered appropriate. 2. The Traffic & Transport Study advises that the refuge island should be provided in conjunction with the Fort Wallace development, which is anticipated to be rezoned by City of Newcastle in the coming weeks. 3. This will be reviewed post-exhibition. 4. Implementation of this action relies on the Roads and Maritime Services as it is classified as a Regional Road. While Council will continue to advocate for the road widening, given the significant cost of the project, it is unrealistic to expect that it will occur in the medium term. Amending the Implementation Plan

ITEM 2 - ATTACHMENT 2 PRE-EXHIBITION COMMENTS.

			could be misleading to the community.
		<p>Identifies the following errors in the Strategy:</p> <ol style="list-style-type: none"> 1. There are only 2 soccer fields in Stockton, not 4 (this is undersupply requiring action) 2. Item 3 of the Implementation Plan should relate to bus stops, not proposed paths 3. The Background Investigations refers to a doubling of Fern Bay's population, yet refers to The Cove (which is Fullerton Cove) 4. The Map of Precinct Two: Original Fern Bay, the 400m catchment circle for precinct six Fullerton Cove is shown at Seaside, not centred on 42 Fullerton Cove Road. 	<ol style="list-style-type: none"> 1. The Background Investigations document has been updated to reflect current provision of 2 fields, not 4. Table B4.1 has been updated to identify this as an undersupply that requires action. This will be investigated post-exhibition. 2. Agreed. Change made to item No. 10 3. The document is referring to the whole study area, which includes The Cove. No change required. 4. Precinct Two map has been amended to reflect changes made to the Strategy as a result of Councillor workshops and consultation.
		Table B4.1 of existing open spaces and community facilities should also be represented in map format to clarify what items are included in these numbers.	A map has not been provided in the draft Strategy documentation however a map showing open space and community facilities will be prepared and utilised during public exhibition for the community to reference.
		<p>The following parts of the Strategy are already out of date:</p> <ol style="list-style-type: none"> 1. Newcastle Golf Course and the DHA (site 3) are no longer planning to develop their land as a commercial precinct. 2. The public toilets opposite the Fern Bay Takeaway have been removed. 3. Map of Precinct 5: Seaside Estate should show current road layout and the land clearing which has been finalised. 	<ol style="list-style-type: none"> 1. The Strategy no longer references these sites as potential town centre sites. 2. Table B4.1 has been updated to reflect the removal of the toilet block and identify this as an undersupply requiring action. This will be further investigated post-exhibition. 3. This map will be updated post exhibition.

ITEM 2 - ATTACHMENT 2 PRE-EXHIBITION COMMENTS.

		<p>4. Map of Precinct 2: Original Fern Bay should show the 94 place Day care Centre as it has a direct impact on the need for traffic lights at Vardon Road.</p>	<p>4. The draft Strategy has not been amended to identify the child care centre. The potential impact of the childcare centre on the operation of the intersection will be reviewed post-exhibition.</p>
		<p>The criteria for Potential Town Sites should include a category for 'land owner intention' as a commercial centre is needed as soon as possible.</p>	<p>Council will continue to liaise with the landholder and State Government regarding the future use of the 'preferred town centre' site to ensure that future development occurs in a timely manner.</p> <p>While it is noted that land owner intention is important, commercial development in an inappropriate location may not achieve the goals identified in the draft Strategy for the study area.</p>
		<p>The Strategy does not mention a footpath on the western side of Nelson Bay Road from Palm Lake to the Seaside Boulevard roundabout. This would provide connectivity for Palm Lake and The Cove residents, particularly if the planning proposal for a commercial centre at 42 Fullerton Cove Road comes to fruition.</p>	<p>The draft Strategy proposes infrastructure to align with current and future land use directions provided in the strategy. The draft Strategy was amended following a councillor workshop to remove the Potential Town Centre site as 42 Fullerton Cove Road. As such, there is not an apparent need to connect residents to this site.</p> <p>It is noted however that funding for a shared pathway along Nelson Bay Road (from Bayway Village to the southern border of the LGA), linking with an existing pathway in the City of Newcastle LGA is identified in the Port Stephens Draft Local Infrastructure Contributions Plan. The exact location is yet to be determined and may be informed by consultation</p>

ITEM 2 - ATTACHMENT 2 PRE-EXHIBITION COMMENTS.

			carried out on the draft Strategy.
		There is ambiguity regarding how much footpath is proposed on the western side of Nelson Bay Road. Clarification is sought as to whether it is only proposed from south of 1029 Nelson Bay Road or both south of this and north from 1077 Nelson Bay Road to the Palm Lakes bus stop (which is preferable)	The location of the proposed path is shown in the Original Fern Bay Precinct Plan. The location proposed forms part of the draft Strategy and may be subject to change following consultation with the broader Fern Bay and North Stockton community.
2	Resident	Questioning when the Strategy will be available for community consultation.	Exhibition and community consultation will be undertaken on the draft Strategy should it be endorsed by both CN and PSC Councils.
		Raises concerns regarding the timing in the Implementation Plan, particularly in relation to Seaside Estate.	Noted.
		The final stages of Seaside Estate are being finalised, including a commercial lot and a recreational area that was not delivered in a previous stage. As this will be completed in the short term (3 – 5 years), the Implementation Plan should be amended from liaising with the developer to liaising with the community and community association.	The relevant stakeholder will be determined post-exhibition to ensure that the most accurate stakeholder at the time of adoption of the Strategy is identified.
		Advices concerns with the community association.	Noted.
		Concern regarding the proposed relocation of the bus stop at the front of the Estate (Seaside Blvd) as this is not in the best interest of the community and will not provide great connectivity; it will be more dangerous and remove connectivity for those at the front of the Estate. It also doesn't consider that there are now 3 bus stops within the Estate or the change to bus routes as a result of the secondary entry/exit and the potential for buses to travel through the Estate, which may	Council will consult with the community regarding the most appropriate location for the bus stop during the exhibition period and amendments can be made post-exhibition.

ITEM 2 - ATTACHMENT 2 PRE-EXHIBITION COMMENTS.

		change which side of the road bus stops are required.	
		Issues relating to Seaside Estate should be discussed with all owners and residents via an easily accessible forum that is not managed by small minority groups.	The community as a whole will have the opportunity to provide comment on the draft Strategy when it is exhibited.

Councillor Ken Jordan left the meeting at 6:32pm.

ITEM NO. 3

FILE NO: 19/309234
EDRMS NO: PSC2012-02230-098

CATHERINE MCAULEY CATHOLIC COLLEGE - REQUEST TO WAIVE LOCAL INFRASTRUCTURE CONTRIBUTIONS

REPORT OF: STEVEN PEART - STRATEGY & ENVIRONMENT SECTION
MANAGER

GROUP: DEVELOPMENT SERVICES

RECOMMENDATION IS THAT COUNCIL:

- 1) Refuse the request from the Catholic Diocese of Maitland-Newcastle to waive local infrastructure contributions for the Catherine McAuley Catholic College, Medowie.
 - 2) Support continuing negotiations for a Material Public Benefit Agreement to fund shared pathways identified in the Port Stephens Pathways Plan.
-

ORDINARY COUNCIL MEETING - 22 OCTOBER 2019
MOTION

	<p>Councillor Chris Doohan Councillor Giacomo Arnott</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none">1) Refuse the request from the Catholic Diocese of Maitland-Newcastle to waive local infrastructure contributions for the Catherine McAuley Catholic College, Medowie.2) Support continuing negotiations for a Material Public Benefit Agreement to fund shared pathways identified in the Port Stephens Pathways Plan.
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Ryan Palmer, Crs Jaimie Abbott, Giacomo Arnott, Chris Doohan, Glen Dunkley, Paul Le Mottee, John Nell, Sarah Smith and Steve Tucker.

Those against the Motion: Nil.

**ORDINARY COUNCIL MEETING - 22 OCTOBER 2019
AMENDMENT**

	Councillor John Nell Councillor Giacomo Arnott That item 3 be deferred pending a report comparing public schools verse private schools in relation to s7.11 contribution requirements.
--	--

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Crs Paul Le Mottee, John Nell and Sarah Smith.

Those against the Motion: Mayor Ryan Palmer, Crs Jaimie Abbott, Giacomo Arnott, Chris Doohan, Glen Dunkley and Steve Tucker.

The amendment was lost.

BACKGROUND

The purpose of this report is to respond to a request from the Catholic Diocese of Maitland-Newcastle (the Developer) to waive development contributions required for the Catherine McAuley Catholic College at 507 Medowie Road and 2 Kingfisher Close, Medowie.

The State significant development application for the Catherine McAuley Catholic College was granted consent on 26 July 2019 (SSD 8989).

The conditions of consent require the payment of local infrastructure contributions in accordance with the Port Stephens Council Fixed Development Contributions Plan 2007. It is anticipated that the contributions that would be required are around \$1.1 million (based on the estimated \$101 million Capital Investment Value (CIV) of the College) subject to a Cost Summary Report to be prepared by a registered Quantity Surveyor.

Conditions of consent also require the following works to be carried out by the Developer at cost:

- Footpaths in accordance with the consent unless an alternative arrangement is agreed by Council.
- Intersection upgrades (including traffic lights) at the Medowie Road and South Street intersection in accordance with Transport for NSW requirements.

Some of the footpaths required to be constructed under the consent are identified in the Port Stephens Council Fixed Development Contributions Plan 2007. Other paths that are required to be constructed under the consent are not designated for funding through local infrastructure contributions.

Works required as conditions of consent are not funded by local infrastructure contributions and are provided by a developer at their cost.

On 5 September 2019, the Developer wrote to the General Manager to request a waiver of development contributions in exchange for contributing \$233,946 towards the cost of the proposed footpaths under a Material Public Benefit Agreement.

The request seeks approval for:

- Payment of \$233,946 in local infrastructure contributions towards construction of footpaths (including the footpaths required to be constructed under the consent); and
- Waiver of remaining contributions obligations (approximately \$866,054).

The Developer proposes that local infrastructure contributions should be waived due to the construction of the signalised intersection required by the consent.

It is noted that upgrades to this intersection are not identified in the Port Stephens Council Fixed Development Contributions Plan 2007 or in the draft Port Stephens Fixed Development Contributions Plan exhibited on 19 September 2019.

Under the Port Stephens Council Fixed Development Contributions Plan 2007, Council may consider varying contributions to a lesser amount at its discretion.

COMMUNITY STRATEGIC PLAN

Strategic Direction	Delivery Program 2018-2021
Thriving and Safe Place to Live	Provide land use plans, tools and advice that sustainably support the community.

FINANCIAL/RESOURCE IMPLICATIONS

Waiving local infrastructure contributions obligations would result in a loss of income for Council.

Source of Funds	Yes/No	Funding (\$)	Comment
Existing budget	No		
Reserve Funds	No		

MINUTES ORDINARY COUNCIL - 22 OCTOBER 2019

Source of Funds	Yes/No	Funding (\$)	Comment
Developer Contributions (\$7.11)	Yes	Approx. -\$866,054	A shortfall in funding will likely delay delivery of local infrastructure projects in Medowie unless funds are made available from other sources.
External Grants	No		
Other	No		

LEGAL, POLICY AND RISK IMPLICATIONS

Risk	<u>Risk Ranking</u>	Proposed Treatments	Within Existing Resources?
There is a risk that local infrastructure items will be delayed or unfunded if the waiver is granted.	High	Refuse the request to waive local infrastructure contributions.	Yes
There is a risk that the construction of shared paths in Medowie will be delayed if a Material Public Benefit Agreement cannot be negotiated with the Developer.	Medium	Negotiate a Material Public Benefit Agreement with the Developer to fund shared pathways in Medowie.	Yes

SUSTAINABILITY IMPLICATIONS

Includes Social, Economic and Environmental Implications

Local infrastructure contributions fund the facilities and services necessary to support growth. A shortfall in expected funding may impact Council's ability to deliver planned infrastructure and upgrades.

An agreement to fund shared pathways in Medowie identified in the Port Stephens Pathways Plan will likely have benefits for the surrounding community. Shared pathways promote active living and more connected communities.

CONSULTATION

Consultation with key stakeholders has been undertaken by the Strategy and Environment section.

Internal

Consultation was undertaken with the Facilities and Services Group and members of Council's Development Contributions Analysis Team to understand the potential implications of the request and the priorities for infrastructure delivery in Medowie. Facilitating the expedited delivery of shared pathways identified in the Port Stephens Pathways Plan is supported.

External

No external consultation has been required to be undertaken.

If Council resolves to adopt the recommendations in this Report, consultation with the Developer in respect of the proposed Material Public Benefit Agreement will be undertaken.

OPTIONS

- 1) Accept the recommendations.
- 2) Amend the recommendations.
- 3) Reject the recommendations.

ATTACHMENTS

Nil.

COUNCILLORS ROOM

- 1) Request to waive local infrastructure contributions.

TABLED DOCUMENTS

Nil.

MINUTES ORDINARY COUNCIL - 22 OCTOBER 2019

Councillor Ken Jordan returned to the meeting at 6:57pm.

ITEM NO. 4

FILE NO: 19/328875
EDRMS NO: PSC2017-00178

REQUEST FOR FINANCIAL ASSISTANCE

REPORT OF: WAYNE WALLIS - GENERAL MANAGER
GROUP: GENERAL MANAGER'S OFFICE

RECOMMENDATION IS THAT COUNCIL:

- 1) Approves provision of financial assistance under Section 356 of the Local Government Act 1993 from Mayoral funds to the following:
 - a. Salamander Bay Rotary – Mayoral funds - \$1445.40 donation towards the 'Hope and Respect' project.
 - b. Tilligerry Tennis Club – Mayoral funds - \$200 donation towards catering for 2019 Junior Tennis Competition.
 - c. C3 Spectrum Church Port Stephens – Mayoral funds - \$3000 donation towards 2019 Christmas Carols event to be held at Fly Point Park.

ORDINARY COUNCIL MEETING - 22 OCTOBER 2019 MOTION

198	<p>Councillor Paul Le Mottee Councillor John Nell</p> <p>It was resolved that Council approves provision of financial assistance under Section 356 of the Local Government Act 1993 from Mayoral funds to the following:</p> <ol style="list-style-type: none">a. Salamander Bay Rotary – Mayoral funds - \$1445.40 donation towards the 'Hope and Respect' project.b. Tilligerry Tennis Club – Mayoral funds - \$200 donation towards catering for 2019 Junior Tennis Competition.c. C3 Spectrum Church Port Stephens – Mayoral funds - \$3000 donation towards 2019 Christmas Carols event to be held at Fly Point Park.
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BACKGROUND

The purpose of this report is to determine and, where required, authorise payment of financial assistance to recipients judged by the Mayor and or Councillors as deserving of public funding. The Grants and Donations Policy gives the Mayor and Councillors a wide discretion either to grant or to refuse any requests.

Council's Grants and Donations Policy provides the community, the Mayor and Councillors with a number of options when seeking financial assistance from Council. Those options being:

1. Mayoral Funds
2. Rapid Response
3. Community Financial Assistance Grants – (bi-annually)
4. Community Capacity Building

Council is unable to grant approval of financial assistance to individuals unless it is performed in accordance with the Local Government Act 1993. This would mean that the financial assistance would need to be included in the Operational Plan or Council would need to advertise for 28 days of its intent to grant approval. Council can make donations to community groups.

The requests for financial assistance are shown below:

MAYORAL FUNDS – Mayor Palmer

Salamander Bay Rotary.	A network of local business, professional and community leaders.	\$1445.40	Donation towards 'Hope and Respect' project.
Tilligerry Tennis Club.	A community based sporting club.	\$200	Donation towards catering for 2019 Junior Tennis Competition.
C2 Spectrum Church Port Stephens.	A multi-generational, creative and prophetic church.	\$3000	Donation towards 2019 Christmas Carols event at Fly Point Park.

COMMUNITY STRATEGIC PLAN

Strategic Direction	Delivery Program 2018-2021
Community Partnerships	Support financially creative and active communities.

FINANCIAL/RESOURCE IMPLICATIONS

Source of Funds	Yes/No	Funding (\$)	Comment
Existing budget	Yes		

MINUTES ORDINARY COUNCIL - 22 OCTOBER 2019

Source of Funds	Yes/No	Funding (\$)	Comment
Reserve Funds	No		
Developer Contributions (\$7.11)	No		
External Grants	No		
Other	No		

LEGAL AND POLICY IMPLICATIONS

To qualify for assistance under Section 356(1) of the Local Government Act 1993, the purpose must assist the Council in the exercise of its functions. Functions under the Act include the provision of community, culture, health, sport and recreation services and facilities.

The Policy interpretation required is whether the Council believes that:

- a) applicants are carrying out a function, which it, the Council, would otherwise undertake.
- b) the funding will directly benefit the community of Port Stephens.
- c) applicants do not act for private gain.

Risk	<u>Risk Ranking</u>	Proposed Treatments	Within Existing Resources?
There is a risk that Council may set a precedent when allocating funds to the community and an expectation those funds will always be available.	Low	Adopt the recommendations.	Yes

SUSTAINABILITY IMPLICATIONS

Includes Social, Economic and Environmental Implications

Nil.

CONSULTATION

Consultation with key stakeholders has been undertaken by the General Manager's Office.

Consultation has been taken with the key stakeholders to ensure budget requirements are met and approved.

OPTIONS

- 1) Accept the recommendation.
- 2) Vary the dollar amount before granting each or any request.
- 3) Decline to fund all the requests.

ATTACHMENTS

Nil.

COUNCILLORS ROOM

Nil.

TABLED DOCUMENTS

Nil.

ITEM NO. 5**FILE NO: 19/331391
EDRMS NO: PSC2017-00015****INFORMATION PAPERS****REPORT OF: WAYNE WALLIS - GENERAL MANAGER
GROUP: GENERAL MANAGER'S OFFICE**

RECOMMENDATION IS THAT THAT COUNCIL:

Receives and notes the Information Papers listed below being presented to Council on 22 October 2019.

No:	Report Title	Page:
1	September 2019 Cash and Investments	106
2	Designated Persons' Return	109
3	Mayor and Councillors Professional Development Quarterly Report - July to September 2019	110
4	Council Resolutions	112

**ORDINARY COUNCIL MEETING - 22 OCTOBER 2019
MOTION**

199	Councillor Glen Dunkley Councillor Steve Tucker It was resolved that Council receives and notes the Information Papers listed below being presented to Council on 22 October 2019. <hr/> No: Report Title: 1 September 2019 Cash and Investments 2 Designated Persons' Return 3 Mayor and Councillors Professional Development Quarterly Report - July to September 2019 4 Council Resolutions
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INFORMATION PAPERS

ITEM NO. 1

**FILE NO: 19/327567
EDRMS NO: PSC2006-6531**

SEPTEMBER 2019 CASH AND INVESTMENTS

REPORT OF: TIM HAZELL - FINANCIAL SERVICES SECTION MANAGER
GROUP: CORPORATE SERVICES

BACKGROUND

The purpose of this report is to present Council's schedule of cash and investments held at 30 September 2019.

ATTACHMENTS

- 1) September 2019 - Cash and Investments. [↓](#)
- 2) September 2019 - Cashflow Report. [↓](#)

CASH AND INVESTMENTS HELD AS AT 30 SEPTEMBER 2019								
ISSUER	BROKER	RATING*	DESC.	YIELD %	TERM DAYS	MATURITY	AMOUNT INVESTED	MARKET VALUE
TERM DEPOSITS								
ICBC	RIM	A	TD	2.84%	342	3-Oct-19	1,000,000	1,000,000
ARAB BANK	FARQUHARSON	BB+	TD	2.95%	369	16-Oct-19	1,250,000	1,250,000
SOUTH WEST CREDIT UNION CO-OP	RIM	BBB	TD	2.90%	378	30-Oct-19	1,000,000	1,000,000
ICBC	RIM	A	TD	2.83%	377	13-Nov-19	1,000,000	1,000,000
ICBC	RIM	A	TD	2.86%	453	27-Nov-19	1,000,000	1,000,000
BOC	CURVE	A	TD	2.87%	399	11-Dec-19	1,000,000	1,000,000
BOC	CURVE	A	TD	2.88%	391	18-Dec-19	1,000,000	1,000,000
AMP BANK ***	IMPERIUM	A+	TD	2.70%	241	2-Jan-20	1,000,000	1,000,000
AMP BANK ***	IMPERIUM	A+	TD	2.70%	248	9-Jan-20	1,000,000	1,000,000
BOC	CURVE	A	TD	2.88%	412	9-Jan-20	1,000,000	1,000,000
AUSTRALIAN MILITARY BANK	LAMINAR	NR	TD	3.01%	420	22-Jan-20	1,000,000	1,000,000
AMP BANK ***	IMPERIUM	A+	TD	2.40%	182	28-Jan-20	2,000,000	2,000,000
DNISTER UKRANIAN CREDIT UNION CO-OP	FIIG	NR	TD	3.00%	362	5-Feb-20	1,000,000	1,000,000
ARAB BANK	FARQUHARSON	BB+	TD	2.95%	359	19-Feb-20	1,000,000	1,000,000
JUDO BANK	CURVE	NR	TD	2.50%	245	19-Feb-20	1,000,000	1,000,000
AMP BANK ***	IMPERIUM	A+	TD	2.95%	373	13-Mar-20	1,000,000	1,000,000
ICBC	RIM	A	TD	2.93%	509	1-Apr-20	1,000,000	1,000,000
ARAB BANK	RIM	BB+	TD	2.97%	502	20-Apr-20	1,500,000	1,500,000
BOC	CURVE	A	TD	2.88%	512	28-Apr-20	1,000,000	1,000,000
JUDO BANK	LAMINAR	NR	TD	2.70%	369	13-May-20	1,000,000	1,000,000
JUDO BANK	CURVE	NR	TD	2.65%	375	9-Jun-20	1,000,000	1,000,000
DNISTER UKRANIAN CREDIT UNION CO-OP	FIIG	NR	TD	3.00%	525	5-Aug-20	1,000,000	1,000,000
JUDO BANK	CURVE	NR	TD	2.05%	362	26-Aug-20	800,000	800,000
WESTPAC	WESTPAC	AA-	FRTD	1.98%	368	15-Sep-20	1,000,000	1,000,000
*** Please note - AMP Bank's Standard and Poor's long term rating has been downgraded to BBB+ since placement of Term Deposits								
SUB TOTAL (\$)							25,550,000	25,550,000
TCORP MEDIUM TERM GROWTH FUND	TCORP	AAA					1,000,000	1,000,646
ME BANK 31 DAY NOTICE ACCOUNT	CURVE	BBB	AC	1.80%	31		1,500,000	1,500,000
INVESTMENTS TOTAL (\$)							28,050,000	28,050,646
CASH AT BANK (\$)							1,509,613	1,509,613
TOTAL CASH AND INVESTMENTS (\$)							29,559,613	29,560,259
CASH AT BANK INTEREST RATE				1.30%				
BBSW FOR PREVIOUS 3 MONTHS				1.07%				
AVG. INVESTMENT RATE OF RETURN				2.76%				
TD = TERM DEPOSIT								
AC = AT CALL CASH ACCOUNT								
FRTD = FLOATING RATE TERM DEPOSIT (0.98% ABOVE RBA CASH RATE)								
*STANDARD AND POORS LONG TERM RATING								
CERTIFICATE OF RESPONSIBLE ACCOUNTING OFFICER								
I HEREBY CERTIFY THAT THE INVESTMENTS LISTED ABOVE HAVE BEEN MADE IN ACCORDANCE WITH SECTION 625 OF THE LOCAL GOVERNMENT ACT 1993, CLAUSE 212 OF THE LOCAL GOVERNMENT (GENERAL) REGULATION 2005 AND COUNCIL'S CASH INVESTMENT POLICY								
T HAZELL								



Cash flow analysis 30/09/2019

CASHFLOW STATEMENT

Opening Cash and Investment 1 July 2019
Closing Cash and Investment 30 September 2019
Movement in cash

Movement in cash represented by:

Operating Activities

Receipts from ratepayers, customers and government authorities	30,363,557
Payments to suppliers & employees	(24,572,577)
Interest received	240,621
Interest paid	(106,815)
Total	5,924,786

Investing Activities

Receipts from sale of Infrastructure, Property, Plant & Equipment	7,978
Payments for Property, Plant & Equipment	(9,640,164)
Total	(9,632,186)

Financing Activities

Payment of loans	(2,310,986)
Receipt of new loans	-
Total	(2,310,986)

Total Cash Movement

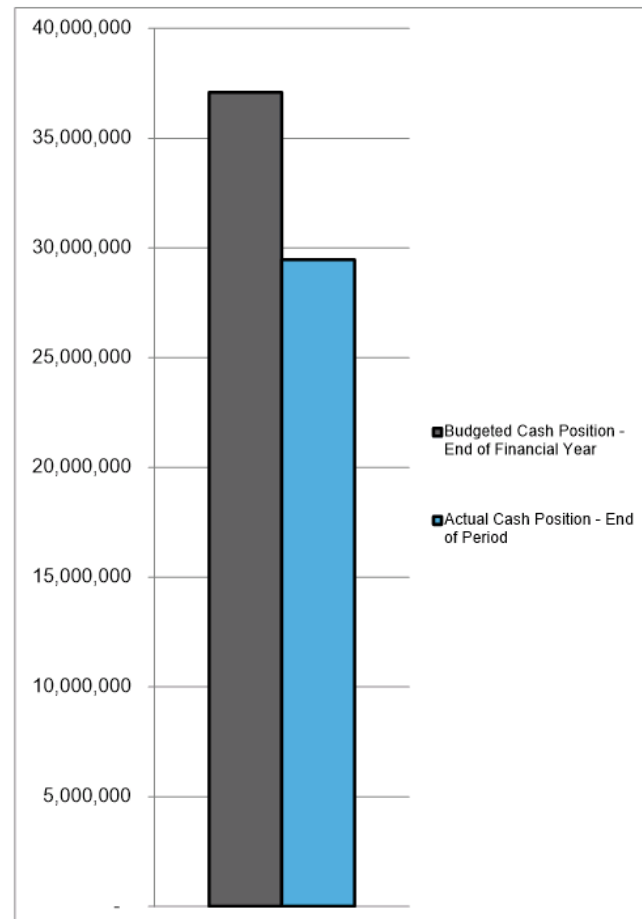
Plus: Opening Cash and Investment 1 July 2019	35,484,953
Closing Cash and Investment 30 September 2019	29,466,568

Budgeted Cash Movement for the Financial Year	1,604,047
Plus Opening Cash and Investment 1 July 2019	35,484,953
Budgeted Cash and Investment Position 30 June 2020	37,089,000

In front / (behind) on budget

(7,622,433) 1

Notes

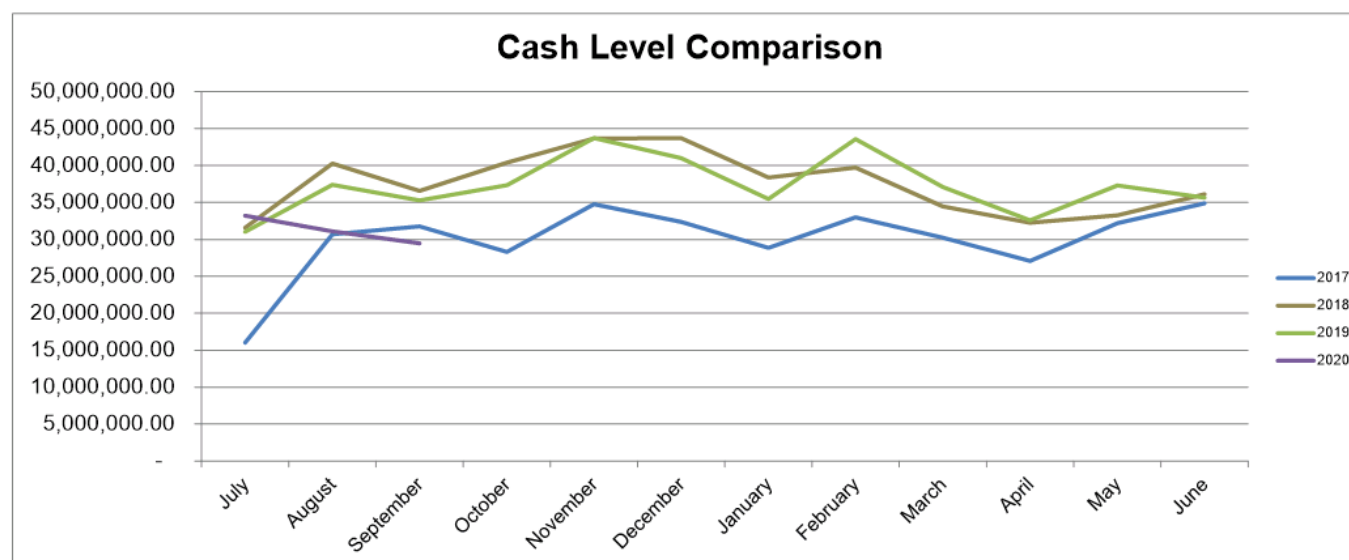


Notes

- 1 Council's cash position is behind on the budgeted year end position by \$7.6M predominately due to the following reasons:
 - a) The proceeds from recent State Roads project work is yet to be received which is approx \$700K.
 - b) Large capital outlays have been made in relation to loan funded jobs. Loans have since been received on 1st of October for these projects and has replenished the cash position.
 - c) Repayment of Salamander Way Loan for \$1.6M from sale proceeds.

Significant future cash inflows expected in next few months include 2020 grants and the recently approved bank loans.

Significant future cash outflows expected in next few months include: Koala Sanctuary, Riverside park seawall replacement, Tomaree road upgrade, Nelson Bay Croquet Club new court expansion, Halifax amenities upgrade, Nelson bay Marina sand clearing and plant purchases.



ITEM NO. 2

**FILE NO: 19/318315
EDRMS NO: PSC2019-02300**

DESIGNATED PERSONS' RETURN

REPORT OF: TONY WICKHAM - GOVERNANCE SECTION MANAGER
GROUP: GENERAL MANAGER'S OFFICE

BACKGROUND

The purpose of this report is to table Designated Persons' Return/s (Return) submitted by new Council employees.

In accordance with the Part 4 – Pecuniary Interest of the Code of Conduct, all new employees are required to submit a Return within three (3) months of commencement. Returns are to be tabled at the first Council meeting after the lodgement date.

The following is a list of position/s who have submitted Return/s:

- Strategic Planner (PSC638).

ATTACHMENTS

Nil.

COUNCILLORS ROOM

Nil.

TABLED DOCUMENTS

- 1) Designated Persons' Return.

ITEM NO. 3

FILE NO: 19/332176
EDRMS NO: PSC2017-00739

**MAYOR AND COUNCILLORS PROFESSIONAL DEVELOPMENT QUARTERLY
 REPORT - JULY TO SEPTEMBER 2019**

REPORT OF: TONY WICKHAM - GOVERNANCE SECTION MANAGER
 GROUP: GENERAL MANAGER'S OFFICE

BACKGROUND

The purpose of this report is to provide an account of the expenses incurred by the Mayor and Councillors in accordance with clause 5.14 of the Councillor Induction and Professional Development Policy for the period July 2019 to September 2019.

	Mayor Palmer	Cr Abbott	Cr Arnott	Cr Doohan	Cr Dunkley	Cr Jordan	Cr Le Mottee	Cr Neill	Cr Smith	Cr Tucker
LGPA National Congress & Business Expo	\$1150			\$150						
AICD Company Director's	\$105	\$105						\$741		
Planning Institute of Australia – Planning for Non- planners							\$348			
Code of Conduct training	No cost	No cost		No cost	No cost	No cost	No cost	No cost	No cost	No cost
Local Government NSW annual conference	\$814	\$764	\$764				\$764			\$764
Coastal Conference								\$814		
Total	\$2069	\$869	\$764	\$150	\$0	\$0	\$1112	\$1555	\$0	\$764

ATTACHMENTS

Nil.

COUNCILLORS ROOM

Nil.

TABLED DOCUMENTS

Nil.

ITEM NO. 4

**FILE NO: 19/189296
EDRMS NO: PSC2017-00105**

COUNCIL RESOLUTIONS

REPORT OF: WAYNE WALLIS - GENERAL MANAGER
GROUP: GENERAL MANAGER'S OFFICE

BACKGROUND

The purpose of this report is to inform Elected Members of the status of all matters to be dealt with arising out of the proceedings of previous meetings of the Council in accordance with the Code of Meeting Practice.

ATTACHMENTS

- 1) Corporate Services Group report. [↓](#)
- 2) Development Services Group report. [↓](#)
- 3) Facilities & Services Group report. [↓](#)
- 4) General Manager's Office report. [↓](#)

COUNCILLORS ROOM

Nil.

TABLED DOCUMENTS

Nil.

ITEM 4 - ATTACHMENT 1 CORPORATE SERVICES GROUP REPORT.


Outstanding	Division:	Corporate Services	Date From:	26/09/2017
Action Sheets			Date To:	8/10/2019
Report			Printed:	Tuesday, 15 October 2019

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 28/11/2017	Meyn, Janet	Ground Lease over Part of 4 Leisure Way, Raymond Terrace for Telecommunications Facility	30/11/2019	29/11/2017	
1		Foster, Carmel				17/236078
297						
10 Oct 2019 - Property Services have received confirmation that the lease has been registered. A hard copy will be sent to Council.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 27/03/2018	Meyn, Janet	COMPULSORY ACQUISITION OF AN EASEMENT FOR ACCESS OVER PART OF 6 GOVERNMENT ROAD, SHOAL BAY	31/12/2019	28/03/2018	
13		Foster, Carmel				18/66656
066						
10 Oct 2019 - Property Services have provided the additional information to the Office of Local Government and are awaiting an update from them.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 26/06/2018	Foster, Carmel	RECLASSIFICATION OF 109 FORESHORE DRIVE, SALAMANDER BAY	10/12/2019	27/06/2018	
2		Foster, Carmel				18/138953
10 Oct 2019 - Matter to be brought back before Council in December 2019 following discussions at the Property Advisory Panel (PAP) meeting.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 10/07/2018	Meyn, Janet	398 CABBAGE TREE ROAD, WILLIAMTOWN	31/12/2019		
2		Foster, Carmel				18/151411
221						
10 Oct 2019 - Williamtown Sand Syndicate are in the process of completing the final conditions precedent. It is expected that Council will be able to sign the lease agreement soon due to issues with the Roads Maritime and Services approvals.						

ITEM 4 - ATTACHMENT 1 CORPORATE SERVICES GROUP REPORT.


Outstanding	Division:	Corporate Services	Date From:	26/09/2017
Action Sheets			Date To:	8/10/2019
Report			Printed:	Tuesday, 15 October 2019

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 14/08/2018	Meyn, Janet	Proposed Partial Road Closure - The Close, Raymond Terrace for future Development of Terrace Central Shopping Centre	24/12/2019	15/08/2018	
1		Foster, Carmel				18/179364
254						
10 Oct 2019 - Property progressing with the sale of the closed road to the adjoining land owner.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 12/02/2019	Meyn, Janet	King Street, Raymond Terrace Easements	31/05/2020	14/02/2019	
3		Foster, Carmel				19/39843
10 Oct 2019 - Property Services are having discussions with Office of Local Government about what additional information is required.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 26/02/2019	Meyn, Janet	PLANNING PROPOSAL FOR BOOMERANG PARK	31/12/2019	27/02/2019	
1		Foster, Carmel				19/54534
10 Oct 2019 - Property Services are investigating options for the site.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 14/05/2019	Meyn, Janet	DEBT RECOVERY	24/12/2019	15/05/2019	
1		Foster, Carmel				19/136619
099						
10 Oct 2019 - Debt recovery is underway.						

ITEM 4 - ATTACHMENT 1 CORPORATE SERVICES GROUP REPORT.


Outstanding	Division:	Corporate Services	Date From:	26/09/2017
			Date To:	8/10/2019
Action Sheets Report			Printed:	Tuesday, 15 October 2019

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 28/05/2019	Meyn, Janet	PROPOSED ACQUISITION OF FORMER FIRE STATION SITE - 51 WILLIAM STREET, RAYMOND TERRACE	31/03/2020	29/05/2019	
5		Foster, Carmel				19/148388
109						
10 Oct 2019 - Property are liaising with Office of Local Government. They have provided Property Services with a draft Gazette for review and discussion.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 28/05/2019	Meyn, Janet	COMPULSORY ACQUISITION OF PART OF VICTORIA PARADE RESERVE NELSON BAY FOR ROAD PURPOSES	30/06/2020	29/05/2019	
6		Foster, Carmel				19/148388
110						
10 Oct 2019 - Property Services have requested a status update from Office of Local Government.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 11/06/2019	Meyn, Janet	Naming of Reserve - Bower Reserve, Medowie	1/11/2019	12/06/2019	
3		Foster, Carmel				19/160026
121						
10 Oct 2019 - Property Services are continuing to follow up the Geographical Names Board for outcome of meeting.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 9/07/2019	Meyn, Janet	Sale of 2 Jessie Road, Anna Bay (formerly Anna Bay Oval)	30/11/2019		
1		Foster, Carmel				19/186501
158						
4 Oct 2019 - The purchasers Lawyer is finalising the contract.						

ITEM 4 - ATTACHMENT 1 CORPORATE SERVICES GROUP REPORT.


Outstanding	Division:	Corporate Services	Date From:	26/09/2017
			Date To:	8/10/2019
Action Sheets Report			Printed:	Tuesday, 15 October 2019

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 23/07/2019	Meyn, Janet	GRANT OF EASEMENTS IN FAVOUR OF AGL - PUNT ROAD, TOMAGO	24/12/2019		
7		Foster, Carmel				19/200498
169						
10 Oct 2019 - Property Services awaiting formal documentation from AGL.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 27/08/2019	Hazell, Tim	Koala Sanctuary - Request for Additional Funding	30/11/2019		
7		Foster, Carmel				19/238998
204						
2 Sep 2019 - Loan funding to be secured.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 27/08/2019	Hazell, Tim	COMMUNITY PROJECTS FUND - FRIENDS OF TOMAGO HOUSE	29/10/2019		
11		Foster, Carmel				19/238998
208						
11 Oct 2019 - Friends of Tomago House have received a quote for the conservation works on the roof and are in the process of engaging the contractor. Once engaged, they will advise the Finance Officer - Grants the timeframe for completion.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 24/09/2019	Meyn, Janet	PCYC LEASE - 42 WILLIAM STREET, RAYMOND TERRACE	31/12/2019	25/09/2019	
5		Foster, Carmel				19/321198
165						
10 Oct 2019 - Amended lease has been prepared by Council's Lawyers and has been sent to Lessee for review.						

ITEM 4 - ATTACHMENT 1 CORPORATE SERVICES GROUP REPORT.


Outstanding	Division:	Corporate Services	Date From:	26/09/2017
Action Sheets Report			Date To:	8/10/2019
			Printed:	Tuesday, 15 October 2019

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 8/10/2019	Meyn, Janet	POLICY REVIEW: ROAD NAMING & ADDRESSING GUIDELINES	29/11/2019	9/10/2019	
3		Foster, Carmel				19/331292
184						
10 Oct 2019 - Policy has been placed on public exhibition.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 8/10/2019	Meyn, Janet	EASEMENT TO DRAIN SEWAGE - 15 KARA CLOSE, TAYLORS BEACH	30/11/2019	9/10/2019	
5		Foster, Carmel				19/331292
186						
10 Oct 2019 - Property Services to organise execution of documentation.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 8/10/2019	Meyn, Janet	EASEMENT TO DRAIN WATER - KINGSLEY DRIVE AND CORYULE STREET, BOAT HARBOUR	24/12/2019	9/10/2019	
1		Foster, Carmel				19/331292
191						
10 Oct 2019 - Worimi to apply for new Certificate of Title. Property Services to follow up other mortgagee.						

ITEM 4 - ATTACHMENT 2 DEVELOPMENT SERVICES GROUP REPORT.


Outstanding	Division:	Development Services	Date From:	26/09/2017
Action Sheets			Date To:	8/10/2019
Report			Printed:	Tuesday, 15 October 2019

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 28/05/2019	Pearl, Steven	Draft Fern Bay and North Stockton Strategy	23/10/2019	29/05/2019	
1		Crosdale, Timothy				19/148388
105						
8 Oct 2019 - Report scheduled for Council meeting 22 October 2019.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 8/10/2019	Bernasconi, Steven	Community Engagement Strategy	22/10/2019	9/10/2019	
2		Crosdale, Timothy				19/331292
183						
10 October 2019 – Strategy placed on public exhibition until 6 November 2019.						

ITEM 4 - ATTACHMENT 3 FACILITIES & SERVICES GROUP REPORT.


Outstanding	Division:	Facilities & Services	Date From:	26/09/2017
Action Sheets			Date To:	8/10/2019
Report			Printed:	Tuesday, 15 October 2019

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 13/02/2018	Maretich, John	SPORTS GROUND IRRIGATION SYSTEMS	28/04/2020	14/02/2018	
2 026		Kable, Gregory				18/32353
9 Oct 2019 - This will be reported back to Council as part of the Strategic Asset Management Plan.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 27/03/2018	Sutton, Brad	Lease of grounds of 43, 45, 47 and 47A Tanilba Avenue Tanilba Bay (Lot 238, Lot 270 and Lot 271 DP753194, Lot 342 DP704442) to Calvary Retirement Communities Hunter-Manning Limited ACN 102625212.	28/02/2020	28/03/2018	
14 067		Kable, Gregory				18/66656
9 Oct 2019 - Once approval from Crown Lands comes through it then has to go to both the Worimi Land Council and the NSW Local Aboriginal Council as both have land claims on this parcel of land.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 10/04/2018	Maretich, John	BOBS FARM DRAINAGE	31/12/2020	11/04/2018	
2 084		Kable, Gregory				18/75830
9 Oct 2019 - Currently examining funding options to determine if Council can adopt these as public assets.						

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 9/07/2019	Maretich, John	ROCK REVETMENT AT KANGAROO POINT, SOLDIERS POINT	31/07/2020		
2 155		Kable, Gregory				19/186501
9 Oct 2019 - Council staff will seek to identify grant funding opportunities for this project.						

ITEM 4 - ATTACHMENT 3 FACILITIES & SERVICES GROUP REPORT.

Outstanding	Division:	Facilities & Services	Date From:	26/09/2017
Action Sheets			Date To:	8/10/2019
Report			Printed:	Tuesday, 15 October 2019

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 24/09/2019	Stewart, Adam	PSC2020 Proposed Community Projects - Central Ward Amendment	30/11/2019	25/09/2019	
8 168		Kable, Gregory				19/321198
9 Oct 2019 - To be placed on Public Exhibition during October with further report to Council in November if submissions are received.						

ITEM 4 - ATTACHMENT 4 GENERAL MANAGER'S OFFICE REPORT.


Outstanding	Division:	General Manager's Office	Date From:	26/09/2017
			Date To:	8/10/2019
Action Sheets Report			Printed:	Tuesday, 15 October 2019

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 27/08/2019	Wickham, Tony	NEWCASTLE AIRPORT COMPANIES - DEEDS OF INDEMNITY	31/10/2019		
14		Wallis, Wayne				19/238998
211						

11 October 2019 - Execution of this document is in progress.

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 10/09/2019	Wickham, Tony	WARD BOUNDARY REVIEW	30/11/2019		
5		Wallis, Wayne				19/307531
222						

11 October 2019 - Public exhibition has commenced following approval from NSW Electoral Commission.

Type	Meeting	Officer/Director	Subject	Est. Compl.	Emailed	Completed
Report	Ordinary Council 24/09/2019	Wickham, Tony	POLICY REVIEW: MANAGEMENT OF COMPETITIVE NEUTRALITY	31/10/2019	25/09/2019	
10		Wallis, Wayne				19/321198
170						

11 October 2019 - public exhibition has commenced.

NOTICES OF MOTION

MINUTES ORDINARY COUNCIL - 22 OCTOBER 2019

Councillor Jaimie Abbott left the meeting at 7:11pm and did not return to the meeting.

NOTICE OF MOTION

ITEM NO. 1

FILE NO: 19/335250
EDRMS NO: PSC2017-00019

WILLIAMTOWN CONTAMINATION COMMUNITY REFERENCE GROUP

COUNCILLOR: GIACOMO ARNOTT

THAT COUNCIL:

- 1) Note its concern and disappointment that the NSW State Government has shut down the Williamtown Contamination Community Reference Group.
- 2) Write to the NSW Premier, requesting that the Community Reference Group be reinstated to ensure that:
 - a. Residents have communication with State agencies involved in the contamination issue.
 - b. Government agencies are communicating with each other in full view of the public, regarding this issue.
 - c. Council continues to have a public role in advocating on behalf of the residents affected by contamination that is still continuing to leave the Williamtown RAAF Base.

ORDINARY COUNCIL MEETING - 22 OCTOBER 2019

MOTION

200	<p>Councillor Giacomo Arnott Councillor Steve Tucker</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none">1) Note its concern and disappointment that the NSW State Government has shut down the Williamtown Contamination Community Reference Group.2) Write to the NSW Premier, requesting that the Community Reference Group be reinstated to ensure that:<ol style="list-style-type: none">a. Residents have communication with State agencies involved in the contamination issue.b. Government agencies are communicating with each other in full view of the public, regarding this issue.c. Council continues to have a public role in advocating on behalf of the residents affected by contamination that is still continuing to leave the Williamtown RAAF Base.
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BACKGROUND REPORT OF: WAYNE WALLIS – GENERAL MANAGER

BACKGROUND

The Community Reference Group (CRG) was established in September 2015 to facilitate communication between Government agencies and communities affected by PFAS contamination from the RAAF base in Williamstown. The Department of Premier & Cabinet (DPC) has convened and chaired more than 40 regular meetings of the group since this time. The General Manager has attended these meetings on a regular basis since inception of the CRG in 2015.

The Government has now concluded its investigation into PFAS contamination in Williamstown with the focus shifting to ongoing monitoring and remediation efforts. The Government has also determined that a new approach for ongoing communication and engagement with PFAS-affected communities is needed to convey information as it becomes available advising that the current CRG format is no longer a sustainable option.

Agencies have recommended switching from bi-monthly scheduled meetings to meetings held on an 'as needs' basis – an approach used, and well-received recently when the Hunter Water Corporation hosted a special briefing to inform the committee of plans to draw water from the Tomago sand beds to supplement regional water supplies. The Department of Defence will also continue to deliver community 'walk-in' information sessions as required with participation from NSW agencies.

It is understood that the State Government proposes to continue the delivery of briefing sessions to the community as new and updated information becomes available. It is believed that this approach will provide more targeted, timely and relevant information to the community on the Department of Defence's remediation and management program, as well as relevant updates and responses from NSW agencies. Elected representatives will be invited to these briefings alongside the community.

Council is advised that NSW agencies will continue to work with the Department of Defence to provide current information and services to support the affected community – including, updated web resources and fact sheets, telephone hotlines for environment and health enquiries, free town water for 3 years, and free counselling services.

Finally, all current CRG agency representatives will remain contactable by community representatives should they not be able to access the information they require or where they need a coordinated response.

ATTACHMENTS

Nil.

There being no further business the meeting closed at 7.28pm.