

ATTACHMENTS UNDER SEPARATE
COVER

ORDINARY COUNCIL MEETING
14 NOVEMBER 2023



PORT STEPHENS
C O U N C I L

INDEX

Item No	Attach. No	Attachment Title	Page No
COUNCIL REPORTS			
1	4	PLANNER'S ASSESSMENT REPORT.	4
2	1	PROPOSED CONDITIONS OF CONSENT.	42
5	2	DRAFT HINTERLAND PLACE PLAN.	63
5	4	HINTERLAND PLACE PLAN ENGAGEMENT REPORT.	95



APPLICATION REFERENCES

Application Number	16-2022-544-1
Development Description	Caravan Park (Residential Lifestyle Community) comprising 171 long term sites, 2 short term sites, community building and associated infrastructure
Applicant	FOCUS TOWN PLANNING
Land owner	INA LATITUDE ONE PTY LTD
Date of Lodgement	28/09/2022
Value of Works	\$24,520,000.00
Submissions	40 including 1 petition with 10 signatures + 7 re-notification

PROPERTY DETAILS

Property Address	4473 Nelson Bay Road ANNA BAY, 70A Latitude Drive ANNA BAY
Lot and DP	LOT: 25 DP: 852410, LOT: 4 DP: 398888
88B Restrictions on Title	N/A
Current Use	Largely vacant with trailer storage in the western portion
Zoning	C2 ENVIRONMENTAL CONSERVATION / PART RU2 RURAL LANDSCAPE
Site Constraints	Bushfire Prone Land – Vegetation Category 3 Acid Sulfate Soils – Class 3 Koala Habitat – Buffer over Clear, Link over Clear, Preferred Endangered Ecological Communities – Swamp Mahogany Biodiversity Values Mapping Coastal Management – Coastal Use and Coastal Environment Area Combined Corridor Map – Local link, landscape link, core habitat NSW Wildlife Atlas – Fauna LEP Wetlands

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

	Additional Permitted Use – Caravan Park Flood Prone Land
State Environmental Planning Policies	State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning (Transport and Infrastructure) 2021

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

PROPOSAL

The proposed development seeks consent for the construction of a caravan park for the purposes of a residential life style community. The development specifically proposes the following:

- Site preparation works including regrading and vegetation clearing;
- Construction of 171 long term sites and 2 short term sites;
- Construction of a community building;
- Construction of a maintenance and storage shed;
- Associated infrastructure and site preparation works including earthwork, site servicing, landscaping and fencing;
- Construction of a new vehicular access point from the sites northern boundary via Latitude Drive;
- Improvements to the existing site access from Nelson Bay Road. This access road is proposed to be used for maintenance vehicles and emergency egress; and
- Establishment of a biodiversity corridor.

The site is located directly to the east of the existing Latitude One lifestyle village (same operator) and seeks to expand to create a larger village. The proposed development includes some works on the adjoining village site (70A Latitude Drive, Anna Bay), although these works are limited to stormwater drainage works to support the proposed development.

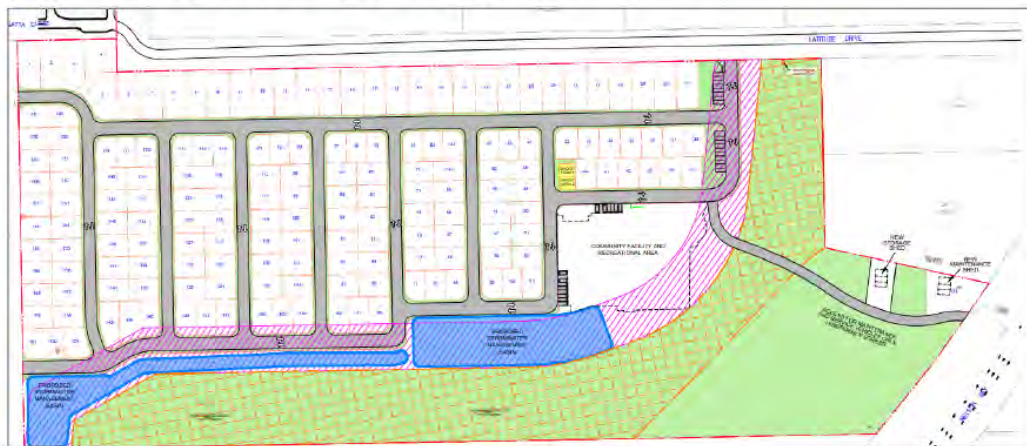


Figure 1. Proposed Site Plan

Community Building

The community building is proposed to be located within the south eastern corner of the site and will consist of the following (refer to Figure 2):

- Reception area;
- Outdoor bowling green;
- Swimming pool and spa;
- Gym;
- Dining areas, pool tables and bar;
- Library;
- Art studio;
- Indoor bowling;
- Consult rooms; and
- Amenities.

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

The community building is proposed to be constructed using a mixture of materials and finishes including white painted weatherboard, sandstone flagging and timber louvres, refer to Figure 3. It is noted that the three consult rooms are proposed to be utilised on a needs basis for online telehealth and also as a space for visiting specialists including for beautician treatments and medical specialists such as GPs, massage therapists, physiotherapists and nutritionists.

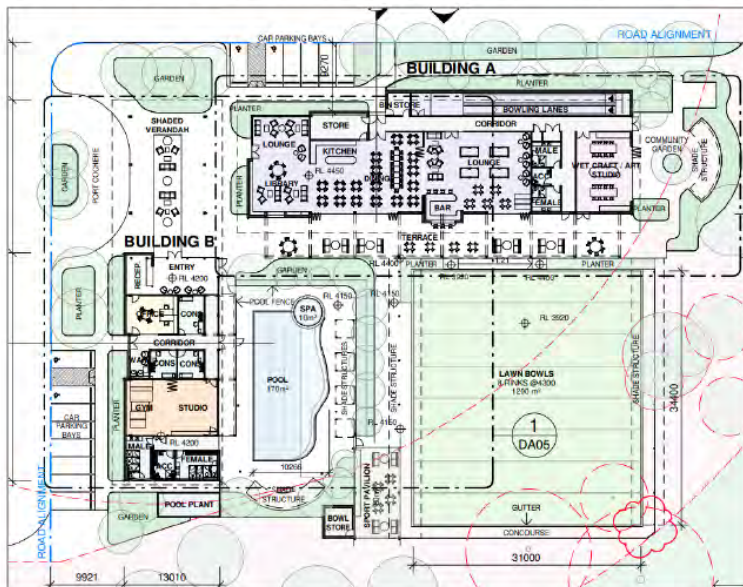


Figure 2. Proposed community building floor plan



Figure 3. Community building montage

Staging

The development is proposed to be constructed in four stages, refer to Figure 4. The stages are as follows:

Stage 1

- 46 Long term sites;
- 2 Short term sites;

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

- Site entry;
- Construction access;
- Internal access roads;
- Car parking;
- Stormwater infrastructure works;
- Associated earthworks;
- Removal of vegetation, establishment of APZ's, installation of infrastructure and landscaping.

Stage 2

- Community Building;
- Maintenance and storage shed.

Stage 3

- 56 Long term sites;
- Internal access roads;
- Associated earthworks;
- Removal of vegetation, installation of infrastructure and landscaping.

Stage 4

- 69 Long term sites;
- Internal access roads;
- Associated earthworks;
- Removal of vegetation,
- Installation of infrastructure and landscaping.

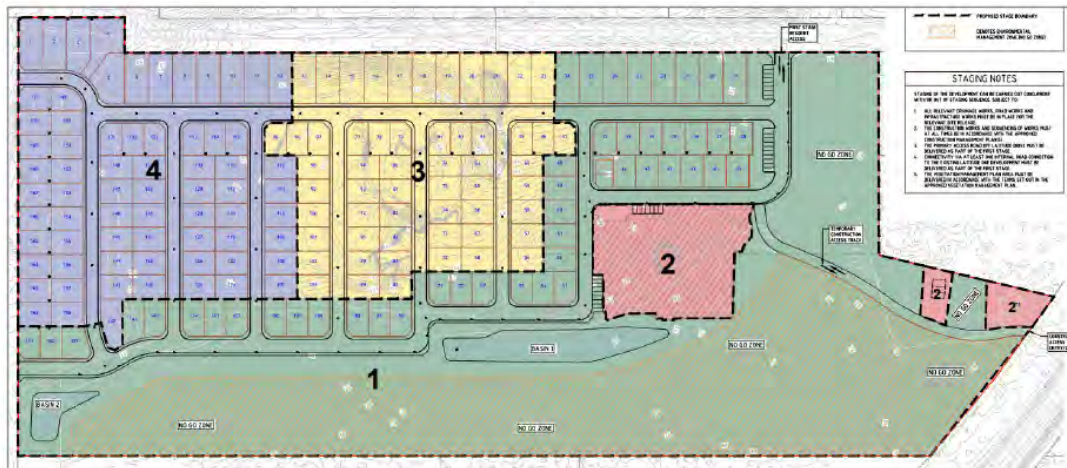


Figure 4. Proposed staging plan

SITE DESCRIPTION

The subject site is identified as Lot 2 DP 852410 and generally known as 4473 Nelson Bay Road, Anna Bay. The site has two road frontages, one to Nelson Bay Road to the east and one to Latitude Drive to the north. The site has an area of approximately 13.14ha and contains sparse vegetation predominately along its southern boundary, refer to Figure 5. An access and driveway exists on the site from the Nelson Bay Road frontage. The western portion of the site is currently being utilised for caravan park storage.

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

The site is located to the east of the existing lifestyle village known as Latitude One. The proposed development includes works on the adjoining site (70A Latitude Drive, Anna Bay), although these works are limited to stormwater drainage works to support the proposed development. Other surrounding land uses are of a rural and rural residential nature. The site is approximately 2.5km from the Anna Bay town centre.



Figure 5. Site Aerial

SITE HISTORY

The site was subject to a Planning Proposal (58-2018-25-1) to allow for an additional permitted use on the site. The additional permitted use was for the purpose of a caravan park development. The rezoning was gazetted in May 2022. The Planning Proposal (PP) was assessed against relevant local and state strategic policies including the Hunter Regional Plan and the Greater Newcastle Metropolitan Plan 2036. The PP was found to be generally consistent with the objectives of the relevant strategic policies. The PP noted that preliminary work undertaken for the Port Stephens Local Housing Strategy (which had not yet been adopted) found that there would be a shortage of infill developments and that Council may not reach the target identified in the Greater Newcastle Metropolitan Plan 2036 of 60% of new dwellings being developed in infill locations. The rezoning assessment concluded that that the additional permitted use would facilitate the expansion of an approved caravan park facility for long term residential occupation, it would also assist in providing medium density infill housing in a location already serviced by community facilities and infrastructure (being the existing caravan park development). In addition to the provision of infill housing, the PP found that the caravan park for long term residents would also provide additional housing for the ageing population noting that the Hunter Regional Plan projected an increase in the percentage of people aged over 65 years from 19% to 25% by the year 2036.

The subject site was historically sand mined or used for sand mining associated activities from the mid-1970s to the early 1980s. Since this time the site has largely been utilised for rural residential purposes. A caravan storage area currently exists in the eastern portion of the site. This is associated with the existing Latitude One development to the east.

The site has a number of development applications on file which are identified in Table 1 below.

Table 1 – Approval History

Application No.	Proposal	Determination
-----------------	----------	---------------

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

DA 16-2014-628-1	Drainage Works	Approved with Conditions
DA 16-2017-271-1	Two business identification signage	Approved with Conditions
DA 16-2017-282-1	Earthworks	Approved with Conditions
DA 16-2017-907-1	Construction of three masonry boundary fences	Approved with Conditions

SITE INSPECTION

A site inspection was carried out on 9 November 2022.

The subject site can be seen in Photographs 1 – 6 below:



Photograph 1. View from the south of the site looking north towards Latitude Drive



Photograph 2. Existing crossover and access driveway from Nelson Bay Road



Photograph 3. Approximate location of storage and maintenance sheds



Photograph 4. View toward conservation area in the south of the site



Photograph 5. Interface with the proposed development (left) and existing Latitude One development (right)



Photograph 6. Existing site frontage to Latitude Drive

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.**PLANNING ASSESSMENT**

The application was assessed, and comments provided, by the following external agencies and internal specialist staff:

Internal

Development Engineer – The application was referred to Council's Development Engineer to review flooding, stormwater and traffic matters relating to the development. The application was found to be acceptable and was ultimately supported subject to conditions. The conditions have been included in the recommended conditions.

Waste Management – The application was referred to Council's Waste Management team for review. It was identified that the site will be serviced by a private contractor and therefore no additional comments were required.

Natural Systems – The application was referred to Council's Natural Systems team for review. Concern was originally raised regarding the location of the caravan and boat storage area which was located within the front setback of the site and that it would trigger the NSW Biodiversity Offsets Scheme (BOS). The caravan and boat storage area has since been removed from the proposal. Council's Natural Systems team ultimately supported the proposal subject to conditions. These conditions have been included in the recommended conditions of consent.

Environmental Health – The application was referred to Council's Environmental Health Officer for comment. The application was supported subject to conditions. These conditions have been included in the recommended conditions of consent.

Development Contributions – The application was referred to Council's Development Contributions officer. It was determined that s7.12 contributions apply and a condition was provided. This condition has been included on the recommended conditions of consent.

Heritage Officer – The application was referred to Council's Heritage Officer as there was a potential of an Aboriginal site within the development footprint. Council's Heritage Officer supported the proposed development subject to the recommendations identified within the Aboriginal Cultural Heritage Assessment (ACHA). The General Terms of Approval (GTAs) issued by Heritage NSW for the proposal reference the findings and recommendations in the ACHA. A condition requiring compliance with the Heritage NSW GTAs has been recommended.

Building Surveyor – The application was referred to Council's Building Surveyor for comment. It was found that the proposal is capable of being constructed in accordance with the Building Code of Australia (BCA). On this basis, the application was supported subject to conditions. The conditions have been included within the recommended conditions.

External

Transport for New South Wales (TfNSW) – The application was referred to TfNSW as the site has frontage to a classified road (Nelson Bay Road). Given Council is the roads authority for this road, TfNSW raised no concern with the proposal but rather provided traffic related comments for Council's consideration. The comments identified within the TfNSW referral have been appropriately addressed which is discussed further below in the assessment against State Environmental Planning (Transport and Infrastructure) 2021.

NSW Rural Fire Service (RFS) – The application was referred to the NSW RFS as integrated development in accordance with s100B of the Rural Fires Act 1997. The RFS issued a Bushfire Safety Authority and General Terms of Approval (GTA) which is discussed further below.

Heritage NSW – The application was referred to Heritage NSW as it required an Aboriginal Heritage Impact Permit (AHIP) in accordance with the National Parks and Wildlife Act 1974. Heritage NSW issued General Terms of Approval which are discussed further below.

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

Ausgrid – Given the sites proximity to Ausgrid assets, the application was referred to Ausgrid for comment. Ausgrid provided advice with regard to the supply of electricity to the site. The referral forms part of a recommended condition.

Department of Planning and Environment – Water – The application was referred to the Department of Planning and Environment (DPE) – Water as integrated development as per s90 of the Water Management Act 2000. DPE - Water issued General Terms of Approval which are discussed further below.

Environmental Planning and Assessment Act 1979

Section 4.46 - Integrated development

Section 4.46 EP&A Act provides that development is integrated development if in order to be carried out, the development requires development consent and one or more other approvals. The proposed development is integrated as it requires approval under the Acts outlined below.

Water Management Act 2000

The proposed development seeks to discharge stormwater into a creek line located within the adjacent site being Lot 4 DP 398888. The proposed development therefore requires a Controlled Activity Approval under Section 90 of the Water Management Act.

The application was referred to the Department of Planning and Environment (DPE) – Water. DPE – Water issued General Terms of Approval (GTA). The GTAS require the applicant to obtain a controlled activity approval from DPE-Water before the commencement of works.

Rural Fires Act 1997

The proposed development being defined, as a 'caravan park', is considered to be a special fire protection purposes (SFPP) and therefore requires approval from the NSW RFS in accordance with s100B of the Rural Fires Act. The application was referred to the NSW RFS who supported the proposal subject to conditions. The conditions related to asset protection zones (APZ), property access, provisions of services and creation of a Bush Fire Emergency Management and Evacuation Plan. The General Terms of Approval will be attached to consent and referenced within a recommended condition.

National Parks and Wildlife Act 1974

The development may impact an Aboriginal site and therefore requires an Aboriginal Heritage Impact Permit (AHIP) and referral to Heritage NSW under the National Parks and Wildlife Act 1974.

Heritage NSW were satisfied with the findings of the Aboriginal Cultural Heritage Assessment Report (ACHAR) noting that the assessment sufficiently demonstrated that the development area has been subject to historic disturbances and sand mining activities rendering little to no potential for in situ archaeological deposits. The Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared by McCardle Cultural Heritage Pty Ltd. The assessment found that the site was highly disturbed due to historic land uses including sand mining. A survey of the site identified a number of highly disturbed artefact scatters, shell middens and isolated finds, all located within the previously sand mined and subsequently excavated portion of the project area.

Noting the proposal seeks to impact some the items identified on the site, an Aboriginal Heritage Impact Permit (AHIP) is required to be obtained from Heritage NSW prior to works commencing. The proposed removal measures involve community collection of the artefacts and unexpected finds protocols being in place during works. Heritage NSW found that the ACHAR has appropriately demonstrated that the site is subject to historic disturbances such as sanding mining and supported the community collection approach. Therefore, General Terms of Approval (GTA) were issued by HNSW, which reference the recommendations in the ACHAR and require ongoing consultation with

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

the Registered Aboriginal Parties (RAPs), including appropriate removal of the identified objects. The GTAs form part of a recommended condition of consent.

Section 4.15 - Matters for consideration

The proposal has been assessed under the relevant matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Section 4.15(a)(i) - any environmental planning instrument

An assessment has been undertaken against each of the applicable environmental planning instruments (EPI's), as follows:

State Environmental Planning Policy (Biodiversity and Conservation) 2021**Chapter 3 Koala Habitat Protection 2020**

This policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

The site is mapped as local link, landscape link and core habitat. The site was found to contain koala feed trees, namely *Eucalyptus robusta* (Swamp Mahogany) and *Melaleuca quinquenervia* (Broad-leaved Paperbark). Koala scat was also detected at multiple trees on the site. The koala feed trees and trees within the area where scat was identified are proposed to be retained, managed and rehabilitated to form a koala corridor. On this basis, no removal of koala feed trees is proposed as part of the development. The area subject to management and rehabilitation is 3.85 hectares and is located within the south and east of the site, refer to Figure 6 below. The applicant will be required to manage the koala corridor in accordance with a Vegetation Management Plan.

A condition has been included in the recommended conditions requiring the preparation of a Vegetation Management Plan (VMP). The condition requires that the VMP be submitted to and endorsed by Council prior to the commencement of works.

Koala friendly fencing has been incorporated into the development and around the koala corridor as a mitigation measure. Exclusionary fencing is proposed to address koala movement and interactions with the proposed development. The exclusionary fencing will deter koalas from entering the area of the site where the dwellings sites and the community building are proposed. The exclusionary fencing is proposed to be located along the perimeter of the developed area. A koala grid is also proposed to be provided along the access driveway that connects to Nelson Bay Road to deter koalas from moving toward the road. Koala friendly is proposed to be provided along the sites northern boundary along the C2 zoned land. This fencing has been designed to deter koalas from moving toward Nelson Bay Road and promotes movement toward vegetated areas in the north. The proposed fencing is shown in Figure 7 below.

Noting the above, the proposal is considered to be consistent with this policy and the CkPoM in that it will encourage the conservation and management of areas for koala habitat. Council's natural resource officer was satisfied with the retention of koala trees, establishment of a koala corridor, and mitigation measures to discourage koala movement into developed and trafficable areas.



Figure 6. Proposed conservation area



Figure 7. Proposed fencing

State Environmental Planning Policy (Resilience and Hazards) 2021**Chapter 2 Coastal Management**

The subject land is located with the Coastal Environment and Coastal Uses Areas as such the following general matters are required to be considered.

2.10 Development on land within the coastal environment area

In accordance with Section 2.10 of Chapter 2 of the Resilience and Hazards SEPP, development consent must not be granted for development within the coastal environment area unless the consent authority has considered whether the development will cause impact to the integrity of the biophysical and ecological environment, the values and natural coastal processes, marine vegetation, native vegetation and fauna and existing public open space and access to and along the foreshore.

The proposal is considered to be consistent with this clause in that the proposal has been designed and sited to ensure that avoidance of adverse impacts to the integrity of the biophysical, hydrological

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

and ecological environment. The site is not located in close proximity to any sensitive coastal areas or wetlands. The site supports no coastal vegetation being previously disturbed by sand mining activities and water quality measures have been incorporated in the design. The site is not in close proximity to any foreshore areas and will have no impact on natural coastal processes, public access or marine vegetation.

2.11 Development on land within the coastal use area

As per Section 2.11 of Chapter 2 of the SEPP, development consent must not be granted for development in the coastal use area unless the consent authority has considered existing and safe access to and along the foreshore, overshadowing and loss of views, visual amenity and scenic qualities and heritage values. The consent authority must also be satisfied that the development is designed and sited to avoid adverse impacts and to ensure the development has taken into account the surrounding built environment in its design.

The proposal is considered to be consistent with this clause in that the proposal will not impact the existing and safe access to the water front, overshadow foreshores, impact the visual amenity of the coast or built environment heritage. It is noted that the proposal does seek to remove an Aboriginal Heritage object in the form of stone artefacts, known as site 38-5-0380. An Aboriginal Heritage Assessment Report (ACHAR) was prepared to support the development and provide recommendations for object removal. Heritage NSW found that the ACHAR assessment sufficiently demonstrated that the development area has been subject to historic disturbances and sand mining activities rendering little to no potential for sub-surface in situ archaeological deposits. The removal of known objects by Registered Aboriginal Parties was therefore supported by Heritage NSW.

2.12 Development in coastal zone generally—development not to increase risk of coastal hazards

Section 2.12 of Chapter 2 of the SEPP requires consideration as to whether the development would increase the risk of coastal hazards. The proposed development will not increase risk to coastal hazards noting proximity to the foreshore and the impact considerations relating to coastal processes as outlined above.

Therefore the proposed development is satisfactory with the aims of the SEPP and the other matters for consideration stipulated under Section 2.10, 2.11 and 2.12, and can therefore be supported.

Chapter 4 Remediation of Land

Section 4.6 of Chapter 4 of the Resilience and Hazards SEPP requires the consent authority to consider whether land is contaminated, is in a suitable state despite contamination, or requires remediation to be made suitable for the proposed development.

It is noted that the NSW list of contaminated sites and list of notified sites published by the EPA does not identify the site as being contaminated, nor has any previous record of contamination in Council's system. A Preliminary Site Investigation (PSI) was prepared for the site by Douglas Partners (reference: 81605.10, dated July 2022). The PSI found that the majority of the site has been sand mined or subject to sand mining associated activities. There was a general absence of gross contamination found and where contamination was present concentrations were within the adopted human health criteria. The PSI concluded that the site is suitable for residential development with no remedial works required.

Notwithstanding, it was recommended that an unexpected finds protocol (UFP) be implemented during construction. A condition has been recommended regarding the preparation and implementation of an UFP.

Based on the above, the proposal is considered to be compliant with Section 4.6 of the SEPP.

State Environmental Planning Policy (Housing) 2021

The Housing SEPP seeks to facilitate development of affordable and diverse housing throughout NSW, including caravan parks.

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

Chapter 3 - Part 9 Caravan Parks

State Environmental Planning Policy (Housing) 2021 (Housing SEPP) commenced in November 2021, which consolidated a number of housing related State Environmental Planning Policies, including State Environmental Planning Policy No 21 – Caravan Parks (SEPP 21). Section 133 of Housing SEPP outlines matters to be considered by Council prior to granting development consent for caravan parks. An assessment against these matters for consideration is provided below:

Clause	Comment
(a) whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence,	The subject site was recently rezoned to enable the site to be developed as a caravan park. During the assessment of the Planning Proposal for the rezoning, the site was deemed appropriate for a caravan park in the form of a residential lifestyle village. The site will form part of a larger village being an extension of the existing lifestyle village known as 'Latitude One' to the east. The Planning Proposal deemed the site suitable for long-term residence.
(b) whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,	There is no known shortage of tourist accommodation within the locality. Given the development is extending an existing caravan park by adding additional long and short-term sites, there will be no displacement of existing sites or removal of existing tourist accommodation.
(c) whether there is adequate low-cost housing, or land available for low-cost housing, in that locality	The proposed development is considered to provide a positive contribution to the local housing mix.
(d) whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both), and whether those facilities and services are reasonably accessible to the occupants of the caravan park	The approved development includes a number of community facilities including a swimming pool, bowling green, gym, library, lounge and dining areas. Access to all facilities and services will be maintained by the operator within the site.
(e) any relevant guidelines issued by the Director, and	N/A
(f) the provisions of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993.	This regulation is repealed and was in effect from 1 July 1993 to 31 August 1995.

State Environmental Planning (Transport and Infrastructure) 2021

2.119 Development with frontage to classified road

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

The site has frontage to Nelson Bay Road which is a classified road. In accordance with Clause 2.119(2) the consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—

(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and

(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—

(i) the design of the vehicular access to the land, or

(ii) the emission of smoke or dust from the development, or

(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

Vehicular Access

The development proposes the main access to the site from Latitude Drive rather than Nelson Bay Road. There is a secondary access road from Nelson Bay Road, which is existing and will only be used to access the proposed storage and maintenance sheds for workers. No residents will utilise this access point and will be utilised during emergencies as required. The proposal is therefore considered to be consistent with 2.119(2)(a).

A Traffic Impact Assessment (TIA) prepared by Intersect Traffic (Reference 20/076, dated June 2021) was submitted with the DA which found that the existing road network has capacity to cater for the additional traffic resulting from the proposal.

Noise

The proposal comprises long term sites which are sensitive to traffic noise or vehicle emissions. As such, a Noise Impact Assessment (NIA) was prepared for the proposal by Spectrum Acoustics (Project No: 212247R, dated February 2023). The NIA found that no specific noise control will be required to achieve an adequate internal acoustic amenity in relation to road traffic noise emissions. The proposal is therefore consistent with Clause 2.119(2)(c) in that the long term sites are appropriately located and will not be adversely impacted by road noise.

Traffic and Development Management

In addition to the above, the application was referred to TfNSW, with no concern raised with respect to the proposed development. TfNSW provided matters for Council to consider in the assessment regarding potential acoustic impacts from nearby road noise, consideration for construction traffic management and the internal road network, as well as stormwater discharge to Nelson Bay Road.

As noted above, A Noise Impact Assessment (NIA) was prepared which found that no specific noise measures are required to achieve an adequate internal acoustic amenity in relation to road traffic noise ingress.

In regard to construction traffic, a condition requiring the preparation of a construction management plan has been recommended.

The proposed stormwater and drainage has also been designed in accordance with Council infrastructure specifications which requires post development flow to meet pre-development flows on the site. This has been achieved through the provision of a bio-filtration basin which is intended to treat and detain runoff from minor rainfall events and attenuate runoff from less frequent major

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

events up to and including the 1% AEP. The design was supported by Council's Development Engineer. The stormwater runoff from the proposal is therefore not expected to impact the function of Nelson Bay Road.

Port Stephens Local Environmental Plan 2013 (LEP)

Clause 2.3 – Zone Objectives and Land Use Table

The site has a split zoning being RU2 Rural Landscape and C2 Environmental Conservation. The caravan park is proposed to be located wholly with the RU2 portion of the site, with the exception of a minor strip of the access driveway from Nelson Bay Road, which is already existing.

The proposed development is defined as a caravan park which is not permissible with consent in the RU2 Rural Landscape zone. A caravan park is however permitted on the site, subject to additional permitted use provisions in accordance with Schedule 1 and Clause 2.5 of the PSLEP.

The proposal is considered to be consistent with the character of the land in that the proposal is considered to be a compatible land use within the context of the area and an existing caravan park adjoins the proposed development. Furthermore, the proposal maintains the rural landscape character of the land through being appropriately setback and screened from Nelson Bay Road and neighbouring rural residential properties. .

Clause 2.5 – Additional permitted uses for particular land

Clause 2.5 states that:

Development on particular land that is described or referred to in Schedule 1 may be carried out—

(a) with development consent, or

(b) if the Schedule so provides—without development consent,

Schedule 1 (10) identifies that 'caravan parks' are permitted with development consent on the site. The proposed development falls within the definition of a 'caravan park' and is therefore permissible with consent on the land.

Clause 4.3 – Height of Buildings

There is no maximum height of buildings applicable to the site. The proposed community building has a maximum height of 7.4m and the storage and maintenance sheds have a height of 4m. Both building heights are considered to be suitable for the character of the area.

Clause 5.10 – Heritage conservation

European Heritage

The site is not mapped as containing a heritage listed item nor is it within a heritage conservation area. A local heritage listed item (item I1) is located to the sites east across Nelson Bay Road. The majority of the proposed built form is setback approximately 147m from the sites front boundary. The new maintenance and storage sheds are located within this setback but are still a minimum of 16m from the front boundary. Given the setbacks proposed, it is considered that the proposal will not impact the heritage significance of the nearby item.

Aboriginal Heritage

In regard to Aboriginal Heritage, an Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared by McCardle Cultural Heritage Pty Ltd. The assessment found that the site was highly disturbed due to historic land uses including sand mining. A survey of the site identified a number of highly disturbed artefact scatters, shell middens and isolated finds, all located within the previously sand mined and subsequently excavated portion of the project area. The proposal seeks to impact some the items identified on the site and therefore an Aboriginal Heritage Impact Permit (AHIP) is required to be obtained from Heritage NSW prior to works commencing. The proposed removal

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

measures involve community collection of the artefacts and unexpected finds protocols being in place during works. Heritage NSW found that the ACHAR has appropriately demonstrated that the site is subject to historic disturbances such as sanding mining and supported the community collection approach. Therefore, General Terms of Approval (GTA) were issued by HNSW, which reference the recommendations in the ACHAR and require ongoing consultation with the Registered Aboriginal Parties (RAPs). The GTAs form part of a recommended condition of consent.

Clause 5.21 – Flood Planning

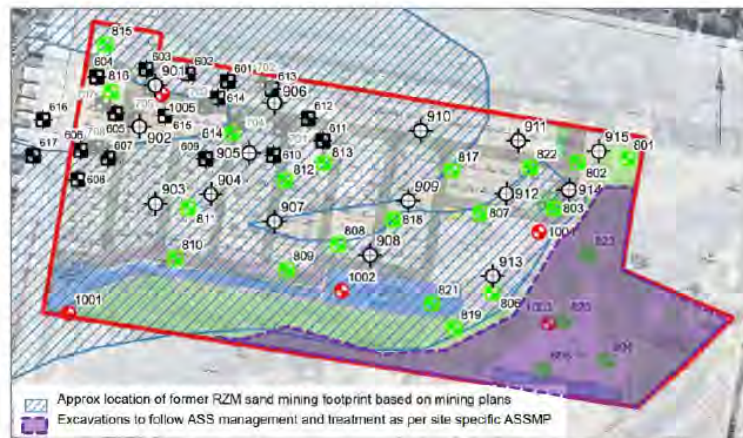
The proposed development is located on land mapped as being Flood Planning Area. The proposed residences and community facilities are located on the part of the site that is not flood prone. The proposal is considered to be consistent with this Clause in that it is compatible with the flood function and behaviour on the land, it will not adversely affect flood behaviour nor the safe occupation and efficient evacuation of people. As noted above, all sites including the community building will be located above the flood planning level. A condition has also been recommended requiring that a Flood Evacuation Plan be prepared to ensure safe evacuation of the site in a flood event.

Clause 7.1 – Acid Sulfate Soils

The subject land is mapped as containing potential Class 3 acid sulfate soils (ASS). Preliminary testing for Acid Sulfate Soils (ASS) was undertaken as a part of the Preliminary Site Investigation (PSI) prepared by Douglas Partners. The preliminary ASS testing found the general absence of ASS conditions for the majority of the site and the proposed development area which is located within areas that have been subject to sand mining activities. The area shown in hatched blue in Figure 7 below is the area identified as being formerly mined and absent of ASS.

However, the PSI recommended that a site specific Acid Sulfate Soils Management Plan (ASSMP) be prepared for any works within the area identified in purple in Figure 8 below. This area of the site is where the maintenance and storage shed are proposed. A condition has therefore been recommended requiring the preparation and implementation of an ASSMP for works within this area.

Noting the above, the proposal is considered to be consistent with this Clause.



ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

The application proposes earthworks on the site involving the filling of lower parts of the site and cutting higher parts of the site to be below road level. The maximum depth of fill and cut is approximately 2.54m and 4.5m respectively above and below existing surface. Approximately 25,249m³ of cut and 33,960m³ of fill will be required across the site resulting in a required import of approximately 8,711m³. The proposal is considered to be consistent with Clause 7.2(3) in that:

- The proposed development has been designed with appropriate stormwater and drainage measures which were supported by Council's Development Engineer. The proposal is therefore not considered likely to have a detrimental effect on drainage patterns and soil stability in the locality of the development.
- The purpose of the proposed fill is to facilitate development of the lot, being a new caravan park. The proposed earthworks are therefore not considered likely to negatively impact future use of the land.
- Much of the material from the cut on the site is proposed to be utilised for areas of fill. A small portion of the fill is required to be imported. As such, a condition is recommended noting that any imported fill material must be virgin excavated natural material (VENM) as defined in Schedule 1 of the Protection of Environment Operations Act 1997.
- During operation, the development has been designed to ensure all run off from the development is captured by on-site detention before being conveyed to the Anna Bay Main Drain. To manage potential offsite impacts during construction, conditions have been recommended requiring the preparation and implementation of a sediment and erosion management plan. The amenity impacts for adjoining properties should therefore not be impacted by the proposed earthworks.
- There have been a number Aboriginal archaeological sites identified within the site. The proposed earthworks will impact the Aboriginal archaeological sites and therefore an Aboriginal Heritage Impact Permit (AHIP) as per s90 of the National Parks and Wildlife Act 1979 is required. General Terms of Approval (GTAs) from Heritage NSW were issued which note the requirement for the AHIP.
- Conditions requiring a construction management plan to be prepared and sediment and erosion controls to be implemented during works have been recommended to be added to the consent to reduce potential impacts of the development during construction.

Noting the above, Council staff are satisfied that the proposal meet the requirements of Clause 7.2.

Clause 7.6 – Essential Services

The subject site is serviced by reticulated electricity. To connect to reticulated sewer, the applicant is required to deliver a water main extension from the site to the intersection of Nelson Bay Road and Gan Gan Road.

In regard to sewer, the proposal seeks to utilise the existing low pressure system that currently services the existing caravan park on the adjacent site (Latitude One). The existing low pressure system is connected the Anna Bay 9 WWPS which was upgraded as a part of the original development of the adjacent caravan park. Hunter Water Corporation (HWC) in their letter to the applicant dated 24 November 2021 states that the Anna Bay 9 WWPS has capacity to service the development. Accordingly, both sewer and water works required will be managed through approval with HWC.

In regard to access, the sites main access is proposed to be from the existing access to the adjacent caravan park on Latitude Drive. There is another access proposed off Latitude Drive along the site northern elevation. There is a third access point from Nelson Bay Road that will be utilised for access during emergencies and for access to the proposed maintenance and storage sheds.

In addition to the above, the application has demonstrated that stormwater drainage is consistent with Councils requirements.

Noting that above, it is considered that the proposal is consistent with this Clause.

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

Clause 7.9 – Wetlands

The site contains LEP mapped wetlands. The proposal is considered to be consistent with this Clause in that it will not have an adverse impact on the:

- a) Condition and significance of the existing native fauna and flora on the land;
- b) The provision and quality of habitats on the land for indigenous and migratory species; and
- c) The surface and groundwater characteristics of the land, including water quality, natural water flows and salinity.

It is noted that much of the mapped LEP wetland is in the area of the size zoned C2 Environmental Conservation and will form part of the conservation corridor that will be managed via a Vegetation Management Plan. Further, the development has been designed with appropriate stormwater management including water quality measures that were supported by Council's Development Engineer. Council's Natural Systems Officer was also supportive of the proposal.

Section 4.15(a)(ii) - any draft environmental planning instrument that is or has been placed on public exhibition

There are no draft EPI's relevant to the proposed development.

Section 4.15(a)(iii) – any development control plan**Port Stephens Development Control Plan 2014**

The Port Stephens Development Control Plan 2014 (DCP) is applicable to the proposed development and has been assessed below.

Chapter B1 – Tree Management

Chapter B1 applies to development that seeks to remove or prune trees or other vegetation within non-rural areas. The tree removal proposed under this application is located within the area of the site that is zoned RU2 Rural Landscape. Therefore, this Chapter does not apply to the proposal.

Chapter B2 – Natural Resources

The site contains items of environmental significance in that it contains LEP mapped wetlands, endangered ecological communities and preferred Koala habitat. This chapter therefore applies.

The application was supported with a Biodiversity Assessment Report (BAR) prepared by MJD Environmental dated August 2021. It was determined that tree removal is not required within the Biodiversity Values mapped area of the site and a significant impact to threatened species is unlikely to occur and therefore entry into the Biodiversity Offset Scheme (BOS) was not required.

The BAR found that the proposal requires the removal of up to:

- 6.73ha of Exotic Vegetation, and
- 0.30ha of Native Vegetation.

The BAR found that no threatened fauna species listed under the BC Act 2016 and EPBC Act 1999 were recorded within the development footprint or impact area, however, recent *Phascolarctos cinereus* (koala) scats were detected at multiple trees within the retained vegetation to the south as well as *Crinia tinnula* (Wallum Froglet), which was also recorded in the adjacent lots to the north and south. The BAR concluded that the proposal was unlikely to have a significant impact on the threatened entities assessed. This conclusion was supported by Council's Natural Systems Officer.

Further, the proposal seeks to retain vegetation located along the south and east of the site. This vegetation is intended to be managed and rehabilitated to act as a koala corridor under a Vegetation Management Plan (VMP) that is required to be approved by Council. The vegetation to be retained includes:

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

- 1.13ha of Exotic Vegetation, and
- 1.74ha of Native Vegetation.

It is noted that the area subject to vegetation management and rehabilitation is 3.85 hectares and is located within the south and east of the site. This includes the area where koala scats were detected.

A condition has been included in the recommended conditions requiring the preparation of a vegetation management plan (VMP). The condition requires that the VMP be submitted to and endorsed by Council prior to the commencement of works. On this basis, adequate consideration has been provided to the protection and conservation of items of environmental significance and thereby satisfying the objectives of Chapter B2 of the DCP.

Chapter B3 – Environmental ManagementNoise

A Noise Impact Assessment (NIA) was prepared for the proposal development by Spectrum Acoustics dated February 2023. To quantify the existing acoustic environment of the area, a noise logger was installed on the site for a period of 7 days.

During operation of the development, the NIA found that the major potential for noise impacts to neighbouring properties will come from mechanical plant and air conditioning, particularly those associated with the proposed community facility and recreational building including the swimming pool. Notwithstanding, it was found that the combined noise from these condensers will not exceed the evening time noise criterion at the most potentially affected receiver. It was however, recommended that the type and location of the air conditioning plant be approved by an acoustic consultant prior to installation. A condition this effect has been recommended accordingly.

TfNSW noted that future dwellings on the site could be impact by traffic noise from Nelson Bay Road. The NIA found that based on the measured traffic noise levels, and a typical residential design, standard building elements will achieve the required traffic noise attenuation and result in an adequate internal acoustic amenity for future residents.

The impacts of the development during construction could be limited through conditions of consent which limit construction work hours and mitigate noise derived from ventilation and air conditioning systems. Therefore, subject to conditions, the proposed development is satisfactory in regards to noise management.

Earthworks

As discussed at Clause 7.2 above, the proposed development involves both cut and fill. The impacts of the proposed earthworks can be mitigated through conditions of consent. The proposal is therefore consistent with requirements outlined in Councils DCP relating to earthworks.

Chapter B4 – Drainage and Water Quality

The proposal seeks to increase the impervious surfaces on site and therefore this Chapter applies.

A stormwater management plan and report was prepared for the proposal by Northrop both dated August 2023. The stormwater management plan shows that all roof water from future dwellings and the community building will be directed to infiltration systems located in the backyards of each dwelling site with overflow discharging to an inter-allotment drainage network which then connects to the Anna Bay Main Drain.

A conventional piped drainage network is proposed to be provided throughout the site's internal road network with pit and pipes being designed to convey and treat minor storm events (up to the 10% AEP). An infiltration bio filtration basin is proposed along the south of the site which is intended to treat and detain runoff from minor rainfall events and attenuate runoff from less frequent major

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

events up to and including the 1% AEP. The biofiltration basin have also been designed to provide water treatment and detention.

The above stormwater design was supported by Council's Development Engineer.

Chapter B5 – Flooding

The subject land is mapped as being within the Flood Planning Area. The flood certificate for the site (83-2022-836-1) indicates that the majority of the site is not impacted by flooding, refer to Figure 9 below. Notwithstanding, the south and south east corners of the site are mapped as containing high hazard flood storage, low hazard flood storage and low hazard flood fringe areas. The proposed land use is defined as a 'caravan park' which is not specifically identified within the Figure BI of the DCP which identifies suitable land uses for flood affected areas. Given the caravan park proposes 171 long term sites, it is considered suitable to categorise it as residential accommodation for this purpose only. Residential accommodation is nominated as being suitable in the identified flood categories subject to development controls.

The identified flood planning level (FPL) for the site is 2.9m AHD. The existing site levels range from approximately 14m AHD in the north western corner to 3m AHD in the south eastern corner and therefore much of the site meets the required FPL. Earthworks are proposed to regrade the site. This will result in each site having a minimum level of approximately 3.7m AHD and the internal roads having a level of 3.4m AHD. The long term sites and community facility will therefore be above the FPL meaning that the proposal will be compliant with Figure BJ of the DCP which identifies the required FFL for certain developments.

Egress from the site to both Latitude Drive and Nelson Bay Road access points are flood free in the 1% AEP flood event (1.6m AHD). It is also noted that the probable maximum flood (PMF) level has been identified on the flood certificate as being below the FPL at 2.6m AHD. Therefore, each site will also be constructed to the PMF.

Conditions have been recommended requiring the flood compatible design for fencing and electrical features. A condition has also be recommended requiring the preparation of a flood evacuation plan.

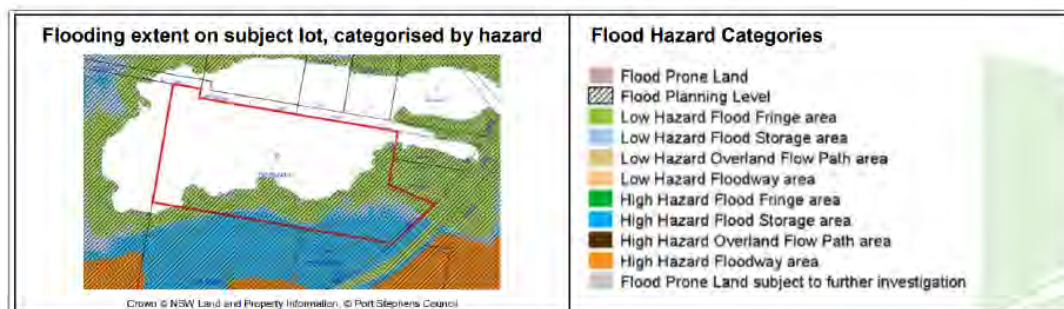


Figure 9. Sites flood hazard as per flood certificate 83-2022-836-1

Chapter B7 – Heritage

As discussed at Clause 5.10 above, the proposed development is acceptable with regard to impacts to Aboriginal and European heritage subject to the recommendations of the HNSW GTAs and ACHAR. The impacts of the proposed works can be mitigated through conditions of consent.

Chapter B8 – Road Network and Parking

Traffic

A Traffic Impact Assessment (TIA) was prepared for the proposal by Intersect Traffic dated June 2021. The TIA made an assessment of the likely traffic impacts of the proposal on the adjacent road network. It was identified that the proposal is likely to generate an additional 40 AM and 45 PM

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

vehicle trips per hour during peak. The TIA found that the existing road network surrounding the site is currently operating below its capacity and therefore has spare capacity to cater for additional traffic resulting from the proposed development. SIDRA modelling was also undertaken to determine whether the proposal would impact the intersection between Nelson Bay Road and Latitude Drive. It was found that this intersection also has sufficient spare capacity to cater for the development without requiring upgrades.

The TIA therefore concluded that the proposal will not adversely impact the surrounding road network from a traffic perspective.

Access

The proposed development seeks to utilise the existing entry and exit access located on Latitude Drive which currently provide access to the existing caravan park. A secondary access is also proposed in the north east of the site from Latitude Drive.

A third access already exists off Nelson Bay Road which is proposed to be utilised for emergencies and for access to the maintenance and storage sheds only.

The TIA found that the existing and proposed access arrangements are suitable to cater for the proposed development. It was concluded that a sightline of 226m is already provided along Nelson Bay Road. The sightline will be maintained through regular vegetation maintenance within the road reserve by Council as the relevant roads authority.

Car Parking

Figure BU identifies that caravan parks are to provide 1 car space per site and 1 visitor space for everyone 10 sites. Each site is sufficiently sized to provide a single parking space for residents, and therefore complies with this requirement.

In regard to visitor spaces, 10 spaces are required. A total of 32 visitor spaces are proposed which is compliant with the DCP.

Chapter C – Development Types

The proposed development includes fencing and a swimming pool and therefore Chapter C8 of the DCP applies. The Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 contains standards for Caravan Parks, as opposed to specific DCP controls, which is addressed below in this report.

C8 – Ancillary Structures

Fencing

The DCP requires that front fences have a maximum height of 1.2m and side and rear fences have a maximum height of 1.8m. Fencing already exists along the sites boundaries which exceed the 1.2m front fence requirement. The existing fencing is considered to be suitable given it will provide privacy for future residents and does not negatively impact the streetscape given the existing landscape buffer as demonstrated in Figure 10 below.

It is noted that portions of the site are proposed to have koala exclusionary and koala friendly fencing to allow for the free movement of koala through the koala corridor located within the south of the site and restrict movement of koala through the development site.



Figure 10. Existing landscaping between the sites fencing along Latitude Drive

Swimming Pool

The DCP requires the following for swimming pools:

- The water edge must be setback at least 1m from the side and rear boundaries
- Maximum decking height of 1.4m in height if the pool is located more than 600mm above the ground level (finished)

The swimming pool is significantly setback from the side boundaries and does not propose decking above ground level. The swimming pool is therefore compliant with the DCP.

Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

The Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021 (LG Regulations) contains standards for Caravan Parks. Clause 71 of the regulations state that Council must not grant an approval to operate a caravan park or camping ground, under the Local Government Act 1993 (LG Act) unless it is satisfied that it will be designed, constructed, maintained and operated in accordance with the relevant requirements of Subdivisions 1–8 of Division 3 of the LG Regulation.

The relevant matters relate to the design and operation of the site. A Section 68 approval cannot be granted to an operation that is inconsistent with the approved development, therefore, consideration has been given to the relevant provisions of the LG Regulations for the purposes of DA assessment.

Any non-compliances with requirements within the LG Regulations will be assessed under the future Section 68 approval process and would require the submission of an objection under s.82 of the LG Act. In this regard, it is noted that a S82 objection to clauses 93 and 134 of the LG Regulations is proposed by the applicant to remove the requirement for a forecourt area and to facilitate the in-situ construction of moveable dwellings on the site, rather than transporting modular sections of dwellings to the site for installation.

Part 3 Caravan parks, Camping Grounds and Moveable Dwellings

Division 3 Caravan parks and camping grounds

Subdivision 1 Land and site requirements

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

Clause 38 requires that caravan parks have an area of not less than one hectare. The site has area of approximately 13.8 hectares and therefore exceeds the minimum size requirements.

Clause 84 requires that a minimum of 10% of the total land area of the caravan park must be reserved for recreation or other communal activities. Approximately 10.8% of the site is provided by communal activities including the community building and landscaped areas which includes common seating, footpaths and barbeque facilities. Figure 11 below illustrates the location of communal spaces in orange.



Figure 11. Proposed Recreation / Community Activity areas (orange)

Clause 85 requires that long term sites have an area of at least 80m² and short term sites have an area of at least 65m². The minimum area of the long term sites proposed is 230m² and both the short term sites exceed 80m² in area. The proposed site sizes are therefore compliant with this clause.

Subdivision 2 Setbacks

Clause 87 requires that dwellings sites are to have vehicular access to an access road. All sites proposed have frontage to the internal road network proposed. Sites 161-171 have frontage to the road network within the existing Latitude One development.

Clause 88 requires that community buildings are not located within 10 metres of a boundary of the caravan park, dwelling site or campsite. The community building is not proposed to be located within 10m of dwellings sites or the sites boundaries.

Clause 89 requires that a dwelling site must not be located closer than 10m to a public road or 3m to another boundary of the caravan park. Council may allow a lesser distance if satisfied the dwelling site or camp site has been or will be properly screened, fenced, enclosed or otherwise treated. The sites proposed along the northern boundary are located within 10m of a boundary with the existing caravan park (Lot 460 DP 722273) or a public road (Latitude Drive) and are therefore not strictly compliant with Clause 89. Notwithstanding, a landscaping buffer and fencing currently exists along the northern boundary, refer to Figures 12 and 13 below. This buffer is considered to be sufficient in provided an appropriate screening to future dwelling sites.



Figure 12. Existing Landscape Buffer located along Latitude Drive (sites northern boundary)



Figure 13. Existing fencing and landscaping located along the sites north western boundary (within Lot 460 DP 722273).

Clause 91 requires each moveable dwelling to be located a minimum of 3m from adjoining moveable dwellings. Sufficient site areas have been allocated to enable the separation distance once moveable dwellings are placed on the site.

Subdivision 3 Roads

Clause 92 provides standards for entrance and exit roads. The proposed ingress/egress for the development is a combined 7m, satisfying the requirements of this clause.

Clause 93 requires provision of a 4x20m forecourt area. A variation to this is proposed and will be addressed through the s68 application.

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

Clause 94 provides controls for the width of internal roads and including the following standards:

- (i) at least 6 metres for a two-way access road; and
- (ii) at least 4 metres for a one-way access road.

Each internal road provides two-way access with a minimum width of 6m.

Clause 96 requires that each site must contain at least one resident car parking space. Each site is sufficiently sized to provide a single parking space for residents, and therefore complies with the requirements of this clause.

Clause 97 requires the provision of visitor car parking at a rate of one space for each 10 long-term sites, but no less than 4 spaces for any caravan park. The development provides 32 visitor car parking spaces which is compliant in that the proposal required 18.

Clause 98 requires that at least one (1) of the visitor spaces must be a disabled parking space, although it is noted that there is no such requirement under Council's DCP. This can be provided prior to the issue of an amended S.68 approval to operate for the Caravan Park.

Clause 99 requires all road surfaces to be all-weather sealed and must be adapted to the topography to allow for adequate drainage. The proposed road and drainage network has been assessed by Council's Development Engineer and found to be adequate in this regard.

Subdivision 4 Utility services

Clause 101-103 requires essential services to be available, including water, sewer and electricity. All essential services are to be provided prior to the commencement of work as per the existing conditions. The proposed stormwater drainage system has been assessed by Council's engineering section and deemed to be adequate.

The existing Latitude One development to the sites west is serviced by a lower pressure system that is connected to the existing Anna Bay No. 9 Waste Water Pump Station (WWPS). The proposed development seeks to also utilise the existing connection. A letter from Hunter Water Corporation (HWC) dated 24 November 2021 (HWC reference: 2021-1704) has been provided to Council which states that the Anna bay 9 WWPS has the capacity to service the proposed development.

Subdivision 5 Shower and Toilet Facilities

Clause 106 provides that sites which are reserved for self-contained vans or other moveable dwellings are disregarded from the calculation of facilities. A total of 171 of the 173 sites will be reserved for self-contained moveable dwellings. Therefore, no provision of communal shower or toilet facilities is required for these sites. The two short term sites will have access to the community building and the shower and toilet facilities within.

Subdivision 6 – Laundry Facilities

Clause 112 to 118 require that Caravan Parks are to be provided with washing machines, laundry tubs, clothes dryers, drying areas, ironing facilities and hot and cold-water connection. These facilities can be provided within future movable dwellings for the long term sites therefore, the construction of a dedicated laundry block is not required and would be an underutilised facility on the site. It is noted that there is two short term sites which would require laundry facilities. A s82 variation can be requested with s68 application to remove this requirement.

Subdivision 7 – Management

The requirements of Subdivision 7 do not relate to physical components of the site to be approved under a Development Application and are to be considered under a future S.68 approval to operate a caravan park.

Subdivision 8 – General

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

Clause 127 requires garbage removal arrangements be made for the caravan park. Garbage is proposed to be collected by a private waste contractor.

Clause 128 requires a dwelling site be located no further than 90m from a fire hydrant. Evidence of installation will be required prior to the issue of a S.68 approval to operate a caravan park.

Clause 131 requires that community buildings are not erected on a dwelling site. The community building is located within its own section of the site rather than on a dwelling site and therefore complies.

Division 4 Relocatable homes and associated structures

Future movable dwellings are required to comply with the provisions of Division 4, including the submission of a notice of completion to Council. Any variation to this division would require the submission of an objection under S82 of the LG Act, however, no approval for the individual moveable dwellings is required under S68 of the LG Act, as the sites are located within a Caravan Park.

Clause 134 of this division requires that relocatable homes be constructed and assembled off-site. The applicant will likely seek a Section 82 variation to allow for dwellings to be constructed on site. This will be assessed through the s68 approval process.

Section 4.15 (1)(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Social and Economic Impacts

The proposal will provide for additional accommodation in the locality to service the needs of the community, and satisfy the housing demand of the ageing population.

The construction of the proposed development will provide employment opportunities in the locality and support the local building and development industries. This will have direct monetary input to the local economy, and the increased number of residents in the locality will provide ongoing economic input through daily living activities.

There are no anticipated adverse social or economic impacts as a result of the proposed development.

It is noted that community building incorporates 'consult rooms' which are proposed to be used for a range of purposes to service the needs of residents. The uses include online telehealth and visiting specialists such as medical, massage, beautician treatments, physiotherapy, and nutrition advice.

Impacts on the Built Environment

The built form is setback significantly from the Nelson Bay Road frontage and will therefore not impact upon the existing character along this frontage. The site is consistent with the existing caravan park to the west and will not result in adverse impacts to the surrounding built environment.

Impacts on the Natural Environment

The proposal seeks to retain important vegetation including 1.74 hectares of native vegetation on the site whilst also rehabilitating and managing sensitive biodiversity areas to form a koala corridor that will be managed as part of a Vegetation Management Plan (VMP). The koala corridor area to be conserved and managed is 3.85 hectares and contains preferred koala feed trees. Accordingly, it is considered that the proposal will have a positive contribution to the natural environment on site.

Section 4.15(1)(c) the suitability of the site for the development

The subject site has been recently rezoned to allow for an additional permitted use being a caravan park, is vacant, largely flat and the development area does not contain items of environmental significance. The proposed development accords with the relevant environmental planning

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

instruments, strategic plans, DCP and Local Government Regulations, demonstrating the site is considered suitable to support the proposed development.

Section 4.15(1)(d) any submissions made in accordance with this act or the regulations

Public Submissions

The application was exhibited twice during assessment of the application. It was first exhibited from 11 October 2022 – 7 November 2022. During this time 40 submissions including 1 petition with 10 signatures were received.

The application was exhibited a second time due to additional information being provided including amended plans. It was exhibited from 5 April 2023 – 19 April 2023. During this time 7 submissions were received.

The matters raised during both exhibition periods have been detailed in the table below.

Comment	Council response
Concern over the development not paying rates to Council to fund infrastructure upgrades.	<p>It is noted that the payment of rates is not a relevant DA consideration. Notwithstanding, each separate 'lot' within a caravan park is not charged rates as the ownership model is under a leasehold title. As such, Council charges business rates based on the land value of the entire estate determined by the NSW Valuer General. Such matters are relevant to IPART, not planning considerations under S4.15 of the EP&A Act.</p> <p>It is also noted that the development is subjection to monetary contributions as per Section 7.12 of the Environmental Planning and Assessment Act 1979. A condition has been recommended accordingly.</p>
<p>Concern that the development will put strain on the health system.</p> <p>It was recommended that a medical centre should be included within the development to service residents.</p>	<p>A medical centre has not been included within the proposed development. Notwithstanding, the community building includes three consult rooms which are proposed to be utilised on a needs basis for online telehealth and also as a space for visiting specialists including for beautician treatments and medical specialists such as GPs, massage therapists, physiotherapists and nutritionists.</p> <p>It is further noted that a Health Service Provision Audit was prepared for the proposal by Umwelt dated September 2023. The audit found:</p> <ul style="list-style-type: none"> • "The distribution of GPs in the area is comparable to the state of NSW and considered above the Australian national service benchmark within a 15-minute drive of the Project in the MMM Nelson Bay catchment).

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

	<ul style="list-style-type: none"> • 60% of the 21 GPs within a 30-minute drive of the Project are accepting new patients. • On average there were approximately 2,160 standard appointments available for existing patients and 731 appointments available for new patients to book online for the following week. • Over 40% of current residents have moved to Latitude One from postcodes within a 30-minute drive of the current site, with a further 12% relocating from Newcastle, Lake Macquarie and Maitland, and therefore may be likely to maintain accessing their existing GP. • Each of the six main allied health practice types are accessible within a 15-minute drive of the proposed Project and within the three suburbs that are serviced by the complimentary bus route." <p>Whilst health service availability is not a specific planning consideration for a caravan park development, the provided Health Service Provision Audit indicates there are sufficient health facilities available in the locality.</p>
<p>Concern that the proposal will increase traffic and the functioning of the intersection between Nelson Bay Road and Latitude Drive.</p> <p>A submission recommended that a roundabout be installed to assist in limiting traffic impact and improving safety.</p>	<p>A Traffic Impact Assessment (TIA) was submitted with the DA. The TIA found that the proposal is likely to generate an additional 40 AM and 45 PM vehicle trips per hour during peak. The TIA found that the existing road network surrounding the site is currently operating below its capacity and therefore has spare capacity to cater for additional traffic resulting from the proposed development. Modelling was also undertaken to determine whether the proposal would impact the intersection between Nelson Bay Road and Latitude Drive. It was found that this intersection also has sufficient spare capacity to cater for the development without requiring upgrades. Noting that this intersection was upgrades including road widening and the provision of turning lanes as a part of the original Latitude One development to the sites west.</p>
<p>Concern with permissibility noting that Council generally doesn't allow for a number of houses on rural zoned land.</p>	<p>The site is characterised as a 'caravan park' rather than multi-dwelling housing. Caravan parks and multi-dwelling housing uses are not permissible within the RU2 Rural Landscape</p>

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

	zone in accordance with the PSLEP. Notwithstanding, a Planning Proposal was approved on the site which added an additional permitted use for a caravan park in accordance with Clause 2.5 of the PSLEP.
Concern that seniors housing is not needed within the area but rather affordable housing or general residential dwellings.	The proposal contributes to housing supply in the area in the form of long term sites within the caravan park.
Concern over the flood prone nature of the land and whether high density housing is suitable.	The land is flood prone. The flood prone nature of the land has been assessed and found to be acceptable. It is noted that the lot is mostly above the Flooding Planning Level and will remain this way once developed. A condition has been included requiring the preparation of an emergency evacuation plan for flooding.
Concern that the proposal will change the character and social cohesion of Anna Bay.	The proposed development is considered unlikely to impact the character and social cohesion of Anna Bay and there is no evidence to indicate this will occur through the proposed lifestyle village. The proposal provides additional housing for seniors to support an ageing population. It is further noted that the proposal does not impact the provision of general residential housing in the area but rather makes good use of underutilised land adjacent to an existing village of a similar nature.
Concern that the density prohibits the growth of trees and other significant vegetation on the site. Concern that the proposal will create significant and irreversible impacts to the natural environment.	<p>The proposal is located within the area of the site that is largely cleared of vegetation. The vegetation proposed for removal is mostly exotic with some portions being native vegetation that is mostly disturbed.</p> <p>The proposal also intends to manage and rehabilitate the vegetation in the south and south east of the site to create a koala corridor. The Biodiversity Assessment Report prepared for the development found that the proposal was unlikely to result in adverse impacts to items of environmental significance on the site. This conclusion was supported by Council's Natural Systems officer. There will be no significant and irreversible impacts to the natural environment as a result of the development.</p>
It was recommended that the developer should pay a contribution to providing a hospital in the area.	Council does not have jurisdiction over the provision of public health infrastructure and such a contribution would be considered ultra vires under Councils contributions plan.

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

	Notwithstanding, the applicant is required to pay s7.12 contributions to support the delivery of local infrastructure items. The money paid from these contributions is required by Environmental Planning and Assessment Act to be applied towards the provision, extension or augmentation of public amenities or public services.
Request for new fencing between the common boundary of the development site and objectors property. The objection also requested a fire break between their property and the development.	Fencing is managed between land holders under the Dividing Fences Act. Notwithstanding, the fencing plan (as shown in Figure 7 of this report) does note rural style fencing along the shared boundary. The land the submission refers to for a fire break is zoned C2 Environmental Conservation and is the area that is proposed to be managed and rehabilitated as a koala corridor. Appropriate asset protection zones have been provided to the development and therefore a fire break is not required for the proposed development.
Concern that the detentions basins are too small and will overflow to adjoining properties. Concern that the main drain does not have capacity to cater for the additional flows resulting from the development. The submission noted that no approval has been sought from the Anna Bay Drainage Union regarding use of the drain.	Council's Development Engineer has reviewed the proposed stormwater management plan including associated modelling and found that the proposed basins are of a suitable size to cater for development flows. The basins have been designed to detain runoff from minor rainfall events and attenuate runoff from less frequent major events up to and including the 1% AEP. There is no statutory mechanism for Council to refer the development to the Anna Bay Drainage Union. Council is limited to assessment against the relevant DCP controls for stormwater management.
Concern that no community consultation was undertaken prior to the lodgement of the DA. The submission noted that Council should undertake consultation with the existing residents of Latitude One to ensure they are aware of the proposal.	Community consultation undertaken by an applicant prior to lodgement of a DA is not legislated requirement but rather best practice. Council acknowledges that it was not undertaken prior to lodgement of the DA. Notwithstanding, the application was notified and advertised twice during assessment of the DA. A notification letter was sent to nearby property owners of the existing Latitude One development during both exhibition periods. Any submissions received during notification

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

	of the application have been responded to in this assessment report.
<p>Concern was raised that no updated Vegetation Management Plan has been provided since the one approved under a separate DA in 2017 and that a new one should be provided and assessed prior to approval.</p> <p>The submission noted that Council should rectify comments received from BCD during the Planning Proposal for the site which suggested that a Biodiversity Stewardship Agreement be placed over the site in addition to a VMP. The submission highlighted comments from BCD which states that the koala corridor should be reinstated. The submission strongly supported these comments from BCD.</p>	<p>A VMP has not been provided with the DA but rather a condition has been included in the recommended conditions requiring the preparation of a vegetation management plan (VMP). The condition requires that the VMP be submitted to and endorsed by Council prior to the commencement of works.</p> <p>In regard to the comment seeking a Biodiversity Stewardship Agreement over the site, it is noted that the site would not be eligible as it has previously been utilised as a biodiversity offset area for a previous development, being existing caravan park adjoining the site to the west. The NSW Biodiversity Stewardship Agreement Landholder Guide states:</p> <p><i>Biodiversity stewardship sites can be established on most land in NSW subject to the requirements of the BC Act and the BC Regulation. In some circumstances, the past use of your land may mean that it is ineligible for a BSA, for example where:</i></p> <ul style="list-style-type: none"> <i>current or previous use of the land is inconsistent with biodiversity conservation,</i> <i>current or previous land use will prevent management actions from being carried out,</i> <i>current or previous land use will prevent the purpose of management actions from being achieved, or</i> <i>if the land has already been used as a biodiversity offset.</i>
<p>A submission noted that safe crossing for koalas along Nelson Bay Road and Latitude Drive should be considered.</p> <p>A submission requested that Council considered the impacts of the housing itself on koalas particularly in relation to fencing and feed trees.</p>	<p>Exclusionary fencing is proposed to address concerns for koala movement and interactions with the proposed development. The exclusionary fencing will deter koalas from entering the area of the site where the dwellings sites and the community building are proposed. The exclusionary fencing is proposed to be located along the perimeter of the developed area. A koala grid is also proposed to be provided along the access driveway that connects to Nelson Bay Road to deter koalas from moving toward the road.</p>

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

	<p>Koala friendly is proposed to be provided along the sites northern boundary in line with the C2 zoned land.</p> <p>The fencing has been designed to deter koalas from moving toward Nelson Bay Road and encourage movement toward vegetated areas in the north.</p>
Concern was raised over the caravan and boat storage area located in the east of the site. Noting its location between the areas of C2 zoned land and visibility from Nelson Bay Road impacting the existing character.	At the request of Council, the caravan and boat storage area was removed and the updated plans exhibited during the second notification period. The author of this submission acknowledged its removal in the second submission received.
Concern was raised for the inclusion of 2 short term sites and that there is likely no intentions for these to be used.	Council does not have concern with the two short term sites proposed noting they comply with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. Ongoing usage of these sites would be subject to operational demand for short-term accommodation.
It was noted that the staging plan and SoEE provide different staging outcomes in terms of the number of dwellings site to be development within each stage.	Updated staging plans have been provided to ensure consistency.
Concern was raised over the community building being provided with Stage 3 rather than stage one.	<p>Construction of the community building is intended to commence in Stage 2.</p> <p>It is considered that use of the existing facility on the adjacent site by residents of Stages 1 is suitable during construction of the development. Noting that it would be for 46 dwellings sites and only acting as a temporary measure.</p>
The submission noted that Council should consider alternative transport options such as the provision of a cycleway.	A condition has been recommended on the consent requiring that a pedestrian footpath be provided along Latitude Drive to the intersection with Nelson Bay Road. This will connect shared path identified on the Port Stephens Council Pathways Plan. It is noted that bicycle markings are already provided on this area of Nelson Bay Road.
The submission noted that the upgrades may be required for water and sewer servicing.	<p>To connect to reticulated sewer, the applicant is required to deliver a water main extension from the site to the intersection of Nelson Bay Road and Gan Gan Road.</p> <p>In regard to sewer, the proposal seeks to utilise the existing low pressure system that currently</p>

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

	<p>services the existing caravan park on the adjacent site (Latitude One). The existing low pressure system is connected the Anna Bay 9 WWPS which was upgraded as a part of the original development of adjacent caravan park. Hunter Water Corporation (HWC) in their letter to the applicant dated 24 November 2021 states that the Anna Bay 9 WWPS has capacity to service the development.</p> <p>Approval and payment for upgrades is managed by Hunter Water rather than Council.</p>
<p>Concern was raised regarding the plantings chosen within the landscape plan. It was requested that further information be provided regarding replanting associated with the Vegetation Management Plan area.</p>	<p>The landscape plan includes native species identified within Council's Tree Technical Specification including Cabbage Tree Palm, Southern Magnolia and Swamp Mahogany.</p> <p>The Vegetation Management Plan has not yet been prepared and is required to be assessed by Council's Natural Systems team prior to the commencement of works. Imposing a requirement for a VMP post determination as a grampion type condition is common practice.</p>
<p>Suggestions in relation to koala friendly fencing were given.</p>	<p>Exclusionary fencing is proposed to address concerns for koala movement and interactions with the proposed development. The exclusionary fencing will deter koalas from entering the area of the site where the dwellings sites and the community building are proposed. The exclusionary fencing is proposed to be located along the perimeter of the developed area. A koala grid is also proposed to be provided along the access driveway that connects to Nelson Bay Road to deter koalas from moving toward the road.</p> <p>Koala friendly is proposed to be provided along the sites northern boundary in line with the C2 zoned land.</p> <p>The fencing has been designed to deter koalas from moving toward Nelson Bay Road but rather direct movement toward the vegetated areas in the north.</p>
<p>Concern raised over the handling of displaced fauna.</p>	<p>The Ecological RFI response prepared MJD Environmental that was provided for the second notification period identified details for the management of displaced fauna. The recommendations included observing and</p>

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

	<p>assisting fauna in moving toward refuge habitat and prioritisation of self-relocation for highly mobile fauna or large mammals. The response provided management procedures for when capture is necessary including inspecting for injuries.</p>
<p>Concern was raised in relation to the exposure of Acid Sulfate Soils.</p>	<p>The subject land is mapped as containing potential Class 3 acid sulfate soils (ASS). Preliminary testing for Acid Sulfate Soils (ASS) was undertaken as a part of the Preliminary Site Investigation (PSI) prepared by Douglas Partners. The preliminary ASS testing found the general absence of ASS conditions for the majority of the site and the proposed development area which is located within areas that have been subject to sand mining activities.</p> <p>However, the PSI recommended that a site specific Acid Sulfate Soils Management Plan (ASSMP) be prepared for any works within the areas not impacted by previous mining on the site. This area of the site is where the maintenance and storage shed are proposed. A condition has therefore been recommended requiring the preparation and implementation of an ASSMP for works within this area.</p>
<p>Concern that the proposal does not meet the objectives of the RU2 zone.</p> <p>It was also noted that the proposal fails to satisfy Clause 125 of the Housing SEPP.</p>	<p>The proposal is considered to be consistent with the character of the land in that the proposal is considered to be a compatible land use within the area and maintains the rural landscape character of the land through the significant setback to Nelson Bay Road. Moreover, the site was found to be suitable for a caravan park through the recent Planning Proposal supported on the site.</p> <p>Clause 125 of the Housing SEPP applies to Manufactured Home Estates. The proposal is for a caravan park. Controls for a caravan park are provided under Part 9 of the SEPP and have been addressed as a part of this assessment.</p>
<p>Concern that the proposal will result in light pollution.</p>	<p>A condition has been recommended that requires all outdoor lighting to comply with the Australian Standard 4282 'Control of Obtrusive Effects of Outdoor Lighting'.</p>
<p>Concern that the one entry and exist point is unsafe particularly in emergencies.</p>	<p>The existing access to the adjacent caravan park has been determined as being suitable for the proposed development. Notwithstanding, the proposal also includes a</p>

ITEM 1 - ATTACHMENT 4 PLANNER'S ASSESSMENT REPORT.

	<p>new access from Latitude Drive along the northern boundary of the site. The existing access from Nelson Bay Road is also being retained for use during emergencies.</p> <p>It is noted that a condition has been recommended requiring the preparation of a flood evacuation plan. The General Terms of Approval from the NSW RFS also require the preparation of a Bush Fire Emergency Management and Evacuation Plan.</p>
--	--

Section 4.15(1)(e) the public interest

The proposal is considered to be in the public interest as it will provide additional housing supply in the area.

The construction of the proposed development will provide employment opportunities, having direct monetary input to the local economy. The increased number of residents in the locality will provide ongoing economic input through daily living activities.

The proposal involves the management and rehabilitation of the vegetation located within the south and south east of the site under a Vegetation Management Plan (VMP). The intention is for this area of the site to act as a koala corridor.

Section 7.11 – Contribution towards provision or improvement of amenities or services (developer contributions)

S7.12 contributions apply. A conditions has been recommended accordingly.

DETERMINATION

The application is recommended to be approved subject to the recommended conditions of consent.

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



CONDITIONS OF CONSENT

SCHEDULE 1 – CONDITIONS OF CONSENT

1.0 - General Conditions of Consent

The following conditions of consent are general conditions applying to the development.

- (1) **Approved plans and supporting documentation** – Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.

Plan No.	Revision No.	Plan Title.	Drawn By.	Dated.
2410-A00	Rev G	Cover Sheet	Draw Design Group	21/09/23
2410-A01	Rev E	Design Intent	Draw Design Group	17/11/22
2410-A02	Rev E	Site Analysis	Draw Design Group	17/11/22
2410-A03	Rev E	Tree Removal Plan	Draw Design Group	17/11/22
2410-A04	Rev G	Proposed site Plan	Draw Design Group	21/09/23
2410-A05	Rev G	Proposed Basement Layout	Draw Design Group	21/09/23
2410-A06	Rev G	Proposed Upper Floor Layout	Draw Design Group	21/09/23
2410-A07	Rev G	Elevations	Draw Design Group	21/09/23
2410-A08	Rev G	Elevations	Draw Design Group	21/09/23
2410-A09	Rev G	Section AA	Draw Design Group	21/09/23
2410-A10	Rev G	Window Schedule 1 of 2	Draw Design Group	21/09/23
2410-A11	Rev G	Window Schedule 2 of 2	Draw Design Group	21/09/23
2410-A12	Rev G	Roof Plan & Upper Level Windows Layout	Draw Design Group	21/09/23
2410-A13	Rev G	Bushfire Attach Level 29 Notes	Draw Design Group	21/09/23

PORT STEPHENS COUNCIL

116 Adelaide Street
Raymond Terrace NSW 2324

PO Box 42
Raymond Terrace NSW 2324

1

Phone: 02 4980 0255
Email: council@portstephens.nsw.gov.au

www.portstephens.nsw.gov.au

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



Document Title.	Version No.	Prepared By.	Dated.
Section 5 of the Biodiversity Development Assessment Report (BDAR) BDAR approved Mitigation Measures	Revision E	Enviro Ecology	2 August 2023
Section 4 of the 'Arboriculture Impact' AIA approved Mitigation Measures	Revision B	Enviro Ecology	27 June 2022.

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

- (2) **Building Code of Australia** – All building work must be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (3) **Excavation for residential building works** – If the approved development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the consent must, at the person's own expense:
 - a) protect and support the adjoining premises from possible damage from the excavation; and
 - b) where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing that condition not applying, and a copy of that written consent is provided to the PCA prior to the excavation commencing.

- (4) **Sign on building** – Except in the case of work only carried out to the interior of a building or Crown building work, a sign must be erected in a prominent position on the site showing the name, address and telephone number of the Principal Certifying Authority for the work, the name of any principal contractor and their after-hours contact number, and must contain a statement that unauthorised entry to the site is prohibited.

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



The sign must be maintained while the work is being carried out and is to be removed when the work is completed.

- (5) **Completion of Roads Act Approval works** - All approved road, footpath and/or drainage works, including vehicle crossings, have been completed in the road reserve in accordance with the Roads Act Approval to the satisfaction of the Council as the Roads Authority.

- (6) **Footpath crossing construction** - A footpath crossing and driveway must be constructed in accordance with this consent and the approved Construction Certificate prior to use or occupation of the development.

Note: A Works on Public Infrastructure (Driveway) approval must be obtained prior to the commencement of such works.

- (7) **Swimming pools and spas** - The swimming pool/spa must comply with:

- a) the Swimming Pools Act 1992;
- b) the Swimming Pools Regulation 2018;
- c) AS 1926.1 'Swimming Pool Safety' Part 1: Safety barriers for swimming pools;
- d) AS 3500.2 'Plumbing and Drainage' - Sanitary plumbing and drainage';
- e) AS1926.3 'Water Recirculation Systems'; and
- f) the Building Code of Australia.

- (8) **Tree removal** - The trees identified for removal on the 'Tree Removal Plan' of the Architectural Plans, Drawing No. A03, Revision C, prepared by Drawn Design Group, dated 17 November 2021, as well as trees identified for removal in Table 3-3 (and shown on Figure 1-2) of the Arboriculture Impact Assessment, prepared by Enviro Ecology, Revision B, dated 9 April 2022, are approved for removal, subject the conditions of this consent.

Prior to commencement of any clearing works, all trees must be physically marked by the project Ecologist in accordance with the approved tree removal and retention plans and schedules.

- (9) **Approved Report Recommendations** - Construction of the development must comply with the recommendations of the following reports / plans as detailed below:

- a. All mitigation measures detailed in **Section 5.2** and **Section 5.3**, as well as the environmental controls provided in '**Table 5-1 Mitigation Measures**' of the 'Biodiversity Development Assessment Report', Revision E, prepared by Enviro Ecology, dated 2 August 2023.
- b. The following measures from the 'Integrated Bushfire and Vegetation Management Plan' (IBVMP), Revision B, prepared by Enviro Ecology, dated 27 June 2022:

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



- (i) To prevent the spread of weeds and fungal pathogens such as Cinnamon Fungus (*Phytophthora cinnamomi*) and Chytrid Fungus (*Batrachochytrium dendrobatidis*), all machinery shall be cleaned of soil and debris before entering the subject site. Hygiene protocols (Myrtle Rust) to be implemented during clearing works as part of the IBVMP (to be done in accordance with the DPIE (2020) Hygiene guidelines: Protocols to protect priority biodiversity areas in NSW from *Phytophthora cinnamomi*, myrtle rust, amphibian chytrid fungus and invasive plants.
 - (ii) Temporary fencing to delineate the extent of works is to be installed along the boundary of the IBVMP Area (Figure 4-2 and 4-3 of the IBVMP) and should be situated in accordance with guidance from the Vegetation Management Contractor/Ecologist.
 - (iii) No plant or equipment shall be parked beyond the development and associated APZ and no construction materials e.g. mulch or soil (or waste products from clearing works) e.g. establishment of the APZ/removal of weeds is to be stockpiled in these areas.
 - c. All Tree Protections Measures (1 – 16) as detailed in Section 4 of the 'Arboriculture Impact Assessment', prepared by Enviro Ecology, Revision B, dated 9 April 2022.
- (10) **Replacement Tree Planting** - Prior to the removal of vegetation, the following replacement trees must be planted on the subject lot (LOT: 2 DP: 810866) outside of the approved APZ:
- a. 50 x Forest Redgum (*Eucalyptus tereticornis*), minimum pot size 140mm (must be planted at elevations above 2.5 m AHD)
 - b. 40 x Swamp Mahogany (*Eucalyptus robusta*), minimum pot size 140 mm (must be planted at elevations below 2.5 m AHD)
 - c. 10 x Broad-leaved Paperbark (*Melaleuca quinquenervia*), minimum pot size 140 mm (must be planted at elevations below 2.5 m AHD)

Where plant stock availability issues are encountered, an alternative planting schedule may be implemented as approved by Council's Natural System's Team.

All replacement trees must be sourced from local provenance seed stock in accordance with the Port Stephens Technical Specification – Trees (2014) and must be protected from predation by goats / grazing livestock. This may include the use of stock proof tree guards, appropriate fencing (ensuring any fencing used is koala friendly) or the removal of goats / grazing livestock from site.

- (11) **Protect Existing Vegetation and Natural Landscape Features** - The trees identified for retention in Table 3-2 (and shown on Figure 1-2) of the Arboriculture Impact Assessment, prepared by Enviro Ecology, Revision B, dated 9 April 2022, must be retained. All other trees and native vegetation outside of the approved Asset Protection Zone (APZ) must be retained.

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.

**(12) Vehicular access to construction site –**

This condition applies to all development activity approved by this development consent, including the installation or provision of temporary works:

- a) Only Reflections Drive can be used for the purposes of :
 - (i) All workforce vehicles accessing and exiting the construction site, and
 - (ii) Delivery of all construction materials to and from the construction site (including both access and egress by such vehicles)
 - (ii) Removal of any materials, temporary works, waste/waste receptacles
- b) Vehicles associated with the development activity approved by this development consent cannot use any access point from Gan Gan Road at any time, including both workforce traffic and all delivery vehicles.

2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Replacement Tree Planting Documentation** - Prior to the issue of a Construction Certificate, documentary evidence of completion of replacement tree planting (including mapped locations of plantings) must be provided to and approved by Council's Natural Systems Section.
- (2) **Prior to the removal of vegetation**, the certifying authority must confirm that trees marked for removal and retention are consistent with the approved tree removal and retention plans and schedule.
- (3) **Nest Boxes** – Prior to the removal of any vegetation, the following nest boxes must be installed on retained trees within Lot: 2 DP 810866 in accordance with the 'Integrated Bushfire & Vegetation Management Plan', Revision B, prepared by Enviro Ecology, dated 27 June 2022 (please refer to the nest box installation plan approved under this consent for installation locations).

The nest boxes shall be sourced/constructed to a standard consistent with Councils 'Technical Specification - Nest Boxes' (May 2014) and positioned at a suitable height off the ground as per the table below. The nest boxes are to be installed by a suitably qualified and experienced consultant and maintained for a period of 5 years.

Nest box type / size	Species suitability	Number required	Installation height above ground (minimum)
Glider Box, approx. 4 cm opening	Squirrel Glider	6	4 meters
Microbat box	Microbats	6	4 meters

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



Small bird / arboreal mammal box, approx. 5 - 6 cm opening	Small parrots / arboreal mammals	6	4 meters
Medium bird / arboreal mammal box, approx. 6 - 7 cm opening	Medium parrot / arboreal mammal	6	4 meters

Prior to the issue of a Construction Certificate, documentary evidence of nest box installation completion must be provided to and approved by Council's Natural Systems Section.

- (4) **Biodiversity Offset Scheme – Ecosystem credit retirement** - The class and number of ecosystem credits in the following table must be retired to offset the residual biodiversity impacts of the development prior to the clearing of vegetation or the issue of a construction certificate, whichever occurs first.

The requirement to retire credits may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.

Impact plant community type	No. of ecosystem credits	IBRA sub-region	Plant community type(s) that can be used to offset impacts of development
3544-Coastal Sands Apple-Blackbutt Forest	9	Karuah Manning, Hunter, Macleay Hastings, Mummel Escarpment and Upper Hunter. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	Coastal Dune Dry Sclerophyll Forests This includes PCT's: 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund detailed in the above table must be provided to and approved by Council's Natural Systems Team and the certifying authority prior to the clearing of vegetation or the issue of a construction certificate, whichever occurs first.

- (5) **Biodiversity Offset Scheme – Species credit retirement** - The class and number of species credits in the following table must be retired to offset the residual biodiversity impacts of the development prior to the clearing of vegetation or the issue of a construction certificate, whichever occurs first.

The requirement to retire credits may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of species credits, as calculated by the Biodiversity Offsets Payment Calculator.

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



Impacted species credit species	Number of species credits	IBRA sub-region
<i>Petaurus norfolcensis</i> / Squirrel Glider	13	Any in NSW
<i>Phascolarctos cinereus</i> / Koala	13	Any in NSW

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund detailed in the above table must be provided to and approved by Council's Natural Systems Team and the certifying authority prior to the clearing of vegetation or the issue of a construction certificate, whichever occurs first.

- (6) **Construction Site Management Plan** - Before the issue of a construction certificate, the applicant must ensure a construction site management plan is prepared and approved by Council. The plan must include the following matters:
- Vehicular site access points and construction activity zones – Site access for construction shall be accessed from Reflections Drive via the proposed driveway identified on the approved Architectural plans, prepared by Draw Design Group, Job No: 2410, Sheet 2410-A04 Rev G (Proposed Site Plan) dated 21/09/2023
 - Location and materials for protective fencing and hoardings to the perimeter on the site
 - Details of construction traffic management, including proposed truck movements to and from the site and estimated frequency of those movements, and measures to preserve pedestrian safety in the vicinity of the site
 - Location of site storage areas and sheds
 - Equipment used to carry out all works
 - A garbage container with a tight-fitting lid
 - Dust, noise and vibration control measures
 - Location of temporary toilets.

The construction site management plan must be complied with during and until the completion of the development activity approved by this development consent. The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.

- (7) **Hunter Water Corporation** - Prior to the issue of a Construction Certificate provide evidence demonstrating reticulated sewer connection availability via Hunter Water Corporation owned/managed assets. Evidence may include –
- Written advice from Hunter Water Corporation confirming sewer connection availability, reflective of development subject to this determination. Advice is to include persons/Authority responsible for all components of the sewage management system, including any part of the system prior to and inclusive of any boundary kit; and

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



- b) Section 50 Compliance Certificate reflective of development subject to this determination **(where applicable)**

Whereby the management of wastewater subject to this development comprises 'on-site' components of whom the property owner/occupant is responsible for (as determined by Hunter Water Corporation): A separate Section 68 Application for the installation of a waste treatment device/human waste storage facility shall be approved by Council under provisions of the Local Government Act 1993 **AND Prior to OC** an Approval to Operate shall be obtained by Council in accordance with the Local Government Act, 1993 (Section 68A) following the satisfactory installation of the waste treatment device/human waste storage facility.

3.0 - Prior to Issue of a Subdivision Works Certificate

The following conditions of consent shall be complied with prior to the issue of a Subdivision Certificate.

Nil

4.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Home Building Act requirements** - Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information —
- a) In the case of work for which a principal contractor is required to be appointed—
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
 - b) In the case of work to be done by an owner-builder—
 - (iii) the name of the owner-builder, and
 - (iv) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



- (2) **Compliance with Home Building Act (if applicable)-** In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- (3) **Notice of Principal Certifying Authority appointment** – The Principal Certifier for this development must give notice must be given to the consent authority and Council, where the Council is not the consent authority, at least two days prior to subdivision and/or building works commencing in accordance with Section 6.6 (2) (a) of the Environmental Planning and Assessment Act 1979 and Section 57 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. The notice must include:
- a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the Registered number and date of issue of the relevant development consent;
 - d) the name and address of the Principal Certifier and the person who appointed the principal certifier;
 - e) if the principal certifier is a registered certifier
 - (i) the certifier's registration number, and
 - (ii) a statement signed by the registered certifier to the effect that the certifier consents to being appointed as principal certifier, and
 - (iii) a telephone number on which the certifier may be contacted for business purposes.
- The notice must be lodged on the NSW planning portal.
- (4) **Notice commencement of work** – Notice must be given to Council and the Principal Certifier, if not the Council, of the person's intention to commence the erection of the building or undertake subdivision work at least two days prior to subdivision and/or building works commencing in accordance with Sections 6.6 (2) and 6.12 (2) (c) of the Environmental Planning and Assessment Act 1979 and Section 59 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. The notice must include:
- a) the name and address of the person;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the Registered numbers and date of issue of the development consent and construction certificate;
 - e) a statement signed by or on behalf of the principal certifier that all conditions of the consent that must be satisfied before the work commences have been satisfied; and
 - f) the date on which the work is intended to commence.

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



The notice must be lodged on the NSW planning portal.

- (5) **Signs on site** – A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:
- a) showing the name, address and telephone number of the principal certifier for the work, and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.

Note: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

- (6) **Erosion and sediment controls in place** – Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the principal certifier) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).

- (7) **All weather access** – A 3m wide all-weather vehicle access is to be provided from the kerb and gutter to the building under construction for the delivery of materials and use by trades people.

No materials, waste or the like are to be stored on the all-weather access at any time.

- (8) **Rubbish generated from the development** – Where not already available, a waste containment facility is to be established on site. The facility is to be regularly emptied and maintained for the duration of works.

No rubbish must be stockpiled in a manner which facilitates the rubbish to be blown or washed off site. The site must be cleared of all building refuse and spoil immediately upon completion of the development.

- (9) **Damage report – Public Infrastructure** – The applicant is required to notify Council in writing of any existing damage to public infrastructure (including landscaping) within the vicinity of the development, the absence of such notification signifies that no damage exists.

- (10) **Roads Act Approval** – For construction/reconstruction of Council infrastructure, including vehicular crossings, footpath, kerb and gutter, stormwater drainage, an application must be made for a Roads Act Approval Certificate under Section 138B of the Roads Act 1993.

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



- (11) **Surface water collection from swimming pools and spas** - Swimming pool surrounds and/or paving must be constructed so as to ensure water from the pool overflow or surge does not discharge onto neighboring properties.
Details demonstrating compliance must be provided to the Certifying Authority.
- (12) **Protection of Trees** – Protection of trees to be retained must be in accordance with AS 4970-2009 'Protection of Trees on Development Sites' and all Tree Protections Measures (1 – 16) as detailed in Section 4 of the 'Arboriculture Impact Assessment', prepared by Enviro Ecology, Revision B, dated 9 April 2022.
- (13) **Tree protection measures** – Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in this consent are in place.

5.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Implementation of BASIX commitments** - While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies.
- (2) **Shoring and adequacy of adjoining property (if applicable)**- If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense —
 - a) Protect and support the building, structure or work from possible damage from the excavation, and
 - b) Where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

- (3) **Hours of work** – The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:
7.00am to 5.00pm on Monday to Saturday
The principal certifier must ensure building work, demolition or vegetation

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

- (4) **Toilet facilities** – Temporary toilet(s) must be provided and maintained on site from the time of commencement of building work to completion. The number of toilets provided must be one toilet per 20 persons or part thereof employed on the site at any one time.

The temporary toilet is to be either connected to the sewerage system or an approved septic tank or otherwise may be a chemical toilet supplied by a licensed contractor.

- (5) **Compliance with the Building Code of Australia** – Building work must be carried out in accordance with the requirements of the Building Code of Australia.

- (6) **Stormwater disposal** – Following the installation of any roof, collected stormwater runoff from the structure must be:

- a) Diverted through a first flush system before being connected to an existing stormwater easement/system/street.

- (7) **Placement of fill** – Filling must not be placed in such a manner that natural drainage from adjoining land will be obstructed or in such a manner that surface water will be diverted.

Further, any alterations to the natural surface contours must not impede or divert natural surface water runoff so as to cause a nuisance to adjoining property owners.

- (8) **Offensive noise, dust, odour and vibration** – All work must not give rise to offensive noise, dust, odour or vibration as defined in the Protection of the Environment Operations Act 1997 when measured at the nearest property boundary.

- (9) **Uncovering relics or Aboriginal objects** - While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.

In this condition:

- a. "relic" means any deposit, artefact, object or material evidence that:

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



- (i) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (ii) is of State or local heritage significance; and
- b. "Aboriginal object" means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

- (10) **Excavations and backfilling** – All excavations and backfilling associated with this development consent must be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified Structural Engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation must:

- a) preserve and protect the building from damage; and
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, must contact "Dial Before You Dig" prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

- (11) **Waste water from swimming pools and spas** – All swimming pool waste water must be disposed of as follows:

- a) Where a Hunter Water sewer is available – waste water must be drained or pumped to the sewer.
- b) Where a Hunter Water sewer is not available (such as rural areas) – waste water must be disposed of as follows:

Chlorinated pool waste water:

- (i) Discharging to a rubble pit measured 600mm wide x 600mm deep x 3m long, located not less than 3m from any structure or property boundary; or
- (ii) Discharging to a tail out drain to disperse the water over a large grassed area or paddock, provided that the land fall does not direct water to buildings on the subject or adjoining properties, or create a nuisance to an adjoining property owner.

Saltwater pool waste water:

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



- (iii) Discharging as per point (ii) above.

All pool types:

- (iv) Must not be discharged to a septic tank or an on-site sewage management installation or disposal area;
- (v) Must not be discharged into a reserve, watercourse, easement or storm water drainage system

- (12) **Bush fire safety – Dwellings** – The site is located within a bushfire prone area and must comply with NSW Rural Fire Service document "Planning for Bushfire Protection 2019." In this regard the following is required:

- a) Proposed dwelling must comply with the construction requirements of Planning for Bushfire Protection on each elevation for a Bushfire Attack Level (BAL) of:
 - (i) Northern elevation – BAL 29;
 - (ii) Western elevation – BAL 29;
 - (iii) Southern elevation – BAL 29; and
 - (iv) Eastern elevation – BAL 29;
- b) The APZ identified in the Integrated Bushfire and Vegetation Management Plan' (IBVMP), Revision B, prepared by Enviro Ecology, dated 27 June 2022 site must be managed as an 'Inner Protection Area' as outlined within PBP2019.
 - c) Compliance with Appendix 3 of PBP2019.
 - d) Compliance with the specific requirements of Chapter 7 of PBP2019.
 - e) Verandahs, Deck, Steps and Landings shall comply with Clause 7.5.2 of PBP2019 for additional BAL construction requirements.

Details demonstrating compliance must be provided to the Certifying Authority.

- (13) **Tree Protection** – While site or building work is being carried out, the applicant must maintain all required tree protection measures in good condition in accordance with the relevant requirements of AS 4970-2009 Protection of trees on development sites and the recommendations of 'Arboriculture Impact Assessment', prepared by Enviro Ecology, Revision B, dated 9 April 2022. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.
- (14) **Tree Removal/Pruning** – All approved tree removal/pruning is subject to all works being undertaken by a qualified arborist with minimum Australian Qualification Framework Level 3 qualifications or higher. All works are to be undertaken in accordance with the relevant provisions of AS 4373 'Pruning of Amenity trees'.
- (15) **Vegetation Management Plan/Flora & Fauna Report** – All works must be undertaken in accordance with the approved report / plan recommendations specified by the condition of this Consent.

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.

**6.0 - Prior to Issue of a Subdivision Certificate**

The following conditions of consent shall be complied with prior to the issue of a Subdivision Certificate.

nil

7.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate required** - An Occupation Certificate must be obtained prior to any use or occupation of the development.

The Principal Certifying Authority must be satisfied that the development has been constructed in accordance with approved plans, specifications and conditions of this consent.

- (2) **Stormwater/drainage works** – All stormwater and drainage works required to be undertaken in accordance with this consent must be completed.

The certification/verification must be provided to the satisfaction of the Principal Certifying Authority.

- (3) **Repair of infrastructure** – Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.

- (4) **Swimming Pool Register** – In accordance with Part 3A of the Swimming Pools Act 1992, all swimming pools (including spas) are required to be Registered on the NSW Swimming Pools Register.

Prior to the issue of any Occupation Certificate, you are required to provide evidence in the form of the Certificate of Registration to the Principal Certifying Authority.

- (5) **Warning notice** – A warning notice complying with the provisions of the Swimming Pools Regulation 2018, must be displayed and maintained in a prominent position in the immediate vicinity of the swimming pool, in accordance with Section 17 of the Swimming Pools Act 1992.

The Principal Certifying Authority must ensure that this warning notice is provided and displayed prior to the issue of the Occupation Certificate.

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



Council also recommends that all owners and/or users of swimming pools obtain a copy of the 'Cardiopulmonary Resuscitation Guideline' known as "Guideline 7: Cardiopulmonary Resuscitation" published by the Australian Resuscitation Council.

- (6) **Swimming pool landscaping** - Landscaping of the swimming pool enclosure and surrounds including the provision of outdoor furniture, construction of barbecues and pergolas must not reduce the effectiveness of the swimming pool safety fencing.

All landscaping, furniture, and other similar structures must be located at least 900mm from the outside of the pool safety fencing.

- (7) **Completion of landscape and tree works** – Before the issue of an occupation certificate, the principal certifier must be satisfied that all landscape and tree-works, including tree protection measures, pruning in accordance with AS 4373-2007 Pruning of amenity trees, installation of exclusion fencing, implementation of hygiene protocols, planting of replacement trees, nest box installation, and the management of weed species, have been completed in accordance with the approved plans and any relevant conditions of this consent.

- (8) **Section 88B Instrument** – The applicant must prepare a Section 88B Instrument which incorporates the following easements, positive covenants and restrictions to user where necessary:

- a) A restriction on the title of LOT: 2 DP: 810866, which restricts the development of the land to that which is approved within this consent (DA 16-2022-529-1). No further structure or development is permitted that compromise any tree required to be retained or planted in accordance with this consent (DA 16-2022-529-1) or that would result in a barrier to the movement of koalas across the site.
- b) A restriction on the title of LOT: 2 DP: 810866, that where the keeping of domestic dog(s) occurs on site, dogs must be restricted to and contained within a fenced area within the designated building as shown on the 'Proposed Site Layout' plan, Revisions F, Drawing No. 2410-A04, prepared by Draw Design Group, dated 28 April 2023. Dog enclosure fencing must be of a type that precludes koalas and is to be located away from any trees which now or in the future could allow koalas to cross the fence.
- c) A restriction on the title of LOT: 2 DP: 810866, that where fencing is required, fencing must be koala friendly and must not compromise the potential for safe movement of koalas across the site.

8.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Residential air conditioning units** – During occupation and ongoing use of the

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



building, the applicant must ensure all subsequently installed noise generating mechanical ventilation system(s) or other plant and equipment that generates noise are in an appropriate location on the site (including a soundproofed area where necessary) to ensure the noise generated does not exceed 5dBA at the boundary adjacent to any habitable room of an adjoining residential premises.

- (2) **Noise nuisance prevention** – The motor, filter, pump, and all sound producing equipment associated with or forming part of the swimming pool filtration system must be located so as not to cause a nuisance to adjoining property owners.

The location of equipment that causes offensive noise may require the equipment to be located within a suitable acoustic enclosure, or the relocation of such equipment.

- (3) **Prohibitions within swimming pool enclosure** – The area contained within the swimming pool safety fencing enclosure must not be used for other non-related activities or equipment, such as the installation of children's play equipment or clothes drying lines, entertaining or BBQ areas.

- (4) **Maintenance of Replacement Plantings / Revegetation** – Replacement trees are to be maintained (e.g. through the use of mulch and watering) until maturity, or for a period of 5 years from planting.

If any tree dies or is removed, it is to be replaced with a tree of the same species and similar maturity as the tree which has died or was removed. All replacement trees will be retained in perpetuity.

- (5) **Vegetation Management Plan / Flora & Fauna Report** – Annual monitoring reports must be prepared by a suitably qualified environmental consultant and be submitted to and approved by Council's Natural System's Team for a period of 5 years from the date of issue of the Construction Certificate. Monitoring reports must report on the health and survival of replacement trees planted, as well as nest box condition and usage. Monitoring reports should include recommendations for any remedial actions where required.

- (6) **Koala friendly fencing** - Where fencing is required, fencing must not compromise the potential for safe movement of koalas across the site. Fencing must be:

- a) Open post and rail or post and wire (no barbed wire on the bottom strand); or
- b) A suitable alternative as approved by Council's Natural Systems Team.

- (7) **- Dog enclosure fencing** - Where the keeping of domestic dog(s) occurs on site, dogs must be restricted to and contained within a fenced area within the designated building as shown on the 'Proposed Site Layout' plan, Revisions F, Drawing No. 2410-A04, prepared by Draw Design Group, dated 28 April 2023. Dog enclosure

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



fencing must be of a type that precludes koalas and is to be located away from any trees which now or in the future could allow koalas to cross the fence.

Advice Note(s):

- (1) **'Dial Before you Dig Australia'** – Before any excavation work starts, contractors and others should phone the "Dial Before You Dig Australia" service to access plans/information for underground pipes and cables.
- (2) **Dividing fences** – The erection of dividing fences under this consent does not affect the provisions of the Dividing Fences Act 1991. Under this Act, all relevant parties must be in agreement prior to the erection of any approved dividing fence/s under this consent.

Council has no regulatory authority in this area and does not adjudicate civil disputes relating to the provision of, or payment for, the erection of dividing fences. If there is a neighbour dispute about the boundary fence and you are seeking mediation, you may contact the Community Justice Centre, or if legal advice or action is required, you may contact the Chamber Magistrate.
- (3) **Responsibility for damage for tree removal/pruning** – The applicant is responsible for any damage caused to existing public utilities, footpaths or public roads during the cutting down, grinding, removal and disposal of the timber and roots. Care must also be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicants' agent may be liable to pay compensation to any adjoining owner if, due to tree works, damage is caused to such adjoining property.
- (4) **Approved Plans to be on-site** – A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Site at all times and shall be readily available for perusal by any officer of Council or the Principal Certifying Authority.
- (5) **Council as PCA, PCA sign** – It is the responsibility of the applicant to erect a PCA sign. Where Council is the PCA, the sign is available free of charge, from Council's Administration Building at Raymond Terrace or the Tomaree Library at Salamander Bay. The applicant is to ensure the PCA sign remains in position for the duration of works.
- (6) **Hunter Water Infrastructure - Hunter Water stamped plans– Prior to the commencement of works**, the person having the benefit of this consent shall

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



contact Hunter Water Corporation (HWC) to ensure that the approved works do not impact upon existing or proposed HWC infrastructure. A copy of the information received by HWC shall be provided to Council within 10 days of receipt. Should HWC require modification to the approved development a Section 4.55 Modification Application and/or modified Construction Certificate Application should be lodged.

- (7) **Building materials not permitted on Council's footpath/road reserve**– No building materials, plant, equipment, refuse or spoil is to be deposited on or be allowed to remain on Council's footpath or outside the boundaries of the development site unless approved by Council in writing. Where building activity cannot avoid occupation of the public road reserve, (such as, for the erection of hoarding, scaffolding, partial closure) separate approval from Council for the use of the road reserve is required.
- (8) **House Number**– **Prior to the issue of any Occupation Certificate**, a house address number shall be displayed in a prominent area, visible from the adjacent road.
- (9) **Requirements of PCA - Issuing of OC – Prior to the issue of any Occupation Certificate**, the Principal Certifying Authority shall be satisfied that the development has been constructed in accordance with approved plans, specifications and conditions of this consent. No occupational use is permitted until the Principal Certifying Authority issues an Occupation Certificate.

Note: The Principal Certifying Authority must submit a copy of the Occupation Certificate to Council, with all associated documentation, within two days of it being issued.

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.**SCHEDULE 2 - REASONS FOR DETERMINATION AND REASONS FOR CONDITIONS****REASONS FOR THE DETERMINATION & CONSIDERATION OF COMMUNITY VIEWS**

The determination decision was reached for the following reasons:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; Port Stephens Local Environmental Plan 2013 (PSLEP).
- The proposed development is, subject to the recommended conditions, consistent with the objectives of the Port Stephens Council Development Control Plan 2014 (PSDCP).
- Subject to the recommended conditions the proposed development will be provided with adequate essential services required under the PSLEP.
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.
- Any submission issues raised have been taken into account in the assessment report and where appropriate conditions of consent have been included in the determination. Council has given due consideration to community views when making the decision to determine the application.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The following conditions are applied to:

1. Confirm and clarify the terms of Council's Approval;
2. Identify modifications and additional requirements that will result in improved compliance, development and environmental outcomes;
3. Prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
4. Set standards and performance measures for acceptable environmental performance; and
5. Provide for the ongoing management of the development.

SCHEDULE 3 – RIGHT OF APPEAL AND REVIEW**RIGHT OF APPEAL**

If you are dissatisfied with this decision (including a determination on a review under Section 8.2), Section 8.7 and 8.10 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six months after:

- a) the date on which you receive this notice, or
- b) the date on which that application is taken to have been determined under Section 8.11.

ITEM 2 - ATTACHMENT 1 PROPOSED CONDITIONS OF CONSENT.



Section 8.8 of the Environmental Planning and Assessment Act 1979, does not give a right of appeal to an objector who is dissatisfied with the determination of the Council to grant consent to a development application, unless the application is for designated development (including designated development that is integrated development). The objector may, within 28 days after the date on which the notice of the determination was given in accordance with the regulations, and in accordance with rules of the Court, appeal to the Court.

RIGHT OF REVIEW

Section 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. The request must be made in writing (or on the review application form) within six months after the date as specified in this notice of determination, together with payment of the appropriate fee. (**See exclusions note below**).

Exclusions: A request to review the determination of a development application pursuant to Section 8.2 of the Environmental Planning and Assessment Act 1979 can only be undertaken where the consent authority is Council, other than:

- a) A determination to issue or refuse to issue a complying development certificate, or
- b) A determination in respect of designated development, or
- c) A determination made by the Council under Division 4 in respect of an application by the Crown.

SCHEDULE 4 - APPROVAL(S) UNDER SECTION 4.12(3)

NIL

SCHEDULE 5 - APPROVALS UNDER SECTION 4.46

NIL

Hinterland Place Plan



Hinterland Place Plan
– November 2023

Guudji Yiigu

(Goo-jee ik-koo)

We welcome you to
Port Stephens – part of
the Worimi Aboriginal
Nation who speak the
Gathang language.



We acknowledge the Worimi
as the original Custodians and
inhabitants of Port Stephens.

May we walk the road to
tomorrow with mutual respect
and admiration as we care
for the beautiful land and
waterways together.

Contents

What is a Place Plan?	4
Our place planning approach	5
About the Hinterland	6
Character principles	6
Protecting our place	7
Reference map	8
We've been listening	9
Community engagement	9
How you value your place	10
Emerging themes for the Hinterland	11
Economy: New experiences and distinct business opportunities	11
Movement: Connection and access for all to enjoy	12
Open Space: Creating quality open space	12
Environment: Protection and conservation of our environment	12
Management and Safety: Safe and resilient communities	14
Character: The Hinterland and our unique identity	14
A shared responsibility for our place	16
Look and feel for the Hinterland	18
Creating better places and spaces in the Hinterland	20
Actions	22



What is a Place Plan?

Place plans are a way of planning for the growth of unique towns and villages across Port Stephens. Place plans provide a local filter on the Port Stephens Community Strategic Plan and other important planning documents to create actions which improve the liveability and wellbeing of our communities.

Actions

The actions in our local place plans create alignment in the way we plan for future land use, invest in infrastructure, attract investment and bring life to our streets. Place plans recognise the importance of our public spaces in creating great places to live, work and play.

Community

Most importantly, the development of place plans starts with talking to our community. They respond to the community's values and priorities for their place aspirations; they enable collaborative partnerships between residents, business and Council to deliver great place outcomes.



Our place planning approach



Local values

Through the Port Stephens Liveability Index, we know the values and priorities of our individual communities. This information provides the foundations of our place plans and helps guide planning and decision making across our community.



Start with yes

A culture that supports innovation and ideas is critical to the success of our place plans. By starting with yes, we can encourage new thinking, new ideas and attract more people to share in creating great places.



Test and trial

Great places don't appear by accident – they take time, effort and a shared understanding that not every project will work every time. By testing and trialling low cost, short term ideas, we learn by doing and create the stepping stones to bigger and better things.



Civic pride

The Port Stephens community is abundant with energy and expertise and people who want to be involved in planning and creating for their place. Place plans provide opportunities for collaboration, foster pride and create meaningful community connection.



Measure and benchmark

When we trial a new idea, launch a new program or invest in our public spaces, we need to understand what works and what doesn't. Measuring the success of our projects and comparing them to the best possible examples we can find will help build amazing places where people will want to live, work and play.



About the Hinterland

This Hinterland is known for its rural landscape and fertile agricultural lands. Connected by three rivers: the Williams River, the Paterson River and the Hunter River, the Hinterland encompasses a collection of small villages and rural communities stretching from Raymond Terrace through to Duns Creek and Woodville to Balickera and Eagleton.

The Worimi People are the Traditional Custodians of this region. European settlers colonised the area in the 1820s. The fertile soils of the Hinterland supported agricultural pursuits including vegetable farming, barley, oats, corn and winemaking. As time passed, small settlements emerged introducing new industries and residents and among these, dairy farming emerged as the predominant sector. Today, approximately 6,000 people call the Hinterland their home.

The Hinterland strengths include its distinctive visual character, comfortable living environment and natural beauty, all of which contribute to the liveability and wellbeing of the residents. As the region continues to grow,

there are opportunities to further enhance liveability by connecting communities through the development of walking paths and cycling trails, new visitor experiences and further investment and support for local business.

This Place Plan is not imposed from the top down. It's been created together with residents and prioritises opportunities for community led initiatives and ideas that align with the Hinterland's competitive advantages. This plan will provide the roadmap to link the community's goals with the people and places that have the power to transform these visions into reality. By doing so, together we'll improve the liveability and wellbeing of those that live, work and visit the region.

Character principles

- The highly valued natural environment is celebrated and protected.
- Future development respects the local history and unique character of each village.
- Communities with a shared history and sense of place are better connected.
- Local stories are shared, with a strong focus on supporting new and innovative businesses.
- Sharing the Hinterland with visitors is supported and developed. This includes collaboration to deliver new events, touring itineraries and community activities.

ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

Protecting our place

Rural communities around Australia are changing and the Hinterland is no exception. The increasing impacts of major weather events, land fragmentation and global economic issues are continuing to challenge rural land owners and fundamentally changing our Hinterland communities.

As this change continues, so do the needs and expectations of those that live and work in these communities. Landowners are looking to diversify the use of their properties to build resilience to this change and new residents are seeking opportunities to showcase their history, lifestyle and local produce.

In 2022, The Department of Planning and Environment (DPE) implemented changes to simplify the planning process and approval pathways for small business activities and low-impact agricultural development on NSW farms. The changes were designed to respond to natural disasters such as droughts and bushfires, as well as the impacts of COVID-19, by supporting the recovery of regional communities by encouraging industries that are supplementary to, or based on, agriculture, such as agritourism.

At the same time, Council reviewed its planning controls in the RU1 and RU2 zoned land to maximise the economic potential of rural land, without restricting agricultural uses. The Port Stephens Local Environmental Plan 2013 (LEP) was amended to include an increased number of bedrooms for farm stay accommodation and new land uses including artisan food and drink industries, restaurants and cafes, function centres, secondary dwellings (granny flats), and recreation facilities.

This Place Plan will support the delivery of these LEP changes. Its actions support a diversified economy, encourages new points of sale for local produce, and supports agritourism while respecting the history and lifestyle of Hinterland communities.

This plan doesn't consider housing in our rural communities. Housing and its future in the Hinterland will be determined in consultation with the community through the 2024 review of the Port Stephens Housing Strategy.

The residents of the Hinterland are unique. Knowing who they are helps us understand their values and priorities.



Population
5,883

4.81%

Aboriginal &
Torres Strait
Islander
population



5,178
Families

616 Active
Businesses trading in
the Hinterland



Most common age cohort
55 to 59 years

Sources REMPLAN Community 2021 and
Economy 2023

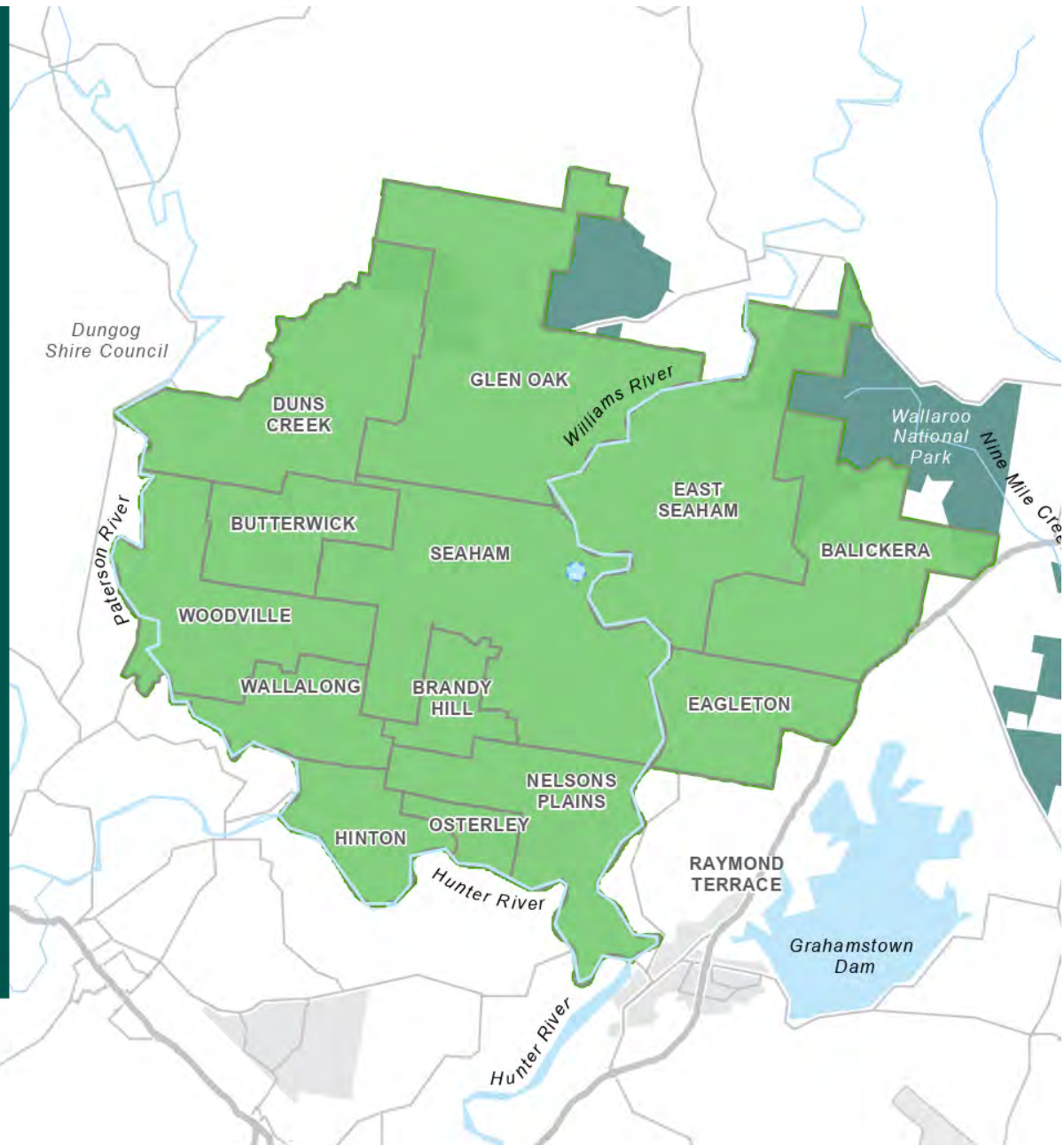
ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

Reference map

The Hinterland area of Port Stephens that is the focus of this Place Plan is outlined in the map below.

It includes the areas of:

- Balickera
- Brandy Hill
- Butterwick
- Duns Creek
- Eagleton
- East Seaham
- Glen Oak
- Hinton
- Nelsons Plains
- Osterley
- Seaham
- Wallalong
- Woodville



We've been listening

The community explored the future of the Hinterland through an extensive community engagement process. Here's a snapshot of the **Hinterland Place Plan Engagement Report**.



Community Engagement

What makes the Hinterland a great place to live? That's the question we asked our community in September 2020. More than 3,700 people across Port Stephens told us what they value about their neighbourhood and shared their thoughts on how its performing as a place to live, work, and play.

This data was tested and refined during our Hinterland community engagement sessions in November 2021 and again in April/May 2023. Once collected, feedback from our Hinterland communities has been used to develop a vision for the Hinterland, as well as the short, medium and long-term actions that will help deliver it.

Key themes

The Liveability survey results indicate that the 6 most important themes of liveability for the people of the Hinterland are:

- Economy
- Movement
- Open Space
- Environment
- Management and Safety
- Character



ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

How you value your place

In the Hinterland, you most value

These are the things most important to you in your ideal neighbourhood.

-  Elements of natural environment
-  Overall visual character of the neighbourhood
-  Physical comfort
-  Sense of neighbourhood safety
-  Locally owned and operated businesses

Hinterland's top strengths are

These are the things you care about most and which you say are performing well. We'll continue to celebrate and protect these.

-  Sense of personal safety
-  Overall visual character of the neighbourhood
-  Physical comfort
-  Elements of natural environment
-  Sense of neighbourhood safety

Hinterland's top priorities are

These are the things most important to you, but you believe they're underperforming. We'll work together to improve these.

-  Walking/jogging/bike paths that connect housing to communal amenity
-  Spaces suitable for specific activities or special interests
-  General condition of public open space
-  Protection of the natural environment
-  Landscaping and natural elements

Liveability Index – how does the Hinterland compare?



Emerging themes for the Hinterland

Economy: New experiences and distinct business opportunities

Port Stephens attracts over 1.6M visitors per year, who stay and experience the wonders of our beautiful nature based playground. Over the past few years, as the visitor economy has grown, new products have emerged and investment has been made in infrastructure, improving both the visitor experience and increasing visitor dispersal across Port Stephens.

In May 2021, the Federal Government announced \$66 million in funding to allow Newcastle Airport to enable longer range domestic and international flights and increased freight capabilities for the region.

This investment will be a game changer for the region, generating new jobs and attracting new visitors.

With increased visitation to Port Stephens, it'll become even more important to expand the experiences we offer.

Visitors will expect immersive, authentic and unique experiences that showcase the region. The Hinterland is ideally positioned to leverage this growing visitor economy.

Across the Hinterland, there's strong support in the community to improve access to outdoor recreation areas such as rivers and nature corridors, providing areas for activities such as riverside camping, picnicking, mountain biking and canoeing.

Additionally, farm gate experiences, farm stays and low impact events can showcase the Hinterland's history, lifestyle and local produce while increasing vibrancy, community connection and economic outcomes.

Recent planning reforms at both a state and a local level have created the ideal environment for these new economic activities to flourish.

Balancing this growth while maintaining the character of the place will be key to the long term success and sustainability of the visitor economy across the Hinterland.



ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

Movement: Connection and access for all to enjoy

The Hinterland has an extensive network of rural roads with varying speeds and limited pathways. Ensuring the safety of our children and the travelling public on these roads is a top priority for the Hinterland community.

To facilitate improved connection between hamlets, existing networks like the Hunter Water easement or electricity easements can be explored for the development of walking, horse riding, or mountain biking trails. The community sees these links as a potential way to experience the local environment and provide access paths between the villages in the Hinterland area.

Establishing a unique rural access trail could attract visitors to local farm stays or bed and breakfasts and lay the foundation for future walking and cycling events.

Open Space: Creating quality open space

Open space is an important feature of healthy communities. Accessible and well designed open spaces are integral to a town's character and promote healthier lifestyles, attract tourism, support diversity and improve wellbeing.

Improvements to open spaces within village centres may include beautification through street planting, shade, seating, use of lighting, celebration of local history and creating a sense of arrival through signage.

In the Hinterland, improvements to open space also relates to linking smaller villages, quality public spaces such as nature playgrounds and improved access to rivers.

Quality open space needs to be multifunctional, enable group or community activities, provide gathering places, create areas suitable for play and adventure, and encourage wildlife through the provision and maintenance of natural habitats.

Improving the general condition of public spaces is a top priority for the Hinterland and a key aspect of this is to improve access to the rivers. The Seaham Boat Ramp

and Canoe Launch provides access for smaller vessels and paddlecraft from public land, however much of the river frontage is privately owned, which limits options for public access. Exploring potential access points with landowners and state based agencies would be a necessary first step to unlocking this opportunity.

Environment: Protection and conservation of our environment

Hinterland communities place a high value on their local natural environment, in fact it's the thing they care most about. The natural surroundings, including the rivers, wetlands, native bushland and agricultural farmlands are why people love living in this part of Port Stephens.

Many areas throughout the Hinterland provide important habitat for native wildlife and the area is home to a diverse range of flora and fauna.

Key sites such as Seaham Swamp Nature Reserve and Bird Hide are truly special, offering bird watchers and nature based visitors a unique experience. The thoughtful management of these assets will help

ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

preserve and educate on the importance of the environment as well as provide opportunity to leverage off these natural assets for greater outdoor recreational and commercial opportunities.

The Hinterland provides key habitat corridors for a number of native species, including Koala, Brush-tailed Phascogale, Squirrel Glider and Powerful Owl. The Hinterland contains important vegetation, including Endangered Ecological Communities, like Hunter Lowland Redgum Forest and Freshwater Wetlands on Coastal Floodplains. To ensure the long term protection of these plants and animals, these corridors need to be maintained, strengthened, and where possible, rehabilitated.

Overdevelopment and clearing is a concern for residents, specifically the disposal of waste from housing fill, destruction of koala habitat, air quality and flooding. When planning for future land use, existing legislation and policy aims to ensure the protection of these valuable habitats.

There are opportunities for the community and Council to work together to ensure that these areas are not only protected but also celebrated. Leveraging these natural assets for greater recreational opportunities,

education, visitor experiences and all abilities access would serve to safeguard unique environmental sites into the future.

Success in achieving these actions requires strong partnerships between landholders, community groups, schools, Council, National Parks and Wildlife Service, Hunter Water Corporation and other state agencies.



ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

Management and Safety: Safe and resilient communities

The community's resilience is an important asset in the Hinterland. We know that both locals and visitors appreciate the stunning vistas and farmlands, but it's the genuine nature and hospitality of the people that really sets it apart.

Smaller, more intimate villages across the Hinterland offer a strong sense of familiarity and safety, while the countryside offers a laid back and peaceful lifestyle. Even though areas of the Hinterland have had their challenges with floods and fire, the community has consistently demonstrated that they can rally to help support each other in times of need.

Regular community events, produce swaps as well as utilisation of community halls as shared spaces offer opportunities to meet, build resilience and facilitate community connection.

The community has expressed concern around road safety and lack of public transport, particularly for the elderly and school children coming to and from school. There are ongoing opportunities to advocate for the review of speed limits, construction of natural pathways

and the implementation of other safety measures to assist in the safety and wellbeing of our community.

When we visit a place we like to feel comfortable, safe and welcome. Creating a sense of security is a shared responsibility. It needs ownership from the community, business and Council to create long term improvement.

Council can impact design and development through planning controls and the maintenance of public spaces.

Residents and business can align and work together to grow pride and ownership through volunteering, improved shopfronts, preservation of historical sites and stories, as well as hosting events and activations to enhance this sense of safety.

Character: The Hinterland and our unique identity

Character is what makes an area distinctive and shapes the identity of a place. It encompasses the land, people, the built environment, history, culture and tradition.

These elements create a specific look and feel, and a sense of belonging that a person feels for that place.

The Hinterland's character is defined by its working farms and its beautiful natural landscape that features rolling hills, deep rivers, views of mountain ranges and a feeling of open space. The community values the unique identity of the villages that make the Hinterland. The community want to protect this for future generations through careful management of land, appropriate planning controls and the protection of habitat corridors.

The area's character is defined by a number of significant heritage buildings and places, each with their own stories to tell. Locals are eager to enhance and preserve the historical character of the area with new signage and the protection of heritage sites. There's a drive to reinvigorate and nurture heritage buildings and places, such as Foundation Houses, Broom Factory and historical sites at Seaham and Hinton for new uses like cafés, galleries or by developing an interactive historical trail, further expanding the appeal of the Hinterland.



A shared responsibility for our place



Individual responsibilities but opportunities for partnerships



Residents

Residents make an important contribution to their place through individual or collective efforts. The impact on the look and feel of a place is through the diversity of people; their rich heritage, lived experience and their sense of ownership of public and private space. Place making activities are developed in partnership with the residents and reflect strong cultural values, in particular with the Traditional Owners of the Land, the Worimi people.



Local workers

Local workers contribute to a place in many ways, and have a connection to a place even if they don't live there. Their presence activates a place and makes it vibrant and they support local business. Some workers even volunteer their time to activities that improve the place.



Visitors

Visitors and tourists, including day trippers, overnight visitors, or those just passing through, play an important role in a place. They provide a customer base that may result in new local business like cafés and restaurants, or key attractions that also benefit residents by offering a larger variety of things to see and do.



Business

Businesses have many opportunities to contribute to placemaking. These could include funding and supporting community projects, collaborating with other businesses, sharing resources or training local workers. Businesses make a vital contribution to the character of the place. Maintaining an attractive shopfront that presents positively to the streetscape contributes to an appealing and welcoming town and village centres.

ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

**Port Stephens Council**

Council has 4 different roles in implementing place plans – as a coordinator by providing guidance and assistance for a project; as a supporter by providing permission, inspiration or project funding; as a partner that works with community groups and business to undertake projects; or as the primary organisation that funds and delivers the project.

**Town Teams**

Town Teams are a group of positive and proactive people that work collaboratively to improve a place or area. The Town Team model is inclusive and open to everyone – businesses, residents, community groups and anyone keen to have a go.

Contact Town Teams about how you can create a Hinterland Town Team and connect with other ambitious community members to start delivering outcomes for your town or village.

**Community groups and volunteers**

Community groups and volunteers with a can-do and proactive attitude are vital for placemaking projects. They include sporting clubs, schools, charities, churches, clubs, social groups and environmental custodians. Community groups and volunteers contribute significantly to their community.

**State Government**

State Government has 3 roles in placemaking – as an authority, a strategic visionary and a funding body. Importantly, they have a significant role in the management of roads and other infrastructure, parks and heritage, which are all essential contributors to the identity of a place.

Working together

Creating great places requires a collaborative approach and ownership from all those that live, work and play in the place. By working together we can harness people-power to achieve more, and best of all, create lasting connections that improve liveability and increase the wellbeing of the Hinterland communities.

Look and feel for the Hinterland

Creating an attractive streetscape brings people into town and compels people to stay and linger. The use of a consistent colour palette and materials can help to create a beautiful town with its own, unique 'look and feel'.

Small projects such as shop front renovations, fence replacements and street furniture may all present opportunities to create a more cohesive town centre and a sense of belonging to the community.

The colour palette of natural and earthy tones represent the many attributes of the Hinterland and celebrate the diversity of the broader Port Stephens West Ward region.



Green for the diverse vegetation of wide spanning pastures and grassy river banks.

C: 41% M: 0% Y: 58% K: 0%

R: 91 G: 208 B: 230

Hex: 5BD0E6



Deep Green for Hinterland's native bushland and pockets of wetland.

C: 91% M: 44% Y: 66% K: 35%

R: 0 G: 86 B: 78

Hex: 00554D



Deep Blue for the Williams, Hunter, and Paterson Rivers that define the Hinterland.

C: 50% M: 20% Y: 10% K: 0%

R: 127 G: 174 B: 204

Hex: 7FAECC



Clear-finished timber for the rural outlook and natural environment of the Hinterland and West Ward region.



Grey for the beautiful shrouds of mist that blanket the hills and pastures.

C: 35% M: 28% Y: 32% K: 0%

R: 171 G: 170 B: 165

Hex: ABAAA5



Deep brown for the rich and fertile soil that supports the crops and agricultural land.

C: 40% M: 60% Y: 70% K: 40%

R: 109 G: 77 B: 60

Hex: 6D4D3B



Brown for the timber and other natural materials found within the Hinterland and surrounds.

C: 29% M: 41% Y: 56% K: 3%

R: 181 G: 146 B: 117

Hex: B59275



Creating better places and spaces in the Hinterland

Council has completed a range of projects over the last couple of years and have a range of projects planned to improve liveability in the Hinterland. These include improvements or rehabilitation of existing roads, additional pedestrian and cycle infrastructure, and a range of community and recreational facilities.

Balickera

- Rehabilitation Italia Road Seg 120 (2023/2024: \$750K)

Brandy Hill

- Brandy Hill pathway (Date TBC: estimated \$3M)
- Provision of Brandy Hill bus stops (Date TBC: \$120K)

Duns Creek

- Completed: Rehabilitation Duns Creek Road (North of Wallaby Close) including blackspot and sealing works (2022/2023: \$1.2M)

- Completed: Rehabilitation Seaham Road, including intersection upgrade at Hinton Road (2022/2023: \$1.5M)
- First seal Duns Creek Road from Forest Road to 291 Duns Creek Road (2024/2025 – \$805K)

Eagleton

- Completed: Six Mile Road sealing (2022/2023: \$1M)

East Seaham

- Completed: Newline Road, East Seaham (2022/2023: \$1.5M)
- Completed: East Seaham Rd gravel roads resheeting (2022/2023: \$47K)
- Completed: East Seaham Rd rockwall and guardrail (2022/2023: \$95K)
- Black spot funding for East Seaham Road (2023/2024: \$998K)

- East Seaham Road stage 5. Install new seal, guardrail, signage and linemarking from No.474 to 829 East Seaham Road (2023/2024: \$1M)

Glen Oak

- Replacement of Notts Creek Bridge on Oakendale Road (2022/23/24: \$469K)
- Completed: Rehabilitation of Clarence Town Road from Wattle Creek Bridge to Langlands Road (2022/2023: \$1.2M)

Hinton

- Completed: Upgrades to Stuart Park, including a new sports amenities building, kiosk (2019/2020: \$1.3M)
- Renovating Hinton School of Arts (2024/2025: \$45K)

ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

Nelsons Plains

- Completed: Rehabilitation Seaham Road intersection upgrade at Hinton Road (2022/2023: \$960K)

Seaham

- Completed: Rehabilitating Warren Street (2020/2021: \$965K)
- Completed: Rehabilitating Clarence Town Road at Croft Road (2021/2022: \$580K)
- Completed: Widening Clarence Town Road and correcting alignment from Mooghin Road to Dixon Street (2022/2023: \$1.8M)
- Completed: Upgraded Brandon Park, Seaham to include a multi-sport court upgrade, floodlight upgrade, tiered seating and accessible toilet (2023/2024: \$830K)
- Upgrading Seaham School of Arts, including driveway, disabled access and renovation (2023/2024: \$85K)

- Replacing playground equipment Seaham Park (2026/2027: \$180K)

Wallalong

- Completed: New spectator seating at Bowthorne Park (2019/2020: \$100K)
- Improving detention basin and outlet under High Street (2027/2028: \$400K)

Woodville

- Rehabilitation Paterson Road Seg 70 (2025/2026: \$600K)
- Rehabilitation Paterson Road Seg 50 (2027/2028: \$375K)

Important note: Timing, funding or locations may be subject to change.



ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

Actions

Timeframe

This Place Plan has a planning horizon of 5 years. Timeframes denote when delivery of an action is expected to start.

Short term – 0 to 2 years



Medium term – 2 to 4 years



Long term – 4 to 5+ years



Cost

Cost indicates whether an action is a relatively cheap or a costly undertaking.

Low



Medium



High



Lead

Each action will be led by Council or a specific group associated with the action.

Council role

The Hinterland's Liveability Index results have inspired a series of action items. Port Stephens Council has 4 roles in delivering these actions:

- **Coordinate** – As a coordinator, we'll provide guidance on how to start your project, help by identifying approvals required, advise you about funding opportunities, get you in touch with other organisations, or advocate for your project.
- **Support** – As a supporter, we may provide support, permission, inspiration or funding.
- **Deliver** – In delivering, we'll fund and deliver the project.
- **Partner** – As a partner, we'll work with the community, business, developers, and state agencies to undertake projects or programs.

Emerging themes

- **Economy**
- **Movement**
- **Open Space**
- **Environment**
- **Management and Safety**
- **Character**

IMPORTANT NOTE

Cost estimates and delivery timeframes are indicative only and subject to further investigation.

The order for commencement of actions is flexible and will be based on timing and availability of funding and resources, and community initiative.

ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

1. Create pop-up experiences

Do you have a great idea that can bring people together in the Hinterland? Community halls, parks, and village centres provide unique places where you can organise short-term events that showcase what makes the Hinterland special.

These events, known as pop-ups, may be art displays, interactive story projects, or new business experiences. They can transform a location, create an interesting experience, and catch people's attention. They also help assess the demand for new services, try out different experiences and small businesses.

For example, you could try running a coffee cart or selling local produce on a main street. Alternatively, you could use the kitchen facilities in a local School of Arts hall to create a special dinner featuring local ingredients.

Timeframe

--	--	--

Cost

--	--	--

Lead: Community and Business

Council role: Support

2. We're here to help

Changes to planning laws have made it easier for locals to diversify their rural businesses and increase income. If you're interested in exploring these types of options, it's a good idea to check in with Council.

Council will provide guidance on what activities are allowed on your land and discuss the possibility of converting unused sheds, cottages, or other structures into accommodation.

Council recognises that starting a new project and understanding the required approvals can be challenging, so fact sheets and a campaign will be developed to provide assistance and information.

Timeframe

--	--	--

Cost

--	--	--

Lead: Council

Council role: Deliver



ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

3. Support local – small business, big impact

In today's world, where people have more options for shopping online or at major shopping centres in Newcastle and Maitland, it's important to ensure that both residents and visitors support local shops whenever possible.

The community can take steps to raise awareness about small, specialised businesses by organising community market days, produce swaps, or even creating dedicated Facebook pages to spread the word.

Campaigns promoting the idea of 'Support Local' will be promoted within the Hinterland, along with additional business mentoring assistance.

Timeframe



Cost



Lead: Council

Council role: Coordinate

4. Our bright future

Although this plan isn't focused on housing outcomes, there's still a significant demand for housing opportunities in Port Stephens.

Council has already taken steps to provide increased housing options in the Hinterland by allowing secondary dwellings while keeping the rural character. This means that older farmers can now semi-retire on their working farms while still being able to mentor and live with the next generation of family farmers. It also opens up additional income opportunities for hosting people looking for unique accommodation options.

The supply of housing will be considered during the review of the Port Stephens Housing Strategy in 2024.

Timeframe



Cost



Lead: Council

Council role: Coordinate

5. Agritourism mentoring program

Recent planning reforms have made it easier for rural land owners to diversify their incomes and provide new things to do and places to visit in the Hinterland. Council, together with Destination Port Stephens and Destination Sydney Surrounds North will establish a Hinterland mentoring program.

This will assist rural land owners to gain further insight and a better understanding of the visitor economy and how to leverage the opportunity to diversify their agribusiness.

Council and Destination Port Stephens will work collaboratively with the community to develop new trails, touring itineraries and celebrate new products.

Timeframe



Cost



Lead: Council and Destination Port Stephens

Council role: Deliver

ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

6. Deliver an annual event

Once the region establishes its identity and increases its available accommodation, local residents could organise an annual festival that showcases the area's local produce, heritage, waterways, and lifestyle.

A focus should be on prioritising events that connect residents with their heritage and make better use of local facilities including School of Arts halls, parks and businesses.

To generate ideas, it's recommended locals research what similar communities are doing. Initiating discussions with local businesses, neighbours, Town Teams, or Council can help identify funding opportunities to turn these ideas into reality.

Timeframe**Cost**

Lead: Community and Business

Council role: Partner

7. Improve access to the Hinterland's interesting places

The Hinterland has many fascinating locations worth exploring. For instance, Seaham was home to some of the earliest vineyards in the Hunter Valley.

To celebrate the history and character of the region, a Town Team or a local working group can collaborate with landowners to identify sites of significance. These sites can be enhanced by things like walking tours, education sessions, open days, art and signage.

Timeframe**Cost**

Lead: Community

Council role: Support

8. Improve safety for pedestrians

The Hinterland has an extensive network of rural roads with varying speeds and limited pathways. Ensuring the safety of our children and the travelling public on these roads is a top priority for the Hinterland community.

Council can collaborate with the community and advocate for changes in speed limits in high risk areas. Other initiatives such as conducting road safety campaigns through community groups and schools will help raise awareness within the community. Council will actively seek grant funding opportunities when possible to construct pathways in key locations.

Timeframe**Cost**

Lead: Council and NSW Government

Council role: Coordinate

ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

9. Increase walking, riding and cycle pathways

Council will review the Pathways Plan to find ways to connect villages and population centres using existing corridors.

If you enjoy walking, biking or horse riding, we encourage you to join a local action group or future Town Team who could start conversations with landowners or businesses about creating safe pathways for these pursuits.

Timeframe



Cost



Lead: Council

Council role: Coordinate

10. Options for connection

There's a strong interest in improving the connections between village centres, particularly Seaham, Brandy Hill and Hinton. Linking these villages via the Hunter Water pipeline and existing easements would be a complex, long-term and transformational project that would add huge value for the community.

In partnership with Hunter Water Corporation, Council will explore the potential opportunities to create pathways within these easements to connect the Hinterland villages.

Timeframe



Cost



Lead: Council and Hunter Water

Council role: Partner

11. Keeping our people and rivers safe

The Hinterland has a tri-river system that offers many recreational opportunities for boaters and anglers to explore. It's crucial to prioritise the health of the rivers and the safety of people using them.

Agencies like Maritime NSW play a vital role in patrolling and promoting safe boating practices on our rivers.

Council will collaborate with Transport for NSW to promote the creation and execution of safety campaigns and events that emphasise responsible behavior and pollution prevention.

Timeframe



Cost



Lead: Council

Council role: Partner

ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

12. Better access to waterways

To improve connectivity and enhance riverbank areas, consultation and community engagement as part of the Hunter Estuary Coastal Management Program will be undertaken.

This program will identify options for private landowners to consider granting access to riverfront areas for activities like camping and picnicking. Additionally, Council will continue collaborating with state and local agencies to explore opportunities and advocate for better access to waterways, state forests, and national parks.

We encourage the community to do the same by advocating for access to waterways with private landowners and agencies like Local Land Services, as well as seeking easier entry to state forests and national parks for activities such as hiking and biking.

Timeframe



Cost



Lead: Council

Council role: Support

13. Celebrate the riverfronts

The Paterson, Williams and Hunter Rivers define the Hinterland. Existing public space that fronts these rivers could be enhanced to better connect communities with their waterways.

Council's Boating and Fishing Infrastructure Plan identifies directions for upgrades in facilities at both Seaham Boat Ramp and Canoe launch and Hinton Wharf.

Timeframe



Cost



Lead: Council

Council role: Coordinate

14. Preserving the Waterways of the Hinterland

The residents and visitors of the Hinterland highly value the tri-river system, which includes the Williams, Patterson, and Hunter Rivers.

To ensure the long-term health and vitality of these waterways, the Hunter Estuary Coastal Management Program is being developed. This program aims to protect and enhance the area, considering the overall well-being of the rivers, and will outline specific management actions for the future.

Engagement sessions will be conducted, and community involvement is encouraged to contribute to the development of the plan.

Timeframe



Cost



Lead: Council

Council role: Coordinate

ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

15. Encourage sustainable gardening

There's a growing interest in sustainable gardening, but many would-be gardeners don't know where to start.

Together with knowledgeable community groups, a series of education programs and a sustainable planting guide could be developed for Hinterland residents to learn about sustainable gardening, the use of appropriate garden varieties, bush tucker, edible species and shade species.

Community members could consider creating a community garden or a native edible garden with likeminded people to practice and share their skills.

Timeframe**Cost**

Lead: Community and Council

Council role: Support

16. Sustainable conservation of landmarks

The Hinterland boasts several remarkable natural features and landscapes. Places like Seaham Conservation Area have the potential to attract more visitors to the region, opening up opportunities for new services and unique experiences.

In collaboration with the National Parks and Wildlife Service (NPWS), Council and the community will champion the sustainable conservation of these important environmental sites. One way to enhance these sites is by improving access through the creation of an interpretive loop walk, complete with wayfinding signage that includes cultural stories.

Timeframe**Cost**

Lead: Community, National Parks Wildlife Service, Council

Council role: Partner

17. Protection and enhancement of wildlife corridors

The Hinterland provides key habitat corridors for a number of native species and important vegetation. To ensure the long term protection of these plants and animals, vegetation corridors need to be maintained, strengthened, and where possible, rehabilitated.

Community members are encouraged to work together with groups such as Landcare to plant native trees, shrubs and grasses to enhance the natural environment.

Council will also continue to work with agencies such as Local Land Services to combat regional priority weeds and Council will work with landowners to provide advice and support group funding applications for projects that align with the wildlife corridor protection and enhancement.

Timeframe**Cost**

Lead: Community and Council

Council role: Partner

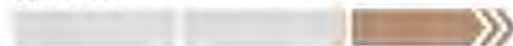
ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

18. Improve flood management

The Hinterland covers a diverse number of catchments, generally flowing to the Hunter Estuary. The area has a number of creeks, rivers, estuaries, stormwater channels and drains which are impacted by flooding, sometimes with little or no warning.

Council will continue to work with the community and key stakeholders to develop drainage solutions, improve the floodplain risk management policy and areas impacted by flooding.

Council will also continue to work with NSW Governments to implement findings from the NSW independent flood enquiry.

Timeframe**Cost**

Lead: NSW Government, Council

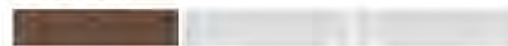
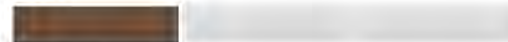
Council role: Partner

19. Establish a Hinterland 'Town Team'

To bring together the aspirations of residents and local businesses, it's suggested to create a local group that can achieve small victories and advance larger ideas. One possible approach is to establish a Hinterland Town Team.

This group would serve as a platform for local change-makers to connect with each other and deliver projects that enhance the area.

A Town Team could lead efforts to beautify village centres by planting street trees, creating gardens, establishing heritage walks, or installing art displays.

Timeframe**Cost**

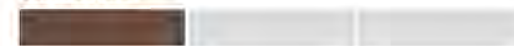
Lead: Community

Council role: Coordinate

20. Connect with neighbours

Community connection is important to the vitality of a place. In rural areas like the Hinterland it's important to provide opportunities for people and business to come together and learn more about each other, share experiences and build networks.

Strengthening these connections through shared experience could include creating and hosting events and activations, hosting open houses, farm and garden days and other community-led initiatives.

Timeframe**Cost**

Lead: Community and Council

Council role: Support

ITEM 5 - ATTACHMENT 2 DRAFT HINTERLAND PLACE PLAN.

21. Establish a Community Resilience Network

The Hinterland has experienced several instances of flooding and other disasters, causing significant disruptions in recent years.

To address these challenges, it's proposed to establish a Community Resilience Network.

This network, developed with Local Emergency Services, will enable residents and landowners to adopt a localised and focused approach to assist and support the wider community before, during, and after a disaster. The aim is to enhance community preparedness, response, and recovery efforts in the face of future emergencies.

Timeframe



Cost



Lead: Council

Council role: Deliver

22. Documenting local character

Are you interested in photography? Why not begin capturing the unique essence of the Hinterland by taking pictures of interesting locations and people? You could even sell or share your images with local businesses, Destination Port Stephens, and other groups.

This will contribute to building an image library that can support a strong and consistent identity for the Hinterland as other initiatives unfold.

Additionally, you might consider organising a photography competition or exhibition to be held at one of the community halls in the Hinterland. It's a great way to showcase local talent and further celebrate the beauty of the region.

Timeframe



Cost



Lead: Community

Council role: Support

23. Recognition of the indigenous history and culture of the area

The Worimi people are the traditional landowners of the Hinterland. The most authentic and insightful cultural storytelling comes from the original custodians of the land.

Cultural education sessions, held at Murrook, provide a great starting point to understand Worimi Aboriginal Culture. In collaboration with Destination Port Stephens and the Aboriginal community, Council will continue to identify and celebrate Aboriginal experiences at significant visitor sites.

There's funding opportunities available for community projects that aim to empower and raise the profile of local Aboriginal and Torres Strait Islander people. If you have ideas, reach out to Council's Vibrant Places team to discuss and explore your ideas.

Timeframe



Cost



Lead: Worimi Local Aboriginal Land Council

Council role: Support

24. Create a brand and identity

Creating an identity improves the economic value and opportunities in the Hinterland.

Locals and businesses could collaborate with Destination Port Stephens and Council to develop a unique brand and identity for the Hinterland.

The community and Council can the work together to improve or install signage and interpretive panels that enhance the sense of place and provide guidance for visitors.

Timeframe



Cost



Lead: Council, Destination Port Stephens, Community

Council role: Support





Hinterland Place Plan Engagement Report

Planning for your place



Final

ITEM 5 - ATTACHMENT 4
REPORT.

HINTERLAND PLACE PLAN ENGAGEMENT



Hinterland Place Plan

Engagement snapshot

The place planning process aims to capture the character of the unique communities within Port Stephens and to give voice to their residents. By giving ownership to the community of the roadmap for the future, it not only enhances their connection to place but also ensures that the priorities and actions within the plan are created by those who it will impact. The Hinterland Place Plan is an action-oriented strategy informed and guided by community input.

What we've been up to


Community workshops

18 attendees


Drop ins

100+ attendees


Surveys + comments

376 recorded


Direct emails

4000+ sent


Social media

17272 reached

Top 5 Hinterland Liveability Index care factors


76%

Elements of natural environment

(LGA 71%)


71%

Sense of neighbourhood safety

(LGA 54%)


56%

Sense of personal safety

(LGA 51 %)


62%

Protection of the natural environment

(LGA 53%)


61%

General condition of public open space

(LGA 62%)


 PORT STEPHENS
COUNCIL

 PORTSTEPHENS.NSW.GOV.AU

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.



Top things we've been hearing

Access to the top of the Riverbank [Wallalong] would actually be a picturesque and enjoyable experience

Cycleway connection would be great along Raymond Terrace - all the roads are deadly! Bike riding is difficult especially with kids - even dog walking is problematic

Hinton and Woodville need historical interpretative signage

Top priorities Hinterland (Liveability)

Walking/jogging/bike paths
Spaces suitable for specific activities or special interests
General condition of public open space
Protection of the natural environment
Landscaping and natural elements

Expanded via the workshops

Better connection between townships
Greater access to the rivers and riversides for leisure and commercial activities
Beautification of towns and parks
Protect area from overdevelopment, clearing
Improve and enhance natural areas

Check in survey



Project timeline



**ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT
REPORT.**

Contents



	Page
Summary	5
Communication and engagement methods	6
Key engagement findings – What the community told us	8
Appendices	17
Appendix A: Liveability Index survey (Sep 2020)	18
Appendix B: Workshop 1 (3 Nov 2021)	20
Appendix C: Workshop 2 (10 Nov 2021)	35
Appendix D: Check-in survey responses (Mar- Apr 2023)	39
Appendix E: Comments from drop-ins (Mar- Apr 2023)	72
Appendix F: Written submissions and online survey feedback - public exhibition	76

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Context and engagement approach

Place Plans are a new way of planning for the growth of the unique communities across Port Stephens. Place Plans provide a local filter on the Port Stephens Local Strategic Planning Statement and other strategic documents to create actions which improve the liveability and wellbeing of our communities.

Place plans will capture the character of our unique communities, including their values and priorities and document this into an action orientated roadmap for the future. Place plans are intended to be developed from the 'bottom-up' providing the community with a tangible document that incorporates their collective ideas. It's an action-oriented strategy that enhances a community's connection to their place.

The Hinterland Place Plan covers the rural areas in the west of Port Stephens – including the suburbs of Woodville, Wallalong, Hinton, Seaham, East Seaham, Osterley, Butterwick, Duns Creek, Eagleton and has worked through a four phased engagement approach:

- Phase 1** Involved the collection of the Liveability Index data collection. Completed September 2020.
- Phase 2** Was a targeted and collaborative engagement approach and allowed an opportunity to 'deep dive' into the Liveability data. It also provided a chance for local residents, business and other stakeholders to identify future vision and actions for the place. Completed November 2021.
- Phase 3** Involved testing of the draft key themes and actions with the broader community. Completed May 2023.
- Phase 4** Involved public exhibition of the draft document for public comment for a 4 week period (7 August to 4 September 2023)

The key objectives of all phases of engagement are to:



Increase community awareness of the development of the Hinterland Place Plan



Inform the key stakeholders and community about upcoming engagement opportunities in the Hinterland



Seek feedback on the draft Place Plan and how community priorities might have changed







Identify and report on community preferences to inform the Hinterland Place Plan

ITEM 5 - ATTACHMENT 4
REPORT.

HINTERLAND PLACE PLAN ENGAGEMENT





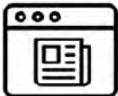
Communication and engagement methods

ENGAGEMENT METHODS		
ACTIVITY	DESCRIPTION	RESULTS
Phase 1 	Liveability Index	146 surveys for The Hinterland (previously identified as Rural West) area
Liveability Index reports		
Phase 2 	Workshops investigated the outcomes of the Liveability Index survey and provided more detail to explore ideas and solutions. Workshop 1: 3 November 2021	
Community Workshops	Workshop 2: 10 November 2021	18 participants
Phase 3 Check in Survey and drop-ins	Survey was open from 24 April 2023 to 15 May 2023 Drop in on 29 April 2023 Woodville Coffee Cubby 8:30-10:30am Drop in on 5 May 2023 at Seaham Shop 2 - 4:30pm	~100 people across both drop ins 166 surveys completed 53 social pinpoint comments
Phase 4 	Pop-up one: Brandon Park, Seaham 10 August 2023 Pop-up two: Bowthorne Park, Wallalong 19 August 2023 Pop-up three: Hinton Markets 27 August 2023	100 people visited 45 people visited 40 people visited
Hinterland pop-ups	Total visitors	185 total visitors
Phase 4 	To make it easier to lodge a submission, a short survey was created to help us understand the community's opinion about the draft Hinterland Place Plan, specifically the proposed actions in the Plan that aim to make Hinterland a better place to Live, Work, and Recreate	8 surveys completed
Public exhibition survey		
Phase 4 Public exhibition submissions	Emails, documents and reports received by council through direct channels and correspondence sent directly to council officers.	3 submissions received

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

COMMUNICATIONS METHODS

COMMUNICATION METHODS

ACTIVITY	DESCRIPTION	RESULTS
 Project webpage	Phase 3 April 2023 Dedicated Hinterland Place website page /developments/place-plans/hinterland-place-plan Phase 3 only visits 24 April 2023 to 16 May 2023	491 visits
	Phase 2 General Place Plan page /developments/place-plans From October 2021 to May 2023	588 visits
 Have Your Say page	Have Your Say page for Place Plan early recruitment for engagement phases 1 and 2. https://haveyoursay.portstephens.nsw.gov.au/planning-for-your-place	965 visits
 Direct emails	EHQ members direct email and newsletter PSToday on 19/8/21 Direct emails via converse@portstephens.nsw.gov.au to identified known stakeholders and interest groups.	4000+ reach
Social media 	Phase 3 April 2023 Port Stephens Council Facebook Boosted post includes video	Social media 17272 reached 34 shares
	Phase 2 September - October Port Stephens Council Facebook Advertisements ran from 27 August to 8 September 2021 and 8 October to 27 October 2021	2 posts 6959 reached 122 link clicks
 Media Release	A media release was issued on 18 August 2021 <i>Plans that put people and places first</i>	Published in the Port Stephens Examiner and News of the Area

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Key engagement findings –

What the community told us

Phase 1: Liveability Index

The top priorities identified in the Liveability Index for the Hinterland area included:

Celebrating and protecting the strengths of the area:

- Sense of personal safety (for all ages, genders, day or night)
- Overall visual character of the neighbourhood
- Physical comfort (including noise, smells, temperature)
- Elements of natural environment (natural features, views, vegetation, topography, water, wildlife etc)
- Sense of neighbourhood safety (from crime, traffic, pollution)

Improve underperforming areas highlighted as follows:

- Walking/jogging/bike paths that connect housing to communal amenity (shops, parks)
- Spaces suitable for specific activities or special interests (entertainment, exercise, dog park, BBQs)
- General condition of public open space (street trees, footpaths, parks)
- Protection of the natural environment
- Landscaping and natural elements (street trees, planting, water features)

See Appendix A for full details.

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Phase 2: Workshops – see Appendix B and C for full details

The key engagement component for Phase 2 was 2 x community workshops. These workshops were facilitated by Matthew Endacott of Wren Consulting and included the following:

- **Introduction and education** - building rapport, building understanding of scope, setting the scene and presenting Liveability data to guide the session, and what makes a great place.
- **Immersion and detailed exploration of place** - priority places, issues and deep dive into local values
- **Ideas generation** - quick wins and big picture moves - actions for both Council and community leaders. Identification of barriers to delivery and how we can deliver.
- **Action planning** - actions planning of some of the quick wins and big picture moves identified as part of the workshop.

Key Findings

- A diverse mix of ages and genders were represented in the workshops
- The group was passionate and community-minded with great pride in their place. It was clear participants want to protect the natural environment and wildlife corridors from overdevelopment and clearing, while leveraging off the natural assets for greater outdoor recreation opportunities e.g. mountain biking, riverside camping, canoeing
- Connections and access was a common theme in both workshops. Participants want better pathway connections for walking and cycling within town centres and across townships e.g. Seaham to Raymond Terrace; Hinton to Wallalong. In addition, participants also spoke about feeling unsafe for themselves and for local children being forced to walk on high-speed and truck-heavy roads due to a lack of footpaths. It should also be noted that participants didn't necessarily want traditional concrete footpaths and suggested sand or bush trails were more in keeping with the local character
- Participants spoke of wanting greater access to the river and riverside for leisure (canoeing, walking, picnicking) and for commercial purposes. Participants compared the potential here to similar to that of neighbouring Morpeth
- Beautification of towns through walking trails, local history signage and tree planting were suggested ways in which the rural towns of Hinton, Wallalong, Woodville and Seaham could be elevated
- It should be acknowledged that the Place Planning workshop series was designed to both learn from the community and understand their vision and priorities for their place, as well as build capacity within a group of passionate community members to encourage community-led action into the future. As such, not all activities in the workshops were designed to gain information and community insight for Council purposes, but also to build capacity and networking amongst the group.

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Phase 3: Check-in survey and ideas generation

The approach for Phase 3 consisted of a survey seeking to confirm the direction of the draft place plan, provide feedback on the draft actions, as well as providing an opportunity for further ideas generation. This engagement also included two drop-in sessions.

The check-in phase for the Hinterland Place Plan used a wider approach in comparison to what was used for the Medowie Place Plan. This wider approach was decided upon due to the spread of suburbs that this plan covers and also because of the break between when the workshops were held in Phase 2 and the development of the draft actions in Phase 3.

The survey received 166 responses. Full details are available in Appendix D.

Key survey findings include

- Q1: Majority of responses were supportive on the name change of the area from Rural West to Hinterland (57% supportive, 28% unsure, 15% unsupportive).
- Q2: See Appendix D for full list of comments (46 comments).
- Q3: Majority of responses were supportive of the draft Economy actions:
 - Create pop up experiences (67% supportive, 23% unsure, 5% unsupportive)
 - Agritourism mentoring program (73% supportive, 23% unsure, 4% unsupportive)
 - We're here to help (63% supportive, 31% unsure, 6% unsupportive)
 - Deliver an annual event (76% supportive, 17% unsure, 7% unsupportive)
 - DA incentive rebate (60% supportive, 28% unsure, 13% unsupportive)
- Q4: See Appendix D for full list of Economy action suggestions (49 comments)
- Q5: Majority of responses were supportive of the draft Character actions:
 - Celebrate local character (77% supportive, 17% unsure, 6% unsupportive)
 - Create a brand identity (70% supportive, 20% unsure, 10% unsupportive)
 - Beautifying village centres (87% supportive, 10% unsure, 3% unsupportive)
 - Connection with your community (87% supportive, 10% unsure, 3% unsupportive)
- Q6: See Appendix D for full list of Character action suggestions (35 comments)
- Q7: Majority of responses were supportive of the draft Management and Safety actions:

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

- Establish a Hinterland 'Town Team'
(65% supportive, 28% unsure, 7% unsupportive)
 - Connect with neighbours
(82% supportive, 13% unsure, 5% unsupportive)
 - Establish a Community Resilience Network
(74% supportive, 20% unsure, 6% unsupportive)
 - Start with yes
(62% supportive, 31% unsure, 7% unsupportive)
 - Has it worked?
(45% supportive, 47% unsure, 7% unsupportive)
- Q8: See Appendix D for full list of Management and Safety action suggestions (31 comments)
- Q9: Majority of responses were supportive of the draft Movement actions:
 - Improving access to interesting places
(83% supportive, 11% unsure, 6% unsupportive)
 - Options for connection
(79% supportive, 13% unsure, 8% unsupportive)
 - Walking and cycleway paths
(82% supportive, 10% unsure, 8% unsupportive)
 - Keeping our kids safe
(84% supportive, 9% unsure, 7% unsupportive)
- Q10: See Appendix D for full list of Movement action suggestions (45 comments)
- Q11: Majority of responses were supportive of the draft Environment actions:
 - Promote the sustainable conservation of landmarks
(87% supportive, 9% unsure, 4% unsupportive)
 - Preserving the waters of The Hinterland
(85% supportive, 10% unsure, 5% unsupportive)
 - Protection and enhancement of wildlife corridors
(88% supportive, 8% unsure, 4% unsupportive)
 - Encouraging sustainable gardening
(84% supportive, 11% unsure, 5% unsupportive)
- Q12: See Appendix D for full list of Environment action suggestions (27 comments)
- Q13: Majority of responses were supportive of the draft Open Space actions:
 - Where the rivers run
(83% supportive, 11% unsure, 6% unsupportive)
 - A shared space for a better place
(75% supportive, 17% unsure, 8% unsupportive)
- Q14: See Appendix D for full list of Open Space action suggestions (33 comments)
- Q15: Do you have any final comments (43 comments)
- Q16: Contact information (98 comments)

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

- Q17: I am interested in learning more about the Hinterland Town Teams – 60 people said yes and the remainder (106) skipped this question.

Full details see Appendix D.

At the drop ins people were encouraged to complete the survey and were also invited to make comments on sticky notes and these were recorded in Appendix E.

Survey and Drop-in comment analysis

Overall the responses to the survey questions were generally well supported with an average of 75% supportive across all of the questions. Some of the actions needed more information with a high 'neutral/unsure/need more information' score to help answer the survey effectively.

To address the themes in the comments of both the survey and the drop-in comments we've coded them primarily against the actions above. This coding helps us quickly determine if other great action suggestions can be reviewed for inclusion in the draft Place Plan.

Some of the common comments and suggestions as per the coding assigned include:

Clearer understanding of the function of a place plan (coded: More information required, misinterpretation)

There was a clear lack of trust in Council represented across many of the responses to retain the rural character of the Hinterland area. There was also an overwhelming fear of an 'unconsidered' overdevelopment of the area.

Comments indicated that there was a need for clearer understanding and more education about the function of a place plan and Council in general.

These comments are totalled as follows:

Survey Q2	5 comments
Survey Q4	14 comments
Survey Q6	11 comments
Survey Q8	8 comments
Survey Q10	8 comments
Survey Q12	8 comments
Survey Q14	4 comments
Survey Q15	14 comments
Drops ins	5 comments
Total	69 comments

Example comments

1. A lot of TALK! What we need is complete and detailed precinct planning so we know our way ahead, as many residents are now being priced out by above average valuations creating unaffordable rate increases. All your programs are short term - we need long term solutions

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

- covering planning alterations on a whole of area basis to create the new environmentally sensitive planned precincts required by the rapidly advancing future. These changes should be led by Council initiative, not await developer interest, and address the diversity of ownership and physical characteristics. If you wish to address ECONOMY, residents need the security of concrete and detailed planning for the future. Use planning for the Ralstons Road area as an example of what can be achieved if the effort is applied. [Source Q4]
2. My main concern is that council will move to turn the 'hinterland' into another Thornton or Aberglassyn with mid and high density residential development. The whole appeal of the area is it's nature and rural aspect. [Source Q4]
 3. Changes to planning approvals/planning incentives does not have a good history in the hinterland. We're proud of the natural and rural feel, and do not want that to change. Anything that lessens the rural appeal will not be supported, and given the relative lack of transparency and complicated nature of DAs, I do not support anything that would make it easier to increase developments beyond existing controls [Source Q15]
 4. Totally support the development, promotion and maintenance of the unique peaceful rural environment that the area encompasses, Can't afford to lose that due short sighted opportunistic developments that provide no true benefit to the area and long term degradation of the area [Source Q15]
 5. Flood mounds – why are these being approved? [Source Drop in comments]

Getting around safely for all is a priority in this area! (Coded: Getting around safely (roads))

There was a strong focus on improving the road network not just the pedestrian or cycling network. The action around 'keeping our kids safe' had a high level of support of 84.48% however there was some commentary around making sure it was not only our kids being kept safe. Also, some of the draft actions were seen as superfluous and that Council should concentrate on delivering essential services such as roads.

These comments have been totalled as follows:

Survey Q4	5 comments
Survey Q6	2 comments
Survey Q8	5 comments
Survey Q10	9 comments
Survey Q15	7 comments
Drops ins	8 comments
Total	36 comments

Example comments

1. Not just kids being kept safe, everyone! [Source Q10]
2. Cycleways on the regional roads with trucks and all the quarry trucks is ridiculous [Source Q10]
3. It all sounds a bit like putting lipstick on a pig. Fix up the roads first. East Seaham Road and Italia Road are horrendous. If you want people to come, they need to be able to drive their cars without losing their diff. [Source Q15]
4. What can be done about the truck movement and danger to our community – we went from 47 trucks to over 150 trucks each year – the issue is getting worse and no one is doing anything about it ie. Brandy Hill quarry, Seaham Battery etc [Source Drop in comments]

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Advocacy of the use of non-Council controlled land for leisure activities (coded: Advocacy of the use of non-Council land)

Comments indicated that there was a strong focus for Council to advocate for public access to non-Council-controlled land for leisure activities including the rivers. Strongest response was from Q14 which was focused on open space.

These comments have been totalled as follows:

Survey Q2	5 comments
Survey Q4	2 comments
Survey Q10	2 comments
Survey Q12	3 comments
Survey Q14	18 comments
Survey Q15	1 comments
Drops ins	1 comments
Total	32 comments

Example comments

1. *More focus on the state forests and national parks for space, bbqs, tables, maps, mountain biking, hiking [Source Q14]*
2. *Bring back access to areas that have been closed, eg. Seaham Weir, Hunter/Paterson River Junction. [Source Q14]*
3. *Absolutely love the idea of more connection with rivers. Allow canoe hire business, segway tours along the levee, a place where people could swim their horses, cafes & picnic spots with water views. Maybe an annual (novelty) raft race from Seaham to Raymond Terrace. [Source Q14]*
4. *Look at private land owners / reserve and working with the likes of HWC to open up corridors for people to us so they can get bikes, people and horses off the roads (80KM zone) [Source Drop in comments]*

Recognition of the indigenous history of the area (coded: Indigenous recognition)

There were quite a few comments regarding better recognition of the indigenous culture of the area in the Place Plan.

These comments have been totalled as follows:

Survey Q2	5 comments
Survey Q6	2 comments
Survey Q14	1 comments
Survey Q15	1 comments
Drops ins	1 comments
Total	10 comments

Example comments:

1. *I'd prefer an appropriate name reflecting indigenous culture and heritage [Survey Q2]*
2. *A suitable Aboriginal name. Why not Wallalong? (Wollalaghn - meaning flat near a river or creek. The key feature of your Hinterland is that it is dominated by floodplains.) It was a gathering place for large numbers of people around the former Lake Paterson, and was an*

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

- initiation site (colonial records of circles near junction of Butterwick and Clarencetown roads;
b) a name that acknowledges the area's outstanding farming heritage, beginning with John
Tucker Junior's establishment of Albion Farm at Woodville in 1812 - the first free Australian-
born settler in the entire Hunter Region, and the first outside the Sydney Basin. [Survey Q2]*
3. *No mention of Indigenous history or dual names for important places [Survey Q14]*

Future engagement recommendations

Due to the specific engagement approach for this phase of the development of the draft Hinterland place plan it meant that there were a lot of responses from people who had not been involved in phase 2 of the place plan development. In our approach during this phase of engagement, we relied heavily on social media rather than direct emails to previous participants which meant that a lot of people didn't have any background about place plans in general. More education around the function of a place plan is required.

Despite this the level of engagement was extremely high and there was a significant amount of thoughtful feedback received.

Phase 4 - Public exhibition findings

Submissions and survey completion

Public exhibition allowed the opportunity for community members to submit responses to the draft Hinterland Place Plan. A survey was also created in Survey Monkey to collate community feedback as an alternate option to the written submissions. Unlike the check-in survey from Phase 3, this survey was not targeted at previously engaged residents but instead sought input from all community members and interested parties.

The survey sought feedback on specific actions outlined in the Hinterland Place Plan and whether or not the community supported or opposed them. It also provided the opportunity for respondents to leave more detailed comments on the actions.

Council received 3 written submissions whilst 8 community members completed the online survey. This demonstrates initial phases of engagement with the community were extensive and productive from the outset of the Hinterland Place Plan with limited submissions received during the public exhibition period. The submissions received solidified the draft actions and themes and did not generate any new actions.

Community Pop-ups

Council staff attended three community events in the Hinterland during the public exhibition period. Members from the Engagement, and Vibrant Places teams set up a stall at the Seaham Netball Club at Brandon Park, Seaham Bowthorne Football

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT
REPORT.

Club at Bowthorne Park Wallalong, and Hinton markets in order to provide information and answer questions from interested community members.

The stalls had maps, large copies of the Place Plan, and information handouts that linked to the online survey. The feedback from the community was predominantly positive and not all related to the Hinterland Place Plan, however it did provide valuable insight into how the proposed actions might affect local residents and more importantly how they can get involved with delivering these actions moving forward.

The overall support for the draft place plan and related actions were positive with respondents happy with the outlook of improving the liveability status of the Hinterland.

For a list of questions and the response data, see **Appendix F**.

**ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT
REPORT.**

Appendices

Appendix A: Phase 1: Liveability Index survey (Sep 2020)

Appendix B: Phase 2 Workshops 1 (3 Nov 2021)

Appendix C: Phase 2 Workshops 2 (10 Nov 2021)

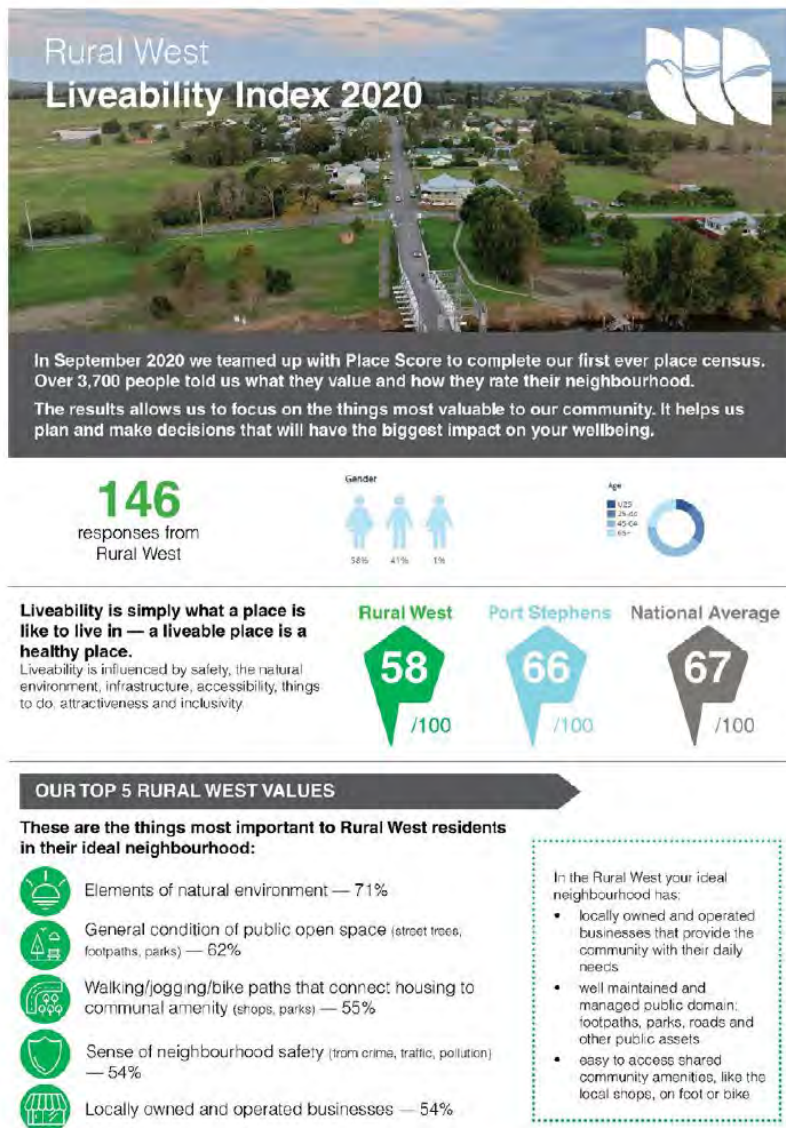
Appendix D: Phase 3 Check-in survey (Mar-April 2023)

Appendix E: Phase 3 Comments from drop-ins (Mar-April 2023)

Appendix F: Phase 4 Written submissions and online survey
feedback - public exhibition period (7 Aug-4 Sept 2023)

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Appendix A - Liveability Index survey



ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

OUR STRENGTHS

These are the things you care about most and say are performing well. We must continue to celebrate and protect these.

-  Sense of personal safety (for all ages, genders, day or night)
-  Overall visual character of the neighbourhood
-  Physical comfort (including noise, smells, temperature)
-  Elements of natural environment (natural features, views, vegetation, topography, water, wildlife etc)
-  Sense of neighbourhood safety (from crime, traffic, pollution)

OUR LIVEABILITY PRIORITIES

These are the things most important to you and are underperforming. We must work to improve these.

-  Walking/jogging/bike paths that connect housing to communal amenity (shops, parks)
-  Spaces suitable for specific activities or special interests (entertainment, exercise, dog park, BBQs)
-  General condition of public open space (street trees, footpaths, parks)
-  Protection of the natural environment
-  Landscaping and natural elements (street trees, planting, water features)
-  Evidence of recent public investment (roads, parks, schools)
-  Access and safety of walking, cycling and/or public transport (signage, paths, lighting)
-  Quality of public space (footpaths, verges, parks)
-  Evidence of community activity (volunteering, gardening, art, community-organised events)
-  Evidence of Council/government management (signage, street cleaners)
-  Amount of public space (footpaths, verges, parks)
-  Spaces for group or community activities and/or gatherings (sports, picnics, performances)
-  Things to do in the evening (bars, dining, cinema, live music)
-  Local history, historic buildings or features
-  Local businesses that provide for daily needs (grocery stores, pharmacy, banks)
-  Free places to sit comfortably by yourself or in small groups
-  Spaces suitable for play (from toddlers to teens)

For more information go to PORTSTEPHENS.NSW.GOV.AU



PORT STEPHENS COUNCIL



ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.**Appendix B - Workshop 1 (3 November 2021)****Workshop Activities****Activity: Testing the Liveability Index values for Rural West**

The online engagement tool Social Pinpoint was used to help capture and focus a 'deep dive' into the Liveability Index findings for Rural West. The exercise was designed to explore what the attributes mean to different people.

The following table is a summary of the activity findings.

In the summary table, the 'raw' comments have been uplifted to focus on the broader Placescore attribute rather than on specifics. For example, if someone had commented, 'Local people have been fighting for pathways/corridors for animals and that these are retained and not destroyed', this comment has been uplifted to the attribute Elements of natural environment (natural features, views, vegetation, topography, water, wildlife etc). This process ensures similar comments can be grouped and key priorities are more easily highlighted.

There were 85 comments received and these have been aligned into the following table to best highlight the similar attributes and comments and are not in the order of priorities.

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

TESTING THE LIVEABILITY INDEX VALUES FINDINGS

Type	Liveability attribute	What does this mean to me? Why is it important to me?	Comment count
STRENGTHS	Overall visual character of the neighbourhood	Green hills, forest walks, natural bushland, stress-free living	5
	Elements of natural environment	Protection of wildlife corridors from over-development	4
	Physical Comfort	A quiet and peaceful area free from noisy mine blasting or too much infrastructure	2
	Sense of personal safety	I feel safe here	1
HIGH PRIORITY	Walking/jogging/bike paths that connect housing to communal amenity	Roads are dangerous to walk along, risky for school children to wait for and catch buses along busy and unsafe roads	8
		Pathway connection between townships is poor	3
	Protection of the natural environment	Overdevelopment concerns, specifically waste from housing fill, destruction of koala habitat, air quality, flood risks	5
	Landscaping and natural elements	More street trees wanted, including edible street trees	3
	Spaces suitable for specific activities or special interests	Greater public access to the river for leisure for canoeing and picnicking	2
		Areas and activities which draw on and highlight local areas and businesses e.g. mountain biking, local artisan trail, riverside camping	7
SECONDARY PRIORITIES	Spaces suitable for play	The character of Hinterland is to be retained in public spaces e.g. no gaudy playground colours	1
		Additional play equipment	3
	Local history, historic buildings or features	Celebrate local historic buildings and bridges through historic trails and signage	3
	Spaces for groups or community activities and/or gatherings	A community hub for information, community support, and connections in harmony with local aesthetics and environment	3
	Amount of public space	Greater community access to the river for both leisure and tourism/business opportunities	2
	Evidence of Council/government management	Solar-powered speeding signs – to encourage safer and slower driving speeds	1
	Quality of public space	Gravel or sandy paths, and not traditional concrete pathways	1
		Existing playground equipment replacement	1
	Access and safety of walking, cycling and/or public transport	Roads walking is too dangerous. Greater pathway and river access would mean less reliance on cars	3
	Evidence of recent public investment	Good roads will mean more visitors to our area	1
	Evidence of community activity	Events and markets that leverage local food production and gardens	4

Hinterland Place Plan Engagement Reporting

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Testing the Liveability Index values – 'raw' contributions

No.	Attribute and related comments	Liveability area Strengths
#	Attribute: Elements of natural environment (natural features, views, vegetation, topography, water, wildlife etc)	
1	Please keep this area a special and unique part of the Hunter and Port Stephens animals should not be relocated but should be able to live where they were born.	
2	Local people have been fighting for pathways/corridors for animals and that these are retained and not destroyed	
3	The main reason for living in Wallalong is for the Rural Outlook. It must not be allowed to Rezone for high residential development.	
4	Please remember that the plants and animals are important to the entire ecosystem. Remove any part of that and you condemn or compromise everything else. When you allow clear felling for development as is visible in some areas already, you destroy habitat, connectivity for animals, change the liveability of an area through an increase in temperature as there is now no natural shade, pollution through run off..... and so on. Everything is linked and we are in that picture.	
	Attribute: Physical comfort (including noise, smells, temperature)	Strengths
1	Feeling secure living in a peaceful rural location without the worry of new mines/quarries & constant blasting pushing us away into another location.	
2	Retaining trees and other flora in the landscape reduces the temperature of your environment. It is essential that this is taken into consideration in future development and it would be wonderful if the council could increase tree planting on streets where possible.	
	Attribute: Overall visual character of the neighbourhood	Strengths
1	People travel to this area: Woodville, Seaham, Brandy Hill, Wallalong, Butterwick, Dunns Creek, and Green Wattle Creek Rd to experience driving the open roads, rolling green Hills, views of mountain ranges, forest walks and the absence of infrastructure. It is an escape place, the Byron of the Hunter. The openness is special and it's the "Green Sea" of Port Stephens.	
2	It is also important to note the mental benefits of this landscape. People report the feeling of ease, fall in stress levels and anxiety when either viewing or living in this kind of environment.	
3	The visual characteristics that I appreciate are natural bushland and healthy ecosystems	
4	Rural aspect, character and ambience of the area. Openness and natural environment and not cheap housing	
5	Yes, free of noxious weeds on council land.	
	Attribute: Sense of personal safety (for all ages, genders, day or night)	Strengths

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

<u>No.</u>	<u>Attribute and related comments</u>	<u>Liveability area</u>
1	Road conditions and traffic can affect the safety on our community, Nelsons Plains. Apart from that the safety of our area is fine.	
	Attribute: Landscaping and natural elements (street trees, planting, water features)	Highest priorities
1	It would be wonderful if edible street trees were planted. Some suitable species would be - olive, carob, macadamia, almond, pecan, chestnut, quince, pomegranate, Lilly pilly	
2	It would be so wonderful if street trees focused on edible species (such as olive, carob, macadamia, almond, pecan, chestnuts, quince, pomegranate, Lilly pilly)	
3	Street plantings were going to happen at Brandy Hill but only one street was picked and crepe myrtles were chosen. It was never expanded. Imagine Brandy Hill Drive with an Avenue of trees. At first, it might need a small incentive to get homeowners to look after them, but the majority would rise to the occasion.	
	Attribute: Protection of the natural environment	Highest priorities
1	Concern regarding the amount of fill being brought into flood plain areas by trucks for the construction of pads for the construction of houses in the flood plain. Consideration to be given to water displacement.	
2	Concern: Coal Fly Ash is planned to be imported to Brandy Hill Quarry. This is to be stored and then mixed with concrete. 1. It's a waste product being stored in our area. 2. It may jeopardize the air quality when the concrete and bitumen is crushed that has coal fly ash in it. 3. This area has the last remaining examples of Hunter dry and wet Sclerophyll forests. The area is rich in bird diversity and other species. Koala Corridors isn't the solution to clearing 52 H of forest = noisy miners destructive.	
3	While the floodplain was once covered in natural vegetation it is now a part of our environment as it is. We relate to it but it is now also at risk with the fill for house mounds with no end in sight. Flood risks, environmental risks.	
4	With the number of subdivisions being planned by developers the natural environment and biodiversity is under threat. Developers see trees as an intrusion on their plans of jamming more houses onto smaller and smaller blocks. Little regard is made by them and in many cases the consent authorities on the impacts on flora, fauna and the natural environment which we all love.	
5	Eagleton has a large number of koalas and native fauna. With huge development of Kings Hill, it puts most of the native corridors at risk north of this development, by shutting it down. Very concerned.	
	Attribute: Spaces suitable for specific activities or special interests (entertainment, exercise, dog park, BBQs)	Highest priorities
1	There are 2 x Rivers near Wallalong and almost zero access to the Riverbank bar under Hinton Bridge. More public access to the River is needed.	
2	Accessibility to river - northern end of Raymond Terrace cricket ground area would be good place to start - better access. Also, about access to river at Woodville - scoping works for a number of spots to allow for canoes; power boats - trail options/picnicking.	
3	It would be great to have growers and artisan markets held near Seaham, Hinton & other areas to bring people in.	

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

<u>No.</u>	<u>Attribute and related comments</u>	<u>Liveability area</u>
4	There was a suggestion years ago that it would be interesting to have a "3 bridges" running or cycling event. This could become an annual event and draw card for the increasing interest in these activities.	
5	We have an air BNB and would like to offer stand up paddle boards - HWC owned reserve - whether we could open it up again.	
6	People come to me and ask to use private land for activities like mountain biking; trail walking - rewilding experience.	
7	Three river region; farm gate trail, local artisan trail.	
8	It would be nice if more people in the area used HipCamp to allow Campers to buy time on their property for accommodation. Along rivers, floodplains, bushland etc.	
9	We own an events business in Woodville and are new to the area. Keen to see more community spaces and events, to bring the community together.	
	Attribute: Walking/jogging/bike paths that connect housing to communal amenity (shops, parks)	Highest priorities
1	Pathways to connect people within 5km radius of Brandy Hill - smaller areas and Seaham - so people can walk and ride their bikes between communities and to community facilities. Can only use the car at the moment.	
2	For our area there are no paths at all, a connection to Raymond Terrace and Seaham would greatly increase the amenity of the area and safety. There are a number of regular bike riders in the area who would I am sure use these facilities.	
3	For Wallalong, there are almost zero connecting pathways to other areas. From Rosebank to Anne street for example - seems like it would be easy but it is not connected. I have witnessed people on the road walking from Wallalong to Hinton. Even the roadway from Wallalong to Woodville would be useable. Can McClymonts Swamp road connect to Brandy Hill for example?	
4	Safe walking / cycleways on rural roads would be amazing so that we're not all forced to try and use the shoulder on 80-100km roads	
5	Eagleton section of gravel road has no footpath just bush and children can't walk to friends property due to being unsafe.	
6	Concerned about school kids and bus stops on gravel section of Six Mile Road. Very dangerous.	
7	In answer to 'buses in Brandy Hill'.....we only have school buses.	
8	Traffic in the Brandy Hill area creates hazardous conditions for residents, including school children accessing buses. Also, very dangerous to ride a bicycle along Brandy Hill Drive when the trucks are running.	
9	with the brandy hill quarry expansion the safety of children catching school buses on Seaham Rd is becoming more dangerous. Parents are already driving their children to relatives in other areas rather than use the bus routes on Seaham rd. With the added subdivisions mooted for Eskdale and 610 along with the trucks more thought is needed in providing safe infrastructure for school children in the morning and afternoon	
9	Quarry trucks, and buses passing on minimum road widths is dangerous on gravel section of Six Mile Road. Let alone children walking along roads with poor visibility to bus stops.	

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

No.	Attribute and related comments	Liveability area
10	Being a kid in Wallalong can be dangerous - and lonely. Getting from place to place is difficult due to lack of safe connectivity options. No public transport. To get anywhere they have to walk or ride along a main road. There are bus routes nearby - for Brandy Hill/Seaham and for Morpeth - but NOTHING for Hinton or Wallalong. Additional safe connectivity to areas within Wallalong (Rosebank to Ann Street for example) or to neighbouring suburbs would make a big difference.	
	Attribute: Spaces suitable for play (from toddlers to teens)	Secondary priorities
1	Maybe with more a natural feel, and tribute to the honey and bee's, the boats on the river. Blending in with natural landscape. Gordy blue and yellow colour sun shelter at the park in Paterson (Dungog Shire) is a distraction from the natural beauty of the park and really detracts from the historic building and natural beauty of the tree's, open space the natural uplifting green of our area.	
2	Additional play equipment around the rural west and park furniture in other areas other than Seaham Park would make the rural west more inviting to residents and visitors.	
3	Lack of adequate playground facilities suitable for all ages.	
4	Along with the additional playground facilities the infrastructure for the children to get to these places safely without relying on being driven by car.	
#	Attribute: Local history, historic buildings or features	Secondary priorities
1	I get sad when I see this building empty and neglected. The feedback I get is people want to enjoy and enhance their knowledge of historical local places and stories and buildings. I think this is why Woodville is also popular - it's a unique little pocket. If every area we visit is the same and created by some development group you may as well not go there because it looks the same as everywhere else.	
2	I feel that the old Wallalong Broom Factory is a wasted opportunity. A Micro Brewery/Eatery or Vineyard outlet like Boydells. Is there a tourism trail for the 'Founding' houses of the area? Wallalong House, Hinton, Osterley, Seaham etc?	
3	VOWW, at a meeting with PSC, made the suggestion that interpretive signs could be placed in strategic historic sites. Woodville would have several locations where a sign might say...this shop was once....., Hinton pub, bridges etc. there is some amazing history and other areas have self-guided drives where the route highlights the amazing past and what still remains. A historic photo would show what it was once like.	
	Attribute: Spaces for group or community activities and/or gatherings (sports, picnics, performances)	Secondary priorities
1	Definitely needed, but please not over developed and "infrastructured" and expensive. So people can experience Nature, simplicity and its non cluttered or chaotic like many public spaces these days.	
2	Need a community Hub - a Connect and Share space - Info on tourism, events, mental health services, child and family and activities, help when needed and a friendly person working there to pull it all together and things to do to meet others, not just an empty hall for hire.	
3	I would love to see a repair cafe in the area which would build community and reduce waste.	
	Attribute: Amount of public space (footpaths, verges, parks)	Secondary priorities

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

<u>No.</u>	<u>Attribute and related comments</u>	<u>Liveability area</u>
1	Public access to the River at Woodville will be amazing and let's celebrate the cultural heritage by replacing the wharf that was washed away many years ago in a flood. Potential for Guided tours. The Woodville precinct is very family friendly and it would be great for people to picnic and play launch canoes/kayaks there or tie a boat up and grab a pie. A community Hub Space & tourism "welcome to Port Stephens" could be good there. A commercial tourism business could operate. May need to purchase property though.	
2	My main query here is that there are two Rivers through and near Wallalong - but almost no public access to the Riverbank (bar Hinton Pub). Why are the footpaths on the roadside publicly accessible, but the riverbanks along rivers are not? The UK has the Ramblers code, NZ has the Queens Chain, why does Australia not have a Riparian access law?	
	Attribute: Evidence of Council/government management (signage, street cleaners)	Secondary priorities
1	Active solar power signs entering Wallalong and Hinton 50kmh Zones that read back the speed of the approaching vehicle - might help to reduce the speed of vehicles in the area. Approaching Hinton from Osterley is particularly bad with vehicles still at high speed well into Hinton, but cars through Wallalong from either end of town tend to arrive too fast as well, especially on the down-hill approach.	
	Evidence of community activity (volunteering, gardening, art, community-organised events)	Secondary priorities
1	Slow food earth markets like at the levee brings people from Sydney, Newcastle and Maitland. Love to see it happen as a regular event.	
2	Encouraging and supporting food production in the area - to celebrate and encourage our rural character	
3	Can Port Stephens provide some input or get some advantage from the Maitland Garden Ramble? A number of properties within Port Stephens are visited - specifically out along Paterson Road between Woodville and Dunns Creek. Might there be other locations in the LGA that could participate?	
4	A proper farmers market (with food rather than rubbishy market junk) would really bring a focus on our rural skills and values. It could bring tourists to the area and provide a sustainable food source to the locals	
	Attribute: Quality of public space (footpaths, verges, parks)	Secondary priorities
1	gravel sandy paths not concrete please xx	
2	Playground equipment is run down in most areas. Need to be replaced with more modern equipment which reflects safety for children using and educational benefits, coordination, all important for development. Great examples all over Australia but sorely lacking in PS.	
	Attribute: Access and safety of walking, cycling and/or public transport (signage, paths, lighting)	Secondary priorities
1	My children have grown up in Wallalong without access to Public Transport. They have also grown up without access either River that pass through the region - The Williams or the Hunter. Even a walk to the Skate Park is semi-dangerous from Rosebank due to the need to walk on the road along High Street. We have had to drive them everywhere their whole lives and their ability to ride anywhere beyond Wallalong is just too dangerous.	

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

<u>No.</u>	<u>Attribute and related comments</u>	<u>Liveability area</u>
2	Apart from the school buses which pick up on busy Seaham Road there is no public transport. We have a number of regular cyclists who use Seaham Rd for training and fitness. They contend with b double trucks travelling at 80 to 100k on poor roads extremely scary. If a cycling/ walking path were constructed the danger for children and adults alike would be greatly improved along with the health benefits of physical exercise. The roadsides also along here need to be mowed more regularly by council	
3	Wallalong road from Wallalong to Woodville. Almost unpassable at the moment. A small dirt road now mainly used by the local farmers and some kids who ride to the Woodville general store (there is nothing else within safe distance for kids to ride to. Access to Riverbank would make this route even more attractive for use). Has PSC discontinued maintenance by any chance? It has even damaged a BMX bike (!!)	
	Attribute: Evidence of recent public investment (roads, parks, schools)	
1	Easy navigation and pleasant driving for community and tourists including business tourism - people will be more likely to return.	Secondary priorities

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Activity: Mapping your priorities



This exercise mapped specific areas to a liveability priority. There were 57 responses received and some of the key themes are as follows:

- More pathways are needed, particularly ones which connect towns together e.g. Wallalong to Hinton; Seaham to Raymond Terrace (13 comments)
- Town centres to be beautified and local history acknowledged and celebrated (11 comments)
- Greater access to river for recreation and commercial use (9 comments)

ITEM 5 - ATTACHMENT 4
REPORT.

HINTERLAND PLACE PLAN ENGAGEMENT

Workshop activity: Mapping your priorities 'raw' contributions

COMMENT TYPE	LOCATION	COMMENT
High Priority	Weir Park, Seaham	Closed of weir park - hunter water park - there was some safety issue here perhaps. We can investigate the problem at the site.
High Priority	High Street, Wallalong	Pathway along High Street or backstreet if not possible to connect Clarence Town Road to Hinton - Pathway connectivity
High Priority	High Street, Wallalong	People wanted to walk further during lockdown
High Priority	Seaham to Raymond Terrace	Cycleway - connection - would be great along Raymond Terrace - all the roads are deadly! Bike riding difficult especially with kids - even dog walking is problematic.
High Priority	Wallalong	Connecting pathways to the sport facilities and skate park - connectivity to facilities
High Priority	Seaham Road, Brandy Hill	High load of trucks - quarry and others, creates hazardous conditions for residents. Many near misses, including cyclists. Road too narrow, speed too high. Need to make environment safe before inviting visitors, lower speed limits would help.
High Priority	Seaham Road, Brandy Hill	Living there also the road is of a poor quality due to the heavy traffic and also extremely unsafe for school children who have to stand on the edge of the road with b doubles etc running past at 80km +. Also residents and local farmers have difficulty entering and exiting their own properties very pertinent when a driver hit our vehicle at over 90km as we tried to turn into home. More visitors would make it even worse. Speed reductions needed
High Priority	Seaham	Very under-utilised resource - and is not well known - come across it by accident - needs promoting - including the historic area of Seaham.
High Priority	Seaham Road, Nelsons Plains	Pathway connection to Hinton Road to Brandon Park which is linked to Seaham - pathway connectivity
High Priority	Wallalong to Brandy Hill	Connect McClymonts Swamp Road from Wallalong to Brandy Hill - for pedestrian and cycle access
High Priority	Wallalong to Brandy Hill	Pathway connection from McClymonts Swamp Rd to Brandy Hill
High Priority	Brandy Hill	Pipeline walking trails - using dirt or gravel - softer on your feet for runners - mountain bikes and horses friendly.
High Priority	Stuart Park, Hinton	More facilities in this park. Improved maintenance in this park. It's not welcoming for people to enjoy the facilities. Children's play equipment would be beneficial. - General condition of open space
High Priority	Wallalong	2 things. (1) Clean up and maintain the road so BMX bikes do not get damaged and (2) if there was access to the top of the Riverbank it would actually be a picturesque and enjoyable experience.
High Priority	Seaham Swamp Natural Reserve	support the walkway around Seaham Swamp with some signage that talks about some of the heritage of the area, and the natural attributes, bird ID etc.
High Priority	Woodville	Open deck eatery near new private shed overlooking river - things to do in the evening

ITEM 5 - ATTACHMENT 4
REPORT.

HINTERLAND PLACE PLAN ENGAGEMENT

High Priority	Wallalong	People enter either end of Wallalong too fast. It would be good to have solar power radar displays at each end of town showing 'Your Speed' as each car approaches. They did this at Paterson years ago and it made a big difference to slowing the traffic.
High Priority	Hinton	People enter the East entrance of Hinton WAY too fast, especially coming from a 100 zone. It would be good to have a solar power radar display showing 'Your Speed' as each car approaches. They did this at Paterson years ago and it made a big difference to slowing the traffic.
High Priority	Hinton	Plant Fig Trees north of the bridge, and make sure it is mowed more frequently to prevent snakes. Design to allow future covered family/picnic area when funds allow, and to allow pathway along levee bank.
High Priority	Seaham town centre	Create a town environment - more shops, footpaths, sense of place.
High Priority	Seaham town centre	Sense of place rural, foody, recreation, remaining native forests
Medium priority	Nelsons Plains, entry to Raymond Terrace	Opportunity for entry signage, tree lines and so on - transition into Raymond Terrace etc. Create a real visual sense of entry and space.
Medium priority	Wallalong Playground	Play equipment needs updating as there is no good kids playground in the area - spaces suitable for play
Medium priority	Woodville	Need historical interpretative signage to help engage residents and visitors with history.
Medium priority	Hinton	Need historical interpretative signage to help engage residents and visitors with history.
Medium priority	Hinton, Swanreach Road	2 things again (1) Why is Swan Reach Road not open to the public along it's total length and (2) this would give casual walkers/riders access to the Hunter riverbank?
Medium priority	Woodville	A spot near Woodville Bridge to view or picnic - Free places to sit comfy in small groups/ spaces suitable for special interest
Medium priority	Woodville	A small launch wharf or jetty to put canoes kayaks in - how awesome would it be to have a tourist info and community neighbourhood hub or "activity centre". The history of the area re old wharf. It be kind of cool to have a walk/horse bike trail loop from Green Wattle Creek Road crown land or equestrian centre to the water at Woodville or somehow to the Seaham Weir.
Medium priority	Cross Street, Seaham	Very busy road with excess speeds used. More signs with speed limits and policing of heavy vehicle usage
Medium priority	Morpeth Street, High St Wallalong	Street Tree plantings and kerb along Morpeth Street and High Street would improve amenity.
Other	Wallalong	This does not connected and would be great to connect - Pathway connectivity
Other	Eagleton	Develop the old church precinct
Other	Hinton	With Maitland creating a Pathway from Morpeth to Walka, could pedestrian access over the River be a possibility - and Link Hinton, Wallalong etc and Beyond to Maitland. A Rope Bridge/suspension bridge of some kind at the end of the dirt road from Hinton Pub?

ITEM 5 - ATTACHMENT 4
REPORT.

HINTERLAND PLACE PLAN ENGAGEMENT

Other	Hinton	Where the Paterson meets the Hunter, why is all the land completely inaccessible to the public - on both the Maitland and PSC sides? Is there a way to open up these up for all to benefit?
Other	Noongah Road, Nelsons Plains	The Hunter Water Pipeline Corridor. Lobbying Hunter Water to block Motorcycles, but to make it easier and more apparent that Pedestrians and Cyclists could use the corridor.
Other	Woodville	Riverside Jetty access for Wedding Parties to travel to/from Woodville weddings along the waterway
Other	Wallalong	Connectivity between areas within and out of Wallalong that do not require travelling down high Street. For example linking pedestrians from Rosebank to Ann St allowing 1 swift crossing of high St to get to Bowthorne Park. Connecting Wallalong to Brandy Hill via McClymonts Swamp. Connecting Bowthorne to Hinton down the Wallalong Hill road and the Riverbank - which is also a route to Woodville.
Other	Hinton	The Riverbank on the sweeping bend front Hinton is absolutely beautiful. It would make for a good pathway to link Wallalong to Hinton. There are also old riverside woodworkings only visible from on the river - was this some kind of Jetty for the old Bowthorne Butter factory?
Other	Wallalong	The old Broom factory would make for a fantastic Microbrewery location.....
Other	Wallalong	There are gourmet cheese/chocolate/cafe experiences based at Dairy Farms. Look at Gallo Dairyland for example in Queensland. Could the Wallalong Dairy extract itself from low-price high-volume milk supply and instead become an artisan Dairy that supplies gourmet products to places like Morpeth and King St Raymond Terrace?
Other	Hinton	Maintained areas along the Riverbank could make for opportunities using HipCamp - an AirBnB style service that attracts paying travellers and campers who want to stay just for the location.
Other	Pathways, Osterley	Richmond Vale Rail Trail (RVRT) will use the HWC corridor across Hexham connecting Shortland to north end of the RVRT/SMR Rail Line corridor. Attempts are in progress to have Maitland extend this from Hexham via the HWC pipeline corridor from Tarro to Duckenfield. M1 to Heatherbrae consultation is ensuring the Hexham to Tarro corridor is preserved. If this comes to pass, PSC should consider Pedestrians crossing at Osterley and link ongoing HWC Pipeline path to Brandy Hill/Seaham/Wallalong
Other	Woodville	Some of the big Hay Barns in the area could benefit from historical murals or signage. Think of the Indian Root Pills barn leading to Morpeth, and how much that features in their marketing of the area.
Other	Wallalong	No Public Transport in Wallalong or Hinton AT ALL. Can any Port Stephens services extend this way? Perhaps is it more prudent to lobby to have the Maitland Bus route 184 extend from Morpeth?
Other	Seaham Weir-Williams River	Places upstream of Seaham Weir along either side of the Rivers Edge would be GREAT additions to Hipcamp.com.au.
Other	River towns- Seaham, Raymond Terrace, Hinton	Linking towns via the River is a thing of the past. But if Raymond Terrace was ever to succeed in establishing a River Bus link to Morpeth to help bootstrap commerce at historical King Street, perhaps one day that could be extended to Hinton/Paterson and, if a Lock could be built at Seaham, up to Clarence Town. (I have watched a number of British Canals videos of late!)

ITEM 5 - ATTACHMENT 4
REPORT.

HINTERLAND PLACE PLAN ENGAGEMENT

Other	Hinton, Swanreach Road	Swan Reach would be a great area for public river access and a boat ramp don't you think? An incredibly picturesque area locked away from the public (See attached photo). Imagine roping off all of Newcastle Beach Shoreline or the periphery of Lake Macquarie as inaccessible to the Public. That a place like this is roped off is bordering on criminal. Can Port Stephens be the catalyst to have sweeping changes made to Riparian Access legislation?
Other	Wallalong	Wallalong is close to services at Raymond Terrace, Maitland, and Newcastle, so it is a locality to be shared and celebrated with existing residents, new residents, and visitors alike.
Information - upcoming projects	Brandy Hill Drive shared pathway	Let's make this a priority as it is part funded by Hanson.
Celebrate and protect	Seaham Park Playground	Good playground that is well liked and used - Spaces suitable for play
Celebrate and protect	Seaham Swamp Natural Reserve	Protect this area - Natural environment
Celebrate and protect	Non-specific	Supporting existing local business; support people on the journey on producing food and living rurally; farm gate tours; DA issues and legal support; don't want to be sued for selling a jar of jam; help support home businesses selling produce; connecting businesses in Nelson Bay but not in this area - we are not welcome down there; workshops to help people do their businesses confidently and within the rules;
Celebrate and protect	Seaham Park Playground	Add more facilities to park such as fitness equipment
Celebrate and protect	Wallalong Skate Park & Playground	Great little playground that flies under the radar.
Celebrate and protect	Hinton	Harry Boyle Park - celebrates the heritage of the area and an underutilised space. Right beside the bridge. Harry Boyle was a local historian, and a character!
Celebrate and protect	Green Wattle Creek Road Equestrian Area	Horse trails - Green Wattle Creek Road equestrian area
Celebrate and protect	Green Wattle Creek Road Equestrian Area	Green Wattle Creek Road - beautiful forest and escape place protect the crown land

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Workshop 1: Activity: What name would give your district?

Participants were asked to brainstorm alternate names for the Rural West which would brand and create a sense of identity for the area. Suggested names included:

- Port Stephens Hinterland
- The Hinterland
- The Three Rivers

Collectively the group settled on 'The Port Stephens Hinterland' as their preferred district name.

Activity: Local case study – Destination Rural West

A case study using online break out rooms was used to discuss ways to improve the rural west as a destination that can be shared with visitors.

Some of the ideas shared are:

- Farmers Markets at Woodville Church
- Pathway connectivity between Woodville, Wallalong, Morpeth and Brandy Hill.
- Historical interpretative signage and potential historic trail
- River access between Woodville and Wallalong
- Festival of small halls
- Local noticeboards of what's on
- Artisan markets

Local Case Study: Destination Port Stephens

What is our brand and identity?	What experiences or destinations would you highlight?
<ul style="list-style-type: none"> • The Australian dream – to live with so much nature and openness, • The green treechange dream – room to breathe. • Could 'taste' the air, it's so fresh • Accessible – get away, but without going too far • From a visitor perspective – close enough for a day trip – or just a beautiful • Gateway to Port Stephens • Very central for tourism – vineyards one way, beaches and Newcastle the other. Easy access to Barringtons • Nature, space, community 	<ul style="list-style-type: none"> • Historic villages • Farmers Market – potential host at Woodville church! • Historic villages • Old fashioned Sunday drive – or motorbike ride. • Seaham Swamp • Coffee and local produce at Woodville Store • Morpeth • Phoenix Park – farm to gate, picnic • Birdwatching, koalas • Paddling on the rivers • Rock Frog Grange? Clarencetown • Bushwalking – green wattle creek Rd - crown lands, mountain biking and horse-riding? Off Butterwick Rd. Aboriginal heritage here too. • Paintball and motor racing at Eagleton • Mountain biking and hiking at Dungog • State forest on Balickera Road

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

What are some ideas for community led projects?
<ul style="list-style-type: none"> • Several areas – close to each other but not connected – Woodville has a great history/church + viewing areas to river (private property issues) • Levee Bank between Woodville and Wallalong (dirt road) somewhere for access to River along here – like Patterson – excellent for cycleway opportunity – not high traffic road and then connect to McClymont Swamp Road – either dirt or sealed?? • Similar situation for Seaham near to Boat Ramp – better park near bird hide • Access to former Seaham Weir Park- Hunter Water • Connectivity between Woodville – Wallalong – Morpeth and Brandy Hill Shared Pathway connect to Seaham • Woodville is a destination. • Wallalong House – privately owned – potential for open house/open garden scheme?? • Access to Woodville from Maitland side as a tourism – potential footbridge across River as there is no pedestrian access at all • Woodville and Hinton bridges are heritage listed – could be very expensive?? • Historical areas interpretative signs – trail • Christmas market (at community hall/s?) • Christmas in July (open fires, into the wild! etc) • There's a lack of information about what the area has – visitor information at general stores (need noticeboards) • Driving tour of the area with historical background info – birds and nature • There might be a food swap market style thing in Seaham – check FB. • Growers market. • Artisan market. • Treasure hunt – geocaching • Some way to share the stories of the area – Matt's got some great ones. • Forestry workshops from private property. • Festival of Small Halls • Bush Dance in the hall

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Appendix C - Workshop 2 (10 Nov 2021)

Workshop 2 November Activity: Quick Wins, Big Picture

At the conclusion of Workshop 1 participants were asked to undertake a home work exercise which would feed into the activities for Workshop 2. This activity centred around people detailing their quick win and big picture ideas. These were presented as part of the presentation for Workshop 2 as follows:

Quick wins ideas

- Improve existing parks
- Create a sense of arrival with signage, plantings
- Protect wildlife corridors & create a way for locals to report koala sightings
- Allow informal use in parks and along the river, including camping
- Signage to tell our stories & identify existing pathways, lanes, public tracks
- Create a walkway with signage around the Seaham Swamplands
- Improve sense of community through street libraries, pop-ups.

Big picture

- Plan a Three Rivers Festival
- Improve & create open spaces
- Link villages with paths and cycleways
- Link Brandy Hill & Wallalong via McClymonts Swamp Road
- Investigate options to utilise Hunter Water service roads
- Horse trails
- Investigate options for public transport
- Improve our village experiences, especially Seaham
- More eateries
- Farm to gate experiences

The above quick wins and big picture ideas were further distilled into four key actions and these were then action planned using online workshop breakout rooms.

Quick Wins	Big Picture
Create sense of arrival using signage and trees	Create a Three Rivers festival
Improve access and connectivity between village centres	Upgrade village centres and connect them via paths and cycleways
Enable camping/accommodation in areas	Enable local businesses to grow and become attractions

ITEM 5 - ATTACHMENT 4
REPORT.

HINTERLAND PLACE PLAN ENGAGEMENT

Action Planning

QUICK WIN 1: CREATE A SENSE OF ARRIVAL USING SIGNAGE AND TREES	
What do we already have to work with?	Bridge – avenue of trees – beautiful landscaping Existing situation with sunflowers at Redgate Farm
What's the situation?	Mowing of existing levee banks with owner permission at Raymond Terrace Finding/scoping areas for putting access to the river – kayaks and canoes – signage required
What does success look like?	Better signage into the villages – suburb signage Better signage for walking options
Who needs to be involved and what is their role	Potential for competitions
What might stop this happening?	Legislation requirements

QUICK WIN 2: IMPROVE ACCESS AND CONNECTIVITY BETWEEN VILLAGE CENTRES	
What do we already have to work with?	Potential access routes on service land and private land that could be utilised
What's the situation?	Off the main roads there isn't a lot of access Potential access routes on service land and private land that could be utilised Unknown who owns the land alongside the levy banks
What does success look like?	Existing connections and opportunities to be brought up to a safe standard Drawing on existing roads and pipelines to create the access rather than expect large amounts of infrastructure
Who needs to be involved and what is their role	Hunter Water; Property owners; State Government responsible for levy management. Community involvement in where the need is, potential routes and what success looks like
What might stop this from happening?	Lack of funding, community support may decrease if too much time goes by and legislation requirements
Three key actions to make it happen	1. Create a plan with the community about where connections should occur 2. Create logical steps for the connections to be established

QUICK WIN 3: ENABLE CAMPING AND ACCOMMODATION IN AREAS	
What do we already have to work with?	Existing businesses which offer accommodation; develop a location where there are existing facilities (loos etc.). There is camping at Hinton Pub – there's a website called pubcamp; there are a number of locations that advertise their sportsgrounds for camping, but these do have facilities – power, loos etc. Maybe around the community halls? Hipcamp.com.au – like Airbnb but for campers – the area has some attractive spaces.

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

What's the situation?	Lack of facilities – loos, power etc. Riverside access. People unsure of what might be required in terms of Council approvals. Insurance! People need to understand that this is an option to activate their properties and the area. Need clarity around access to river – is this public?
What does success look like?	Trial making camping available to see how it goes, whether it's attractive, good for the community and so on. Adoption – increased options on AIRBNB/hipcamp. Active camping creating economic benefit for villages.
Who needs to be involved and what is their role	Council/national parks – regulatory. Hunter Water possibly. Clarify public access entitlement to rivers. Property owners for Airbnb.
What might stop this happening?	Money Private land owners
Three key actions to make it happen	<ol style="list-style-type: none"> 1. Identify a potential pilot site and do a trial 2. Survey property owners of riverside land to determine attitudes to public access 3. Let property owners know they have options to have guest accommodation, and the process.

BIG PICTURE 1: CREATE A THREE RIVERS FESTIVAL

What do we already have to work with?	Where and what you are allowed to do - LEP compliance River sites – choosing location Music Charity fundraiser Existing nearby areas such as from Dungog to share their success and learnings
What's the situation?	We are lacking that the current groups are very specifically, focussed groups and not an overarching community group – VOWW suggested as sub-committee Risk assessment and safety requirements Involvement and interest from the community What would the event be???
What does success look like?	Would need active committee or existing groups to join Event contractor to help pull together
What might stop this happening?	Accessibility for parking, traffic etc etc Community consultation to residents Exhausting – potential for an event organisation business to take over from exhausted volunteers
Three key actions to make it happen	<ol style="list-style-type: none"> 1. Get interested people together to learn more about what is involved, what would it actually be – mini wild festival? Anything? a tik tok taster?; develop broad event options; 2. Would need a project committee rather than a specific committee – concentric circles – or a partnership committee/organisation to help run the event. 3. Location aspects – potential for smaller sized events rather than a single large event?? Timetable of events to showcase the area a bit more – see Harvest Festival at the Central Coast/ Hastings Farm Gate tour

ITEM 5 - ATTACHMENT 4
REPORT.

HINTERLAND PLACE PLAN ENGAGEMENT

BIG PICTURE 2: UPGRADE VILLAGE CENTRES AND CONNECT THEM VIA PATHS AND CYCLEWAYS

What do we already have to work with?	Woodville village centre and Seaham village centre
What's the situation? e.g. No connecting pathways; nowhere for young people to hang out; no activities for families	Woodville – popular village centre for a little town with people coming to the area. Not a lot to do but there is the coffee cubby and also the store that is taking a different approach to stock more local produce and health food. Food stall up the road that has been shut for a long time. Not any 'space' in the area to create a community space for gathering, picnics etc. People generally try and use the church grounds but these are private property. Seaham – existing general store and used a lot by tradies. Store is on the route from Pacific Hwy and Barrington.
What does success look like?	Woodville - Continue the romantic historic village feel for the area with a community space for picnics and play. This should remain the main centre for the west. Seaham – The uniqueness of Seaham is celebrated and not try to be changed. They serve a 'mean fish and chips'! Include a Seaham walk with interpretive signage that also connects around the swamp.
Who needs to be involved and what is their role	Business owners, private property owners, Council, community groups, local residents

BIG PICTURE 3: ENABLE LOCAL BUSINESSES TO GROW AND BECOME ATTRACTIONS

What do we already have to work with?	Existing businesses which could expand/diversify – ie dairy could sell gourmet cheeses and chocolates, broom factory could add a café etc. There are many home business which, with support and encouragement could diversify, maybe into farm gate, tours? Could tag onto the Maitland Garden Ramble
What's the situation?	People don't know what's required You really need a car to get anywhere Need to get river access sorted Need to promote reasons to visit the area Much cycling in the past but now too much traffic and road safety issues. Road edge is poor.
What does success look like?	Vintage car clubs visit regularly.

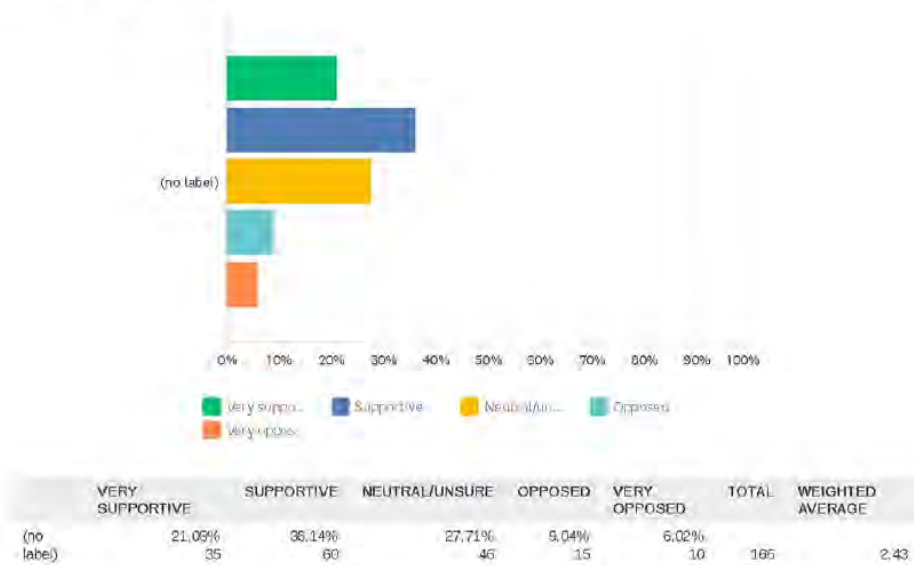
ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Appendix D – Check in survey results

Please note survey written responses have only been updated to improve spelling or punctuation to improve readability.

Q1 How do you feel about the name 'Hinterland' to describe the area of Port Stephens LGA outlined on the map below?

Answered: 166; Skipped 0



Key survey finding:

Q1: Majority of responses were supportive on the name change of the area from Rural West to Hinterland (57% supportive, 28% unsure, 15% unsupportive).

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q2: Do you have any other suggestions for the name?

Answered: 46; Skipped: 120

Q2 Responses	Comment code(s)
Rural Communities Place Plan	Other suggestion
No other suggestions, very much like "Hinterland".	Positive comment
Rural port stephens	Other suggestion
River lands	Other suggestion
No	
No I think that's a wonderful name	Positive comment
Not really	
No Hinterland sounds fine, unless it becomes the name of a huge residential development.	Positive comment
was there a problem with the term 'rural west'?	More information required, misinterpretation
Neglectland; Wasteofratesland; Onlytheretocollecttheratesland; Giftittomaitlandland	Negative comment
Consult with the local Aboriginal people to give it a proper name or at least a name that represents them. The lack of visible acknowledgement of Aboriginal people in this area is appalling.	Indigenous reference
The Hills	Other suggestion
A hinterland suggests "hills", most of this area floods	Negative comment
No, Hinterland is Perfect	Positive comment
I'd prefer an appropriate name reflecting indigenous culture and heritage	Indigenous recognition
I feel Raymond Terrace should be included in this plan	More information required, misinterpretation
To be honest I live here and until I saw this survey did not know it was referred to as The Hinterland.	More information required, misinterpretation
Rural Port	Other suggestion
a) A suitable Aboriginal name. Why not Wallalong? (Wollalaghn - meaning flat near a river or creek. The key feature of your Hinterland is that it is dominated by floodplains.) It was a gathering place for large numbers of people around the former Lake Paterson, and was an initiation site (colonial records of circles near junction of Butterwick and Clarencetown roads; b) a name that acknowledges the area's outstanding farming heritage, beginning with John Tucker Junior's establishment of Albion Farm at Woodville in 1812 - the first free Australian-born settler in the entire Hunter Region, and the first outside the Sydney Basin.	Indigenous recognition
Rural West as it has been known for. Ages, or preferably it's original Worimi name.	Indigenous recognition; Other suggestion
port trade OPEN BAY 2 bridgeway port	Other suggestion
Outlander	Other suggestion
The forgotten part of Port Stephens LGA	Negative comment

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q2 Responses	Comment code(s)
Rural West is just fine. The Hinterland is better for tourism and real estate marketing purposes. Another suggestion: "God's Country"	Positive comment, Other suggestion
Port Stephens Riverlands	Other suggestion
no	
No the hinterland describes the location perfectly	Positive comment
Feel that the hinterland sounds a bit like the forgotten people which I feel we are.	Negative comment
Westport	Other suggestion
Giacomoville	Other suggestion
The outskirts	Other suggestion
no	
Port Stephens green belt	Other suggestion
This name just feels very marketing heavy ready like it's an estate, rural west was more relatable.	Negative comment
Greater Port Stephens Port Stephens Rural	Other suggestion
No	
No hinterland sounds pretty good	Positive comment
Riverland.	Other suggestion
Nothing wrong with the names of the suburbs now	More information required, misinterpretation
Just 'Port Stephens'	More information required, misinterpretation
An Indigenous name	Indigenous recognition
Country Port Stephen's	Other suggestion
Rural Port Stephens	Other suggestion
No	
The forgotten lands is more fitting. Council routinely forgets to do any road maintenance and the like out here.	Negative comment
Barbakewaria.	Other suggestion

Q2 Comment code summary (Answered: 46; Skipped: 120)

Code	Percentage	Comment code #'s*
Other suggestion	41.3%	19
Positive comment	15.22%	7
Negative comment	13.04%	6
Untagged	13.04%	6
Indigenous recognition	10.87%	5
More information required, misinterpretation	10.87%	5

* Note comment code numbers are higher than individual comments received (Q2 = 46) due to multiple comment codes applied

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q3 What do you think of each of the Economy action items from the Draft Hinterland Place Plan?

Answered 134; Skipped 32

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
Create pop-up experiences	38.06% 51	33.58% 45	23.13% 31	2.99% 4	2.24% 3	134	1.98
Agritourism mentoring program	32.84% 44	40.30% 54	23.13% 31	2.24% 3	1.49% 2	134	1.99
We're here to help	28.36% 38	34.33% 46	31.34% 42	2.99% 4	2.99% 4	134	2.18
Deliver an annual event	41.79% 56	34.33% 46	17.16% 23	3.73% 5	2.99% 4	134	1.92
DA incentive rebate	28.36% 38	31.34% 42	27.61% 37	7.46% 10	5.22% 7	134	2.30

Key survey findings:

Q3: Majority of responses were supportive of the draft Economy actions:

- Create pop up experiences
(67% supportive, 23% unsure, 5% unsupportive)
- Agritourism mentoring program
(73% supportive, 23% unsure, 4% unsupportive)
- We're here to help
(63% supportive, 31% unsure, 6% unsupportive)
- Deliver an annual event
(76% supportive, 17% unsure, 7% unsupportive)
- DA incentive rebate
(60% supportive, 28% unsure, 13% unsupportive)

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q4 Do you have any other great ideas or comments to add about the draft Economy action items?

Answered 49; Skipped 117

Q4 Responses	Comment code(s)
A lot of TALK! What we need is complete and detailed precinct planning so we know our way ahead, as many residents are now being priced out by above average valuations creating unaffordable rate increases. All your programs are short term - we need long term solutions covering planning alterations on a whole of area basis to create the new environmentally sensitive planned precincts required by the rapidly advancing future. These changes should be led by Council initiative, not await developer interest, and address the diversity of ownership and physical characteristics. If you wish to address ECONOMY, residents need the security of concrete and detailed planning for the future. Use planning for the Ralstons Road area as an example of what can be achieved if the effort is applied.	More information: clearer understanding of function of place plan
Bike and walking trails	Captured under existing action
A lot of people move out here to be away from lots of traffic. Creating pop-up experiences and annual events nullifies this. It is hard enough to get through the round-about at Raymond Terrace Road and Seaham Road without adding more to it.	Getting around safely (roads)
Not really high on my priority list	Miscellaneous
Don't allow for the quiet location to be over run , we choose to live in Rural settings for a reason	More information: clearer understanding of function of place plan
I strongly believe an annual event or markets within our area would be lovely	General positive comments
We really need a walkway in Wallalong down High St, and I would argue that the walkway could continue down past the Hinton Bridge to Morpeth. It would be a great incentive to boost the economy in the Hinton area, as it may encourage a cafe or a corner store to open up.	Captured under existing action, General positive comments
What makes this area is the community and the land. I think it's really important to ensure it keeps its 'old world' charm and not become overly touristy. It needs to be a fine balancing act by the council to ensure the area is not urbanised by the change. Any change to properties to include businesses & accommodation need to be sympathetic to the area and not be over commercialised. The roads definitely need increased maintenance to handle any increase in traffic.	Captured under existing action, Getting around safely (roads)
My main concern is that council will move to turn the 'hinterland' into another Thornton or Aberglassyn with mid and high density residential development. The whole appeal of the area is its nature and rural aspect.	More information: clearer understanding of function of place plan
Proper crossing to Seaham Public School from Seaham General Stop, car do not slow down, we have seen so many near accident, we don't want to wait till someone gets hurt for something to be done	Getting around safely (roads)

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q4 Responses	Comment code(s)
Artwork along walking trails that fit the natural environment.	Captured under existing action
A bit concerned about the effect of some ideas on neighbouring residents. Eg, a mini caravan park - let's say for up to 10 vans/tents with noise and behaviour/septic tank upgrades needed.	More information: clearer understanding of function of place plan
All residents within the Hinterland area should be given written information. Not all have access to the internet nor are Facebook members. Therefore they miss out on the information. Information should be given well in advance of any meetings or deadlines.	Miscellaneous
Cycleways between the hinterland areas.	Captured under existing action
Wallalong/Hinton/Woodville using the levee banks, etc.	Captured under existing action
Celebrate our rivers and waterways	Captured under existing action
Include Raymond Terrace please	More information: clearer understanding of function of place plan
There is nothing 'wrong' with the community as it is. Why does it have to create economic benefit?	More information: clearer understanding of function of place plan
I think allowing more subdivisions like Rosebank estate will enhance the area and allow for infrastructure e.g... bus services, more places for people to build	More information: clearer understanding of function of place plan
Community events at local businesses, sponsored by council, similar to what you would do at Nelson Bay	Captured under existing action
A walk way along Italia Road and limiting dangerous amounts of trucks through the area	Captured under existing action
Invite clubs/organisations to use facilities e.g. Flyball to use sports grounds for competitions.	Suggestion; Captured under existing action
Create trailer parking areas for horse riders / motor bike riders adjacent to state forests / national parks	Advocate for use of non council land for leisure activities, Suggestion; Captured under existing action
More water tours	Suggestion; captured under existing action
Na	Miscellaneous
Look at existing halls like at Seaham. Look at existing events like at Karuah with the Oyster and Timber Fest. Look at linkage with Tocal Field Days. Look at historical tours and the Williams River usage over time. Look at new Solar Battery at Seaham, and the Seaham Wear and	Captured under existing action, General positive comments

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q4 Responses	Comment code(s)
Balickera Pumping Station. Look at Wallaroo Nature Reserve and Forest.	
Sounds good, as long as everyone keeps their freedom of travel through and beyond the implementation of Agenda 2030.	More information: clearer understanding of function of place plan
Hay bale sculptures annually to celebrate the harvest.	Suggestion
Three rivers - use these in an annual triathlon, kayaking, cycling, running.	Suggestion
No	Miscellaneous
Loosening restrictions for agritourism and businesses on shared land would be good.	General positive comments
Why is the term growth always incorporated in proposals. Can't we learn to be content with the way things are?	More information: clearer understanding of function of place plan
The area must be kept rural	More information: clearer understanding of function of place plan
Festivals similar to Bluesfest/splendour etc but with sufficient on site accommodation/Camping and transport to accommodation services in coastal PS towns. Regional park upgrades with playgrounds and facilities that allow cafe businesses to lease commercial space. Seaham would be an excellent location. Similar to Wiseman's Ferry park and kiosk.	Captured under existing action, Suggestion
No.	Miscellaneous
Do not want to lose that 'country' feel.	More information: clearer understanding of function of place plan
The promotion of events needs to bring together local accommodation options and include entertainment at pop up events. To bring people from other regions we need more than just another market but an event that is a draw card with entertainment that provides local providers a platform to promote their produce.	Captured under existing action, Suggestion
Improve the sporting facilities	Captured under existing action
Many of these initiatives are just community suggestions lacking tangible support structures	Captured under existing action
Don't let the area become an industrial region with large industrial type developments battery banks etc	More information: clearer understanding of function of place plan
Roadside local produce drive. Farmers could opt in to have their roadside stall placed on a map for people to map out 'weekend drives'	Captured under existing action

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q4 Responses	Comment code(s)
Access to another service station in the area - it's Woodville, Raymond Terrace or Dungog and for some areas, it takes over 30kms to reach one of these places.	Suggestion
All of these ideas sound great but I believe road improvements to the area need further attention before we increase traffic to the area.	General positive comments, Getting around safely (roads)
Improve the roads	Getting around safely (roads)
Regularly maintain parks and walkways where these event may occur. Most areas are not maintain so can't be used.	Captured under existing action
Bike/walking track on Italia Road - it's a much used road that is already dangerous for locals to exercise	Captured under existing action, Suggestion
More ways to access rivers. E.g. jetty / canoe hire. Council-owned multi-purpose buildings with great river views, leased for cafes & events.	Advocate for use of non council land for leisure activities
I had no heard of this before. Will be doing further enquiry.	More information: clearer understanding of function of place plan, Miscellaneous
No	Miscellaneous
The DAs need to fit in with the rural lifestyle. There are too many developments going to council for small blocks. We need to keep farmland and not build it out.	More information: clearer understanding of function of place plan

Q4 Comment code summary:

Answered 49; Skipped 117

Code	Percentage	Comment code #'s*
Captured under existing action	32.65%	19
More information required, misinterpretation	28.57%	14
Other suggestion	20.41%%	10
Getting around safely (roads)	10.2%	5
General positive comment	10.2%	5
Miscellaneous	10.2%	5
Advocate for use of non-council land for leisure	4.08%	2

* Note comment code numbers are higher than individual comments received (Q4 = 49) due to multiple comment codes applied

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q5 What do you think of each of the Character action items for the Draft Hinterland Place Plan

Answered 128; Skipped 38

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
Celebrate local character	40.63% 52	36.72% 47	17.19% 22	1.56% 2	3.91% 5	128	1.91
Create a brand and identity	38.28% 49	32.03% 41	19.53% 25	6.25% 8	3.91% 5	128	2.05
Beautifying village centres	55.47% 71	32.03% 41	10.16% 13	0.78% 1	1.56% 2	128	1.61
Connection with your community	49.22% 63	38.28% 49	10.16% 13	0.00% 0	2.34% 3	128	1.68

Key survey findings:

Q5: Majority of responses were supportive of the draft Character actions:

- Celebrate local character
(77% supportive, 17% unsure, 6% unsupportive)
- Create a brand identity
(70% supportive, 20% unsure, 10% unsupportive)
- Beautifying village centres
(87% supportive, 10% unsure, 3% unsupportive)
- Connection with your community
(87% supportive, 10% unsure, 3% unsupportive)

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q6: Do you have any other great ideas or comments to add about the draft Character action items?

Answered 35; Skipped 131

Q6 Responses	Comment code
Refer last answer. Residents need the longer term confidence to apply any of your short term veneer, dress up initiatives. Prefer to see investment in items like a pathway between Brandy Hill and Raymond Terrace similar to that from Medowie, which will provide its own character building well into the future.	More information: clearer understanding of role of place plan
Let it grow happen without forcing	More information: clearer understanding of role of place plan
You are asking people to send in their photos. Why not get professional photographers and generate some income for them?	Fits under existing action
Concentrate on the historical details of each area as Port Stephens "Hinterland" dates back to the start of European settlement. The history story should / must include the data of the indigenous people that occupied the areas before European settlements.	Indigenous recognition
More general awareness of the suburbs within the "Hinterland" . More signage to the area and within the area (in particularly Suburb introduction). Our Glen Oak sign was removed when the "River Flat" was resurfaced and despite a request for the sign to be returned, it never happened. Please don't forget about little suburbs like ours.	Suggestion, Fits under existing action
I believe especially in our beautiful town of wallalong planting beautiful flowering trees to line our streets or even in Hinton would be beautiful!	Positive comment, Fits under existing action
Also it would be great if in Wallalong where we are to make our playground and tennis courts more usable by having a path to the playground and toilets that kids can use	
A nature walkway connecting Wallalong to Hinton, and Hinton to Morpeth	Fits under existing action
Any change to the area needs to be subtle, low impact and sympathetic	Fits under existing action
The character of the area is largely a quiet, rural setting with koalas, kangaroos, birdlife etc. Any beautification must keep touch with these features and not spoil them.	Fits under existing action
It would be great to have additional accommodation options like caravan parks near water ways and new boat ramps to bring communities together. Hinton would be a great location for this!	Suggestion, Fits under existing action
Giles Road and Croft Road have a very high Wallaby Population.	Suggestion, Fits under existing action
There are Koalas as well. These Need to be Protected. But not made a tourist attraction as high volumes of cars will only endanger their existence.	

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q6 Responses	Comment code
Signage to identify indigenous place names. Access to our rivers and stream ... pathways, parkland. Bush walks promoted	Suggestion, Indigenous recognition
Include Raymond Terrace please	More information: clearer understanding of role of place plan
Connecting community through a footpath on Italia and stopping Boral and others from ruining our roads	Fits under existing action
Beautifying Town centres is great, but need to make sure the rural / small town charm isn't lost in the process.	Fits under existing action
Prevent sub division of rural areas	More information: clearer understanding of role of place plan
Clean up all the rubbish that is dumped along the roadways	Suggestion, Fits under existing action
Connect with River Heritage by reinstating the load wharf adjacent to the silos along Hunter River	Suggestion
Maybe fix the problems we already have e. g. Stormwater management, poor roads and traffic management before thinking about beatification.	Getting around safely (roads), Suggestion
Council should support established community groups such as VOWW.	Fits under existing action
No	Miscellaneous
The character of small 'villages' often depends on the way vehicular traffic is routed. Seaham will be difficult to improve while the large number of gravel trucks continues to use Warren Street as a through street.	Getting around safely (roads)
Character should be about the community giving a town life not council using it to profit off. E.g.: making a township nice should be only to attract income it should be for residents to enjoy/bring family and friends to enjoy.	Fits under existing action, More information: clearer understanding of role of place plan
Maintaining a relevant and unified village presence. Allowing the heritage and character of the village to deplete creates eye-sores. Towns like Bright in Victoria, Dungog as well, all have maintained heritage façade and minimalist signage on the village streets which entrances the aesthetic of the town. Planting trees and landscaping will also help improve the impression of the town and maintain a consistent charming feel through the region.	Fits under existing action
No	Miscellaneous
It depends whose idea of beauty we are talking about. Seaham's space, sense of community and land is what makes Seaham, Seaham. Overcrowding wouldn't be beautiful but a few more local businesses would be nice i.e. post office, a cafe etc.	More information: clearer understanding of role of place plan, Fits under existing action
Focus on historical stories of each region and what their names relate to. History of Paterson is well documented and promoted but not as much our region. Lots of stories of people and events that established our original communities	Fits under existing action
No street trees. For years you've been told how silly this idea is. Just stop.	Negative comments

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q6 Responses	Comment code
Ensure area retains beautiful rural character by not allowing large ugly industrial type developments like battery banks etc.	More information: clearer understanding of role of place plan
'Hinterland' is a very stupid idea	Negative comments
Other than Seaham and Raymond Terrace, we don't have village centres. Is the funding all going to the Terrace?	More information: clearer understanding of role of place plan
We have Woodville shop and Hinton pub, but they are privately owned businesses.	
Beautifying areas should have already occurred. Little things like suburb signs are hit and miss. Some communities don't have businesses so will they be forgotten?	More information: clearer understanding of role of place plan
Not approving quarries in koala habitat (e.g. Brandy Hill) that reduce residents' enjoyment of their place with noise & truck movements. Not approving a giant battery storage industrial area at Seaham.	More information: clearer understanding of role of place plan
Seaham park is a wonderful facility and location. Promotion for picnics would be a suggestion	Fits under existing action
Stop murdering the koalas through poorly thought out mine extensions	More information: clearer understanding of role of place plan

Q6 Comment code summary:

Answered 35; Skipped 131

Code	Percentage	Comment code #'s*
Captured under existing action	48.57%	17
More information required, misinterpretation	31.43%	11
Other suggestion	20%	7
Getting around safely (roads)	5.71%	2
Indigenous recognition	5.71%	2
Miscellaneous	5.71%	2
General negative comments	5.71%	2
General positive comment	2.85%	1

* Note comment code numbers are higher than individual comments received (Q6 = 35) due to multiple comment codes applied

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q7 What do you think of each of the Management and Safety action items for the Draft Hinterland Place Plan?

Answered: 121; Skipped: 45

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
Establish a Hinterland 'Town Team'	28.93% 35	35.36% 44	28.10% 34	3.31% 4	3.31% 4	121	2.16
Connect with neighbours	38.02% 46	43.80% 53	13.22% 16	1.65% 2	3.31% 4	121	1.88
Establish a Community Resilience Network with Hinterland communities	33.88% 41	40.50% 49	19.83% 24	1.65% 2	4.13% 5	121	2.02
Start with yes	28.93% 35	33.06% 40	30.58% 37	4.13% 5	3.31% 4	121	2.20
Has it worked?	21.49% 26	23.97% 29	47.11% 57	4.13% 5	3.31% 4	121	2.44

Key survey findings:

- Majority of responses were supportive of the draft Movement actions:
 - Improving access to interesting places
(83% supportive, 11% unsure, 6% unsupportive)
 - Options for connection
(79% supportive, 13% unsure, 8% unsupportive)
 - Walking and cycleway paths
(82% supportive, 10% unsure, 8% unsupportive)
 - Keeping our kids safe
(84% supportive, 9% unsure, 7% unsupportive)

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q8: Do you have any other great ideas or comments to add about the draft Management and Safety action items?

Answered 31; Skipped 135

Q8 Responses	Comment code(s)
History has shown that many people who join groups like this do so to actually further their own long term interests and not the community. Who will be responsible for vetting and monitoring the members of a Town Team committee?	Captured under existing action
Again, looks like window-dressing. Council has the responsibility to provide long term, confidence building planning, so please get on with the precinct planning job, and allocation of long term investments in pathways etc., to really physically connect the communities as well as provide safe, practical and healthy outcomes. Just look at the continual use of the pathway along Warren St Seaham.	Captured under existing action, More information required; misinterpretation
There are many community teams in place. Maybe council could fund articles in local newspapers to advertise the progress of community project teams. A website posting is a very poor source of this information.	Other suggestions
Community gatherings are a great idea. But street parties in Glen Oak are impossible with no kerb & gutters, no street lights, unfortunately. A park would be nice, we don't have any community facilities.	Other suggestions' Captured
Sounds as if you are wanted to do things without full consideration of the council laws	General negative comments
We already have street get-togethers in Wallalong. We have an annual Christmas party and Easter hunt. An annual Easter hunt at Wallalong park would be awesome and appeal to a lot of people	Captured under existing action
I don't necessarily agree with reducing red tape if it comes at a cost to the feel of the area. Controls MUST be put in place to ensure any development is in-line with the feel of the area. For example a neighbour having a cabin for rent on their property would be okay but a caravan park would not be. It is vital that the area doesn't lose its countryside feel.	More information required; misinterpretation
As above	Captured under existing action
These communities need regular bus services on weekends and outside school hours. People can't get from Wallalong to Morpeth or a train via public bus. That's ridiculous.	Captured under existing action
Include Raymond Terrace please	More information required; misinterpretation
Why does change need to happen? Isn't part of the beauty of the Hinterland that it is what it is? So why are you so keen to change it?	More information required; misinterpretation
A brand serves the product and creates brand recognition. Why is this needed? Unless you are planning to sell our community?	
We can connect with our neighbours just fine without your strategy - thanks but you are like 100 years too late to the party	

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q8 Responses	Comment code(s)
SAFETY - less trucks in narrow roads, add wider lanes or walking track	Captured under existing action, Getting around safely (roads)
Pot holes in roads are horrible	Getting around safely (roads)
I remain skeptical of long term agendas. Will the distinction of "The Hinterland" group of suburbs be used as a lockdown area for whatever reason is decided upon in the future?	More information required; misinterpretation, General negative comments
Sounds like communitarian agenda - global agenda - smart cities, easy population CONTROL. NO NO NO!	More information required; misinterpretation, General negative comments
Wellness is becoming a community need, meditation locations in key locations would attract community and visitor sector.	Captured under existing action, Other suggestions
We should make out centre cutting all the red tape	Miscellaneous
Fix traffic management and school traffic in Still Street where I live.	Getting around safely (roads)
No	Miscellaneous
Again, change is welcome but continual growth shouldn't be encouraged. Very few of the points so far have emphasised the natural environmental resources we have. Yet the Liveability Index has it front and centre.	Captured under existing action
All of the above should be a council task being we pay high rates, these areas can assist council but should not solely be put back to community to do with the rates etc paid for council to complete as part of their role.	More information required; misinterpretation
No	Miscellaneous
The Town Team would need to be established with good governance to manage conflicts of interest and to ensure it supports progressing initiatives and not slow them down. Chair person would need to have clear agenda and timeline	Captured under existing action
We like living rural, so leave it rural. Sometimes the best thing people can do is not change things. If we wanted to live in cities we would be there.	More information required; misinterpretation
All stupid ideas.	General negative comments
Again, most of the Hinterland doesn't have public spaces like parks unless you are talking about the Terrace or Seaham. If you actually want to involve everyone in the Hinterland I think you will need to develop more public spaces across the region.	Other suggestions
Strict rules when it comes to use of motorbikes on private property. 500m exclusion zone from neighbouring dwellings.	Other suggestions
Add safety by fixing the Butterwick and Duns Creek Road give way intersection, I had a terrible car accident here on Christmas and something needs to be done, to save lives this is not good	Getting around safely (roads)
Bike or walking track on Italia Road would increase safety	Captured under existing action,

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q8 Responses	Comment code(s)
	Getting around safely (roads)
Community resilience duplicates existing networks. Eight years apart seems a long time for Liveability ratings.	Captured under existing action
Wider publicity	Other suggestions

Q8 Comment code summary:

Answered 31; Skipped 135

Code	Percentage	Comment code #'s*
Captured under existing action	35.48%	11
More information required, misinterpretation	25.81%	8
Other suggestion	19.35%	6
Getting around safely (roads)	16.13%	5
General negative comments	12.9%	4
Miscellaneous	9.68%	3

* Note comment code numbers are higher than individual comments received (Q8 = 31) due to multiple comment codes applied

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q9 What do you think of each of the Movement actions for the items for the Draft Hinterland Place Plan?

Answered: 116; Skipped: 50

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
Improve access to interesting places	56.90% 66	25.86% 30	11.21% 13	1.72% 2	4.31% 5	116	1.71
Options for connection	51.72% 60	27.59% 32	12.93% 15	2.59% 3	5.17% 6	116	1.82
Walking and cycleway paths	62.93% 73	18.97% 22	10.34% 12	2.59% 3	5.17% 6	116	1.88
Keeping our kids safe	56.03% 65	28.45% 33	8.62% 10	2.59% 3	4.31% 5	116	1.71

Key survey findings:

Q9: Majority of responses were supportive of the draft Management and Safety actions:

- Establish a Hinterland 'Town Team'
(65% supportive, 28% unsure, 7% unsupportive)
- Connect with neighbours
(82% supportive, 13% unsure, 5% unsupportive)
- Establish a Community Resilience Network
(74% supportive, 20% unsure, 6% unsupportive)
- Start with yes
(62% supportive, 31% unsure, 7% unsupportive)
- Has it worked?
(45% supportive, 47% unsure, 7% unsupportive)

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q10: Do you have any other great ideas or comments to add about the draft Movement action items?

Answered 45; Skipped 121

Responses	Comment code(s)
Pathways need to be visible from roadways to inspire a feeling of security from users. Whilst the use of pipeline access may provide a lower cost solution, any walking use will be inhibited by this lack of visibility.	Suggestion, Captured under existing action
Use easements between Duns creek, Glen Oak and Seaham to provide an alternative to Clarence town road.	Advocacy for use of non-council land for leisure or getting around, Suggestion, Captured under existing action
I have a letter from Council from 2020 advising there will be a walkway the entire length of Brandy Hill. This was one of the conditions of Hanson being allowed to increase opening hours and truck movements. 3 years later and we are yet to have any updates on this matter.	Getting around safely (roads), More information required; misinterpretation
Improve public transport in the "Hinterland" region as it will assist with activity access for teenagers and shopping access for the elderly.	Suggestion
Would love to see some cycleways/walkways in Glen Oak. Would like to see a Give Way sign as you enter Timbertop Rd and cross the water pipeline.	Captured under existing action
More walk ways and bike paths for health and well-being. Hunter River in particular!	Captured under existing action
Our street Rosebank drive, high street and Clarence town road needs a solar panel speed sign or speed humps. It would be amazing if we had more walking paths because there are so many drivers that have bear missed us walking next to the road.	Suggestion, Captured under existing action
We need a walkway throughout Wallalong and Hinton. Along High St in Wallalong and past the bridge in Hinton towards Morpeth. Keeping families, exercisers and pub goers safe. There is a huge disconnect between the suburbs that could easily be remedied with a walkway.	Suggestion, Captured under existing action
Again, it all sounds great but the whole appeal of the area is its remoteness. Will some of the ideas mentioned have a negative impact?	Captured under existing action
Additional accommodation options like caravan parks near water ways, new boat ramps and improved walking/cycling paths to connect towns to bring communities together. Hinton would be a great location for boat ramp and new pedestrian pathway to Morpeth.	Captured under existing action
Timed. Reasonable lighting for early morning and evening use	Suggestion
Seaham Shared Pathways path concept	Captured under existing action
Include Raymond Terrace please	More information required; misinterpretation
Walking and cycle paths would be great!	General positive comment
Cycleways on the regional roads with mil trucks and all the quarry trucks is ridiculous	General negative comment

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Responses	Comment code(s)
Bike track/walking path - can't take children for a walk or ride on my own roads. Dangerous amount of trucks also. Italia Road	General negative comment
Definitely need safe pathways for walking, bike riding and horse riding.	General positive comment
More footpaths. Fenced off leash dog parks.	Suggestion, Captured under existing action
Communicate and campaign hunter water to utilise the tracks disused along Balickera canal for walking / push bike riding and horse riding	Advocacy for use of non-council land for leisure or getting around
Better school bus zones and bus shelters	Getting around safely (roads)
Fix Italia Road. Seal East Seaham Road. Fix New Line Road	Getting around safely (roads)
These are all good, as long people's choice of transportation is never limited for environmental concerns.	General positive comment
Produce trail starting at the vine meandering to conclude at the Hunter River.	General positive comment
As previous, review traffic management and definitely work to provide more walkways and cycle paths so maybe children could walk to school instead of being driven. Work with Hunter Water to improve management of waste water in Still Street so our property is not inundated by stormwater every time it rains.	Getting around safely (roads), More information required; misinterpretation
The lack of connectivity is the greatest obstacle to creating social inclusion. Developing walkways may be complex but should be a priority.	General positive comment
No	Miscellaneous
A couple of safety issues at Seaham. The walkway along the edge of Warren Street near Torrence Street needs a barrier - traffic is too close to pedestrians. The School crossing area is unsafe for pedestrians around the start and finish of school.	Getting around safely (roads), Suggestion
Walking/cycling tracks are absolutely needed! No edge of road to walk along in Brandy Hill. Too dangerous to go for regular walks for exercise without driving an extended distance.	More information required; misinterpretation, Captured under existing action
Improve maintenance of existing pathways and facilities, such as mowing the lawn more reliably and regularly along pathways and parks	Captured under existing action
Reason for delay in delivering the Brandy Hill shared cycle/walkway promised by Hanson (Brandy Hill quarry)? Original proposal seemed economically feasible and satisfactory to meet local needs? The area is still rural so reducing speed limit on Brandy Hill Dr not necessary, just need a space for pedestrians/cyclists please.	More information required; misinterpretation, Captured under existing action
Construct shared walking/bike paths in area - particularly between Hinton and Wallalong. You have kids in Hinton and a skate park at Wallalong and no safe avenue for them to get to and from. Also, do a joint project with Maitland Council for similar shared bike/walking path between Morpeth and Hinton - perhaps with a tourist attraction of a suspension bridge access alongside the Hinton bridge. Hinton hotel is a major draw card and encourage tourists from Morpeth to so the relatively short walk.	Captured under existing action

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Responses	Comment code(s)
Remembering these areas people moved to as RURAL areas, not to have items like concrete paths etc. safe walking spaces would be great. However keep in mind the rural lifestyle our community has and loves. If we want those this we would go to more populated built areas.	More information required; misinterpretation
Family and friends who rely on public transport from Newcastle, Charlestown or anywhere really, are unable to get to Seaham via train or bus which is very sad.	Suggestion
Incorporate the river as much as possible in ideas and approach to engage people. it is a link between so many areas in the region and also the history and why our communities were first developed	Captured under existing action
How about putting a footpath linking both ends of Seaham primary school via Dixon Street before promising the world and failing to deliver, again.	Captured under existing action
Very supportive for access to pathways. That is really missing in this area and it would great if the natural beauty of the river could be capitalised on so we can access these sites safely. The sides of the road are often narrow, very overgrown and unsafe to use for this purpose and there's not much choice but to travel to access safe walking spaces. As a hobby landscape photographer, it would also open up opportunities for me to capture the local area in its full beauty as this is often restricted due to the above mentioned items.	General positive comment, Captured under existing action
Widen Paterson road in between Iona school and Iona Lane	Getting around safely (roads)
Water pipeline not really necessary - out here people have rainwater tanks & this is suffice. In times of drought you could fund water deliveries. This would probably be cheaper than a pipeline.	More information required; misinterpretation
It's a rural area so reviewing speed limits doesn't always mean a reduction. Things maintaining the road or putting in appropriate drains and appropriate gutters (not like at Clarence Town Rd - a silly gutter that took a long time to build that goes nowhere.)	Getting around safely (roads)
Woo definitely to keep both young and old active, I believe a bike or walking track through Italia rod would be of great benefit!	General positive comment
We're already isolated and all the reduced speed limits further isolate us, by making trips take longer. They're also often nonsensical - eg the 80km zone from Wallalong to Hinton - straight road, no houses & 80km	Getting around safely (roads)
Not just kids being kept safe, everyone!	Getting around safely (roads)
To extend the current path from Seaham to Brandon park.	Captured under existing action
Footpaths, curb and gutter and street lights in the western side of Wallalong would be a good start	Captured under existing action
The gravel mines go against everything you are wanting to do. What do they contribute to the community, and do we need them?	More information required; misinterpretation

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

[SQ10 Comment code summary:

Answered 45; Skipped 121

Code	Percentage	Comment code #'s*
Captured under existing action	42.22%	19
Other suggestion	20%	9
Getting around safely (roads)	20%	9
More information required, misinterpretation	17.78%	8
General positive comments	15.56%	7
General negative comments	4.44%	2
Advocacy for use of non-council land	4.44	2
Miscellaneous	2.22%	1

* Note comment code numbers are higher than individual comments received (Q10 = 45) due to multiple comment codes applied

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q11 What do you think of the Environment action items for the Draft Hinterland Place Plan?

Answered 114; Skipped 52

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
Promote the sustainable conservation of landmarks	53.51% 61	34.21% 39		8.77% 10	2.63% 3	0.88% 1	114 1.63
Preserving the waterways of The Hinterland	58.77% 67	26.32% 30		10.53% 12	3.51% 4	0.88% 1	114 1.61
Protection and enhancement of wildlife corridors	59.65% 68	26.95% 33		7.89% 9	1.75% 2	1.75% 2	114 1.57
Encouraging sustainable gardening	54.39% 62	29.82% 34		11.40% 13	2.63% 3	1.75% 2	114 1.68

Key survey findings:

Q11: Majority of responses were supportive of the draft Environment actions:

- Promote the sustainable conservation of landmarks (87% supportive, 9% unsure, 4% unsupportive)
- Preserving the waters of The Hinterland (85% supportive, 10% unsure, 5% unsupportive)
- Protection and enhancement of wildlife corridors (88% supportive, 8% unsure, 4% unsupportive)
- Encouraging sustainable gardening (84% supportive, 11% unsure, 5% unsupportive)

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q12: Do you have any other great ideas or comments to add about the draft Environment action items?

Answered 27; Skipped 139

Responses	Comment code(s)
See previous comments - this all falls into only part of the need for long term detailed precinct planning.	More information required; misinterpretation
Organic farming.	Other suggestion
Green wattle creek crown reserve well known to bird watchers.	
The council can do much more. Port Stephens Council should place more emphasis on the protection of all native animals (not just koalas) and native flora when assessing development proposals. The council could also support the management of all forested areas being transferred from the "State Forests" to "National Parks" to increase the level of flora and fauna protection.	Advocacy for the use of non-council lands, Other suggestion
These matters have departments to manage and look after them as it is	More information required; misinterpretation
Make these areas more usable and accessible to increase appreciation and care of the river systems	Advocacy for the use of non-council lands
I love wildlife and gardening and I am trying to create more habitat and gardens but it becomes very expensive so having people donate or reduce the cost of plants or giving us an idea of what to plant would be wonderful.	General positive, Other suggestion, Captured under existing action
IMPORTANT	
The signs around our area telling people to keep dogs on leads and cats inside is barely legible and ALOT of people regardless or reports to council still allow their dogs and cats to wander around Wallalong so it would be great to provide education around this and more signage.	
A nature walkway through Wallalong and Hinton	Other suggestion
This is definitely important especially with the amount of koalas in the area. Another reason why I am opposed to residential development in the area.	Captured under existing action
Not enough is being done to protect and expand koala habitat. Make it a priority	Captured under existing action
Include Raymond Terrace please	More information required; misinterpretation
Protection of rare and endangered species, especially Koalas), is critical.	Captured under existing action
Wildlife corridors are a planning re-zoning and will restrict agriculture	General negative
Sustainable gardening support is already available	
The environment is the area's biggest asset and needs to be preserved and utilised.	Captured under existing action

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Responses	Comment code(s)
Remove cost barriers and encourage participation in local markets	Captured under existing action
Bees worm farms community gardens	Captured under existing action
Need lines	Miscellaneous
Will people's freedom to use natural resources be removed?	Miscellaneous, General negative
Will the "sustainable" gardening be GMO?	
Is this all to score credit on the Agenda 2030 report?	
As previously mentioned look at the wastewater that is being channelled into the Williams due to inadequate stormwater management by the council.	More information required; misinterpretation
Wildlife corridors are incomplete. Are they mapped and is the map available? Gardening education could include identification of local weeds such as African olive.	Other suggestion, Captured under existing action
No	Miscellaneous
Seaham Swamp reserve has some well-maintained tracks. More could be developed and maintained, and some better effort made to restrict/police the use of these tracks by people on motor bikes and with off leash dogs. Free roaming cats in our natural areas are a continuing problem for the conservation of our wildlife.	Other suggestion, Captured under existing action
Perhaps the pot-hole filled dirt road beside Seaham Swamp could become a park, with lots of seating for picnics. Such a beautiful place but nowhere to sit and relax while taking in the beauty and wildlife. Also, we are surrounded by rivers yet where are the picnic areas beside rivers for picnics and families to play and relax. Meeting places like these enhance connectivity between locals.	Advocacy for the use of non-council lands, Captured under existing action
Seaham community would love a sustainable garden down near the river.	Other suggestion
Don't let the area become an industrial region with large ugly industrial type developments such as battery banks etc.	More information required; misinterpretation
500m exclusion zone of use of motorbikes on private property from neighbouring dwellings.	More information required; misinterpretation, Other suggestion
We don't all want increased visitors. Part of the attraction is fewer people. It would be nice though, to have nice places to entice friends to visit. Part of the isolation is that there's nothing between "the Hinterland" (which sounds like its secondary btw) & Newcastle, due to the flood plains around Hexham. MRAG (in Maitland, with its lovely cafe is good).	More information required; misinterpretation, Other suggestion, Captured under existing action
Make the towns safer e.g. Raymond Terrace, by building communities and leave the countryside as farm land	More information required; misinterpretation, Captured under existing action

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q12 Comment code summary:

Answered 27; Skipped 139

Code	Percentage	Comment code #'s*
Captured under existing action	44.44%	12
Other suggestion	33.3%	9
More information required, misinterpretation	29.63%	8
Advocacy for use of non-council land	11.11%	3
Miscellaneous	11.11%	3
General negative comments	7.41%	2
General positive comments	3.7%	1

* Note comment code numbers are higher than individual comments received (Q12 = 27) due to multiple comment codes applied

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q13 what do you think of the Open space action items for the Draft Hinterland Place Plan?

Answered 114; Skipped 52

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
Where the rivers run	50.00% 57	33.33% 38	11.40% 13	2.63% 3	2.63% 3	114	1.75
A shared space for a better place	49.12% 56	26.32% 30	16.67% 19	5.26% 6	2.63% 3	114	1.86

Key survey findings

Q13: Majority of responses were supportive of the draft Open Space actions:

- Where the rivers run
(83% supportive, 11% unsure, 6% unsupportive)
- A shared space for a better place
(75% supportive, 17% unsure, 8% unsupportive)

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q14: Do you have any other great ideas or comments to add about the draft Open space action items?

Answered 33; Skipped 133

Responses	Comment code(s)
See previous comments.	More information: required, misinterpretation
Reduce speed of boats on Williams river to eliminate wash and erosion	Advocate for use of non-Council controlled land for leisure
Entry & easier access to the Williams River on the "River Flat" border of Seaham & Glen Oak for kayaks, fishing, etc. More open spaces in Glen Oak. Love to know more about the history of Glen Oak.	Advocate for use of non-Council controlled land for leisure
Work on what is already there	Fits under existing action
Making the river lands more open and accessible increases appreciation. More signals and places to enjoy are crucial.	Advocate for use of non-Council controlled land for leisure, Fits under existing action
Would love more walking trails!!	Advocate for use of non-Council controlled land for leisure, Fits under existing action
Walkway connecting Wallalong to Hinton. Along High St in Wallalong. There is no area for kids to safely travel to skate park or playground in Wallalong. There is no opportunity for families to be out walking without a safe walkway. Also, the awesome skate park in Wallalong has drawn so many families to the area. It makes sense to put in walkways and update the playground in Hinton and Wallalong.	Fits under existing action
Care must be taken to protect the waterways from the impact of human activity.	Fits under existing action
Improved pathways for "park runs" 2km-5km options would be great! Finish at a connecting town to support local small businesses in Morpeth or Paterson. New boat ramp at Hinton. More cafes and camping options locally too	Fits under existing action
More focus on the state forests and national parks for space, bbqs, tables, maps, mountain biking, hiking	Advocate for use of non-Council controlled land for leisure
Include Raymond Terrace please	More information: required, misinterpretation
promote jet skiing, water skiing etc on the river	Advocate for use of non-Council controlled land for leisure

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Responses	Comment code(s)
No mention of Indigenous history or dual names for important places.	Indigenous recognition
Land along the estuaries is Crown land and owned by the people of NSW. Council may be a CL manager but not always an owner. Riparian is not plain English and you should use this in a survey as the majority of people won't understand what you are asking. This question is therefore misleading	Advocate for use of non-Council controlled land for leisure
Riverside activities and camping space would be very well used.	Advocate for use of non-Council controlled land for leisure, Fits under existing action
A dog area at Bowthorne Park- everyone ignores the no dog signage	Fits under existing action
Create a pathway along east Seaham road along the river to link the park to the wetland s	Fits under existing action
Much better public transport needed. It's very car-dependent.	Getting around safely (roads)
As long as people keep their freedoms intact and council do not harm a few "for the greater good".	More information: required, misinterpretation
As I live on the Williams I would like to be consulted on these issues.	More information: required, misinterpretation, Advocate for use of non-Council controlled land for leisure
Connecting us would benefit all	Fits under existing action
Harry Boyle reserve at Hinton could be developed as a heritage/environmental space.	Fits under existing action
No	Miscellaneous
Oops I jumped the gun. All my ideas I wrote for the previous question would go in here. :)	Advocate for use of non-Council controlled land for leisure, Fits under existing action
Improve maintenance of existing open space on council-owned property	Fits under existing action
Having improved public access to the waterways that allow for sustainable eco-tourism like kayaking and cruises, boat hire etc.	Advocate for use of non-Council controlled land for leisure, Fits under existing action
More street lighting along walking path of Seaham. There is nowhere for families to gather at Seaham boat area. It would be nice if the area was cleared of the tall grass and rubbish and opened up for families to fish and have a picnic with friends and family. A BBQ, public toilet, fish cleaning table and taps would be amazing.	Advocate for use of non-Council controlled land for leisure, Fits under existing action
Seaham boat ramp area needs a major upgrade and a general tidy up could be more family friendly area to gather for bbqs and picnics	Advocate for use of non-Council

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Responses	Comment code(s)
	controlled land for leisure, Fits under existing action
I think the waterways are key to the success of community engagement with broader community	Advocate for use of non-Council controlled land for leisure
Bring back access to areas that have been closed, e.g. Seaham Weir, Hunter/Paterson River Junction.	Advocate for use of non-Council controlled land for leisure
Public access to Paterson river at Woodville.	Advocate for use of non-Council controlled land for leisure
Absolutely love the idea of more connection with rivers. Allow canoe hire business, Segway tours along the levee, a place where people could swim their horses, cafes & picnic spots with water views. Maybe an annual (novelty) raft race from Seaham to Raymond Terrace.	Advocate for use of non-Council controlled land for leisure, Fits under existing action
Improve boat ramp and encourage cafes by water	Advocate for use of non-Council controlled land for leisure, Fits under existing action

Q14 Comment code summary:

Answered 27; Skipped 139

Code	Percentage	Comment code #'s*
Advocacy for use of non-council land	54.55%	18
Captured under existing action	54.55%	18
More information required, misinterpretation	12.12%	4
Indigenous recognition	3.03%	1
Other suggestion	3.03%	1
Miscellaneous	3.03%	1

* Note comment code numbers are higher than individual comments received (Q14 = 27) due to multiple comment codes applied

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Q15 Do you have any final comments about the Draft Hinterland Place Plan?

Answered 43; Skipped 123

Responses	Comment code(s)
The plan speaks loudly of maintaining the small villages' character of this area. Is one to assume then that council is averse to allowing the development of large scale residential areas close to these villages?	More information required, misinterpretation
Please make this more than a window dressing, and commit to the long term nature of detailed planning for these precincts, and the controls necessary to achieve results and build resident confidence.	More information required, misinterpretation
Wonderful to see great initiatives and community engagement being encouraged.	General positive comments
It all sounds a bit like putting lipstick on a pig. Fix up the roads first. East Seaham Road and Italia Road are horrendous. If you want people to come, they need to be able to drive their cars without losing their diff.	Getting around safely (roads)
I hope that the protection of native flora and fauna is approved. I also note there was no set plan for the routine inspection and repair of the "Hinterland" roads to better protect rate payers and visitors to the areas.	Getting around safely (roads), Comments fit under existing action
Look forward to promoting our "Rural West" as the new "Hinterland" and raising community awareness about our little rural townships to show Port Stephens that there is more to our shire than just "the Bay". Even people from Raymond Terrace are totally unfamiliar with the suburbs of Glen Oak, Duns Creek, etc and yet we are not far from their doorstep!	General positive comments
This sounds amazing as long and it's done properly and money is not wasted on putting things in that are not needed.	General positive comments
Please, we desperately need a walkway in Wallalong and Hinton. It is a really unsafe road for people that love to walk and care for the outdoors. We want our kids to live their lives outdoors, and to be able to walk together on the weekends. We also really need a playground refresh for the area as it is so well populated but so dated.	Comments fit under existing action
As a regular visitor to the Hinterland, it would be nice to have some places to walk in the natural surroundings and have clean, decent seating and/or bbqs maintained so we can enjoy the day. While there are plenty of benches around, they are usually surrounded by long grass or are filthy.	Comments fit under existing action
Whilst I understand that there is a need for more housing I strongly believe that this area is not the right place. We must protect the natural habitat from further degradation and preserve our koala population. Woodville, Seaham, Hinton and Wallalong are often cut-off due to flooding, our roads are already overused by quarry trucks and I am very concerned that our area is losing its' country appeal.	Clearer understanding of function of a place plan
Improve Italia Rd to suit the ever-increasing amount and types of traffic using it. Large numbers of trucks, boats, caravans. The road is too narrow. All these suggestion in the hinterland plan will only increase the use of the road. It's a logical entry from the highway to the hinterland.	Getting around safely (roads)
While preserving wildlife, flora and fauna, please consider more options for: Outdoor activities via new boat ramps, cycle/walking paths, cafes,	Comments fit under existing action, Advocate for access to non-council land for leisure activities

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

accommodation options both caravan/camping/cabins with close proximity to water ways	
Emphasis should be on enhancing and protecting the environment that is the priority for the area. Improving existing parkland, tidying up some of the streetscapes with tree plantings etc. I have some concern about impact on neighbouring properties when allowing commercial enterprises with the risk of destroying the existing character through noise etc.	More information required, misinterpretation; Comments fit under existing action
Keep it simple...less is more!!	Comments fit under existing action
Keep in mind the varying ages within the community and disabilities	
Preserve rural communities and environments. Limit urban subdivision. Protect floodplains so they can do their natural work.	More information required, misinterpretation
Include Raymond Terrace please	More information required, misinterpretation
On Dangar's map of the Hunter River (1838) there is a notation to a locality known as 'Terrigat Hills' which roughly coincides with the proposed 'hinterland'. I assume this is an Indigenous name for the locality and if that can be verified, I feel it would be an appropriate name. Consultation with the Worimi land council would also be mandatory as would be their approval to use the name. The name "hinterland" is meaningless and could be applied to millions of places.	Indigenous recognition
This is great	General positive comments
Yes, by making contact details compulsory in your survey you are not affording us anonymity.	Miscellaneous
There are no terms and conditions attached with this survey outlining how you are handling this information and what is published. Additionally you do not have a privacy collection notice	
Please increase safety and places for physical activity and exercise	Comments fit under existing action
Great to see some attention - slashing or beautifying High Street Wallalong would be good. More footpaths to reduce pedestrian risk on roads	Comments fit under existing action
Fix the roads	Getting around safely (roads)
Sounds great, but is this just dressing up the implementation of the "15 minute smart city" initiative? Will this make it easier to remove people's freedom of movement in the future? The way the C19 pandemic was conducted has made me very wary of future lockdown initiatives and after reading Agenda 21, this sounds like you are conforming, are you aware of the long term agenda?	Clearer understanding of function of a place plan
I am opposed, it's a precursor to herding the people into an isolated area that's easily controlled and locked down at the whim of government... 'climate concerns' - lockdown, 'pandemic scare' - lockdown, place bogus reason 'here' - lockdown. It's a gulag with flowers.	More information required, misinterpretation
I'll lend my support to a well planned plan that delivers value to the community	General positive comments
Heading in the right direction	General positive comments

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Please look after the roads better and more regularly, there's a lot of pot holes and they take forever to get fixed, and when they do they're usually a pretty bad still, feels like rushed jobs. There's also some roads that don't have any tarmac such as the end of East Seaham road, it's all gravel and potholes there	Getting around safely (roads)
Great idea	General positive comments
Support for revegetation programs on council land and on private land would be good. Landcare could be encouraged to look at Seaham Swamp surrounds.	Comments fit under existing action
Keep planning and improving! So much beauty to see while driving but hardly any access to stop and soak it up.	Comments fit under existing action
Changes to planning approvals/planning incentives does not have a good history in the hinterland. We're proud of the natural and rural feel, and do not want that to change. Anything that lessens the rural appeal will not be supported, and given the relative lack of transparency and complicated nature of DAs, I do not support anything that would make it easier to increase developments beyond existing controls	More information required, misinterpretation, Comments fit under existing action
Suggested initiatives sound good. Since multiple suggested 'committees' would likely have shared interests, why not combine them?	Comments fit under existing action, General positive comments
More shared walking/bike paths between Hinton/Wallalong and joint project between Hinton/Morpeth. This is a must to improve bike access/pedestrian traffic. Dangerous ATM due to number of heavy vehicle movements in and around centres.	Comments fit under existing action
Please remember we live in this area for a rural lifestyle close to the city. We don't need to be a busy, have everything community/tourism space. Simple is what the area has been and I hope it continues to allow the rural lifestyle I had for future generations. Average style property with neighbours far enough to relax and enjoy our beautiful location. That's the attraction to the area, not tourism, paths etc. if we wanted that we would move to Chisholm or the likes. Please consult the long term residents who have lived and breather the community.	More information required, misinterpretation
It would be beneficial to reach out to landowners/residents who have potential business ideas and work with them to develop grants and business mentoring for them to engage in eco-tourism. The visitor numbers and accommodation is very limited in these regions and current businesses would be revolving around local and day tripping patrons. This makes the ability for small businesses to stay viable. I'd be keen to see more holiday parks, Farm stays and eco retreats in the area.	Comments fit under existing action
Seaham Park and Playground! The old plastic play equipment is used every day by families but our children would benefit by a bigger, natural playground that provides risky play and opportunities for problem solving and movement. The Park itself is often left unmowed for long periods of time and there is no bike path for us to teach our children to ride a bike. We would benefit from businesses or resources such as a post office, an ATM, butchers, a food option that delivers i.e. Domino's Pizza, a cafe or bakery with all-weather seating.	Comments fit under existing action
Family oriented events and activities required in these areas.	Comments fit under existing action
Totally support the development, promotion and maintenance of the unique peaceful rural environment that the area encompasses, Can't	More information required, misinterpretation,

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

afford to lose that due short sighted opportunistic developments that provide no true benefit to the area and long term degradation of the area	Comments fit under existing action
Just to make sure it actually includes the rural towns and not just Raymond terrace and Seaham because they are suburban areas.	More information required, misinterpretation
Improve rules on offensive noise on private property. 500m exclusion zone for use of motorbikes on private property from neighbouring dwellings to improve liveability for hinterland residents.	Comments fit under existing action
Please fix our roads, we don't need more tourists or traffic before this is done	Getting around safely (roads)
Some good ideas and directions It's not clear how much council will do or will its role be to just make a plan & expect community volunteers to do the rest? Stop approving massive mounds in Nelson's Plains, buy the land & returns it to wetlands - would be a spectacular wide life viewing attraction & good for the environment. Less emphasis on "branding" & "signage" and more action on actual infrastructure. Also, the roads need fixing.	Getting around safely (roads), More information required, misinterpretation, General positive comments
It needs to be supported by council, as there seems to be a massive collaboration between the council and Le Motte, which does not make me feel as though it is a fair process	More information required, misinterpretation

Q15 Comment code summary:

Answered 43; Skipped 123

Code	Percentage	Comment code #'s*
Comments fit under existing action	41.86%	18
More information required, misinterpretation	32.56%	14
General positive comment	20.93%	9
Getting around safely (roads)	16.28%	7
Indigenous recognition	2.33%	1
Advocacy for use of non-council land	2.33%	1
Miscellaneous	2.33%	1

* Note comment code numbers are higher than individual comments received (Q15 = 43) due to multiple comment codes applied

Q16 Contact information

Answered 98 Skipped 68

- Data collected for administrative purposes only

Q17 Town Teams Interest

Answered 60; Skipped 106

- 60 people indicated that there were interested in learning more the Hinterland Town Teams

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Appendix E - Phase 3 Comments from drop-ins/online mapping tool

Comments received: 53

Comment	Comment code
Footpath along Brandy Hill Drive	Comments fit under existing action
Help with management of lantana near roadworks at Duns Creek	Comments fit under existing action
Roads and lantana management	Comments fit under existing action
Nature play equipment for variety of ages	Comments fit under existing action
We have been asked to put our bins on opposite side of our road to our house. There isn't a lot of room and bins regularly are hit meaning they have to be replaced and maybe more concerning.... bins and rubbish are strewn across the road causing potential dangers. Please consider / review	Miscellaneous; Getting around safely (roads)
State of roads - Iona and Patterson Roads	Getting around safely (roads)
Owners in and around Butterwick entertain people currently using their own backyard so that bike riders don't have to break the natural connection of the trip. Would be great to formalise this loop. Also talk to Ride Dungog etc for inspiration.	Suggestion
LLS – lantana removal – paperwork is so intense, consider grants for pastoral improvement, Davidson Moth to replace bee pollination	Comments fit under existing action
Les Darcy – great history in the Hinterland – use that to our advantage by creating trails for people to use / visit Natural history – particularly around Seaham – bird watching / watchers or twitchers are knowledgeable and would love the opportunity to get involved People history and buildings – need signposting that explains heritage of the Hinterland - consistency around signage	Comments fit under existing action
Dangerous position for bus stop in its' current position (Forest Road)	Getting around safely (roads)
Rural rating for Hinterland rates? Questions terminology	Miscellaneous
Weed maintenance - Are we spraying for alligator weed?	Miscellaneous
Flood mounds - why are these being approved? please discuss	More information required, misinterpretation
Look at private land owners / reserve and working with the likes of HWC to open up corridors for people to us so they can get bikes, people and horses off the roads (80KM zone etc)	Advocacy for use of non-council land
Love that I can put my boat in at the ramp - and have access to the water - would be good to see other places have this opportunity in the Hinterland	Comments fit under existing action
I am moving from Sydney - I love the open space, freedom, fresh air and donkeys that we have in the Hinterland! Don't want to see 15 min cities in Hinterland and don't want to see housing developments destroying the character of the rural lifestyle	More information required, misinterpretation

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Comment	Comment code
Love our community, friendly neighbours, rally together when things happen ie floods and natural disasters - would be good to support people and places who stand up during crisis and provide information to smaller communities ie The Woodville Store	Comments fit under existing action
Like most residents in the Butterwick area, we moved here for quite rural living. We don't want housing estates on our door step or a neighbour 2 meters away, much prefer to see wildlife or the neighbours horses etc.	Comments fit under existing action
Connect Brandy Hill to Seaham with a shared pathway.	Comments fit under existing action
Italia Road is narrow with a damaged surface. It has become increasingly dangerous to drive along the road, to walk to catch a bus, to ride a bike for commuting or for fitness or walk to visit a neighbour. We are more isolated from each other. This is therefore becoming a very unhealthy place to live. As incidental exercise is fundamental to well-being for life long healthy habits, Italia Road is no longer a healthy place to reside. We are more socially more at risk. Solution: Cycleway	Comments fit under existing action
We desperately need a walkway down High street. The street and neighbourhood is full of young families and exercise enthusiasts that risk the narrow and bushy side of the road for their daily walk. It is a busy road full of big trucks during the week and especially on the weekend. There are kids that walk the side of the road every day to catch their school bus, as well as pub goers walking home from Hinton Pub, that risk their necks every time they walk home. It is in dire need of a walkway.	Comments fit under existing action
1354 and 1356 Clarence Town Road – needs a rail apparently the customer was assured they were getting one after road works were completed – can't get their caravan over the dip and doesn't feel safe.	Miscellaneous
Destination Park - Nature / action park	Suggestion
Oakdale Farm – with walking and cycling from Brandy Hill – Wallalong	Comments fit under existing action
3 months waiting for concrete pads for 3 x picnic tables	Miscellaneous
More rural road maintenance	Getting around safely (roads)
We want a pub!	Comments fit under existing action; suggestion
Access to public transport is a key issue	Suggestion
Mowing and other maintenance needs to be done	Comments fit under existing action
New developments should be known by indigenous names	Indigenous recognition
Consider all native animals – not just koalas – trees too!	Comments fit under existing action
No housing developments <ul style="list-style-type: none"> • Flood prone • Koala habitat • Impact on lifestyle • Increase in traffic • Impact on roads 	More Information required, misinterpretation

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Comment	Comment code
No industrial development – RES battery storage shed site aesthetics has raised concerns	More information required, misinterpretation
Seaham Park – explain grant status, plantings and maintenance	Comments fit under existing action
Communication, lack of action – it feels as though councillors don't visit or are as interested as they used to be – we need connection	Comments fit under existing action
Lions members and more broadly volunteer groups – how to we engage younger people to help take over the reins? Numbers just aren't there after COVID and older people getting too old to continue to do the manual labour	Comments fit under existing action
Baiting in the bush on land around Seaham has killed 7 dogs	Miscellaneous
Speed limits – 60km zone outside Nelson Plains preschool	Getting around safely (roads)
Why do you destroy forest habitat to build homes or quarries when there's cleared land available?	More information required, misinterpretation
Local and speed limit – Wighton Street 5 vehicle roll overs in 15 years	Getting around safely (roads)
Weeds maintenance needs to be more frequent Seaham park. We also used to have availability to access soil whenever we needed it - why doesn't this happen anymore?	Comments fit under existing action
Local projects have lost priority since Councillor Ken Jordan left – we don't see councillors anymore	Comments fit under existing action
What's to stop new planning reforms allowing multiple granny flats across rural properties to end up populating and destroying the rural feeling of the Hinterland? We could end up with mini cities under the "new opportunity"	Comments fit under existing action
What can be done about the truck movement and danger to our community – we went from 47 trucks to over 150 trucks each year – the issue is getting worse and no one is doing anything about it ie. Brandy Hill quarry, Seaham Battery etc	Getting around safely (roads)
<ul style="list-style-type: none"> • 30 driveways on Seaham Road • No turning bays into pre school • Speed limits 100 / 80 • 600 trucks per day from Hansen Dangerous on the roads	Getting around safely (roads)
Footpaths along Seaham Road as needed Safety concerns for children	Comments fit under existing action
Brandy Hill Drive – Brandon Park 2km of footpath required for safety	Comments fit under existing action
Love our riding opportunity - Hinterland annual road cycle event	General positive comment
Historic trail for The Hinterland Needs historical signs	Comments fit under existing action
Would love more access to our unique environment - Boardwalk in sections around Seaham Swamp	Comments fit under existing action
Rural access above and below the weir – ie jetty, parking More use of history of river use	Comments fit under existing action

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Comment	Comment code
Grading of levy road between Woodville and Wallalong	Getting around safely (roads)
Create a shared pathway along Clarence Town Road to connect Seaham, Brandy Hill, Wallalong and Woodville. Clarence Town Road is extremely busy and hazardous to cyclists walkers, horse riders etc.	Comments fit under existing action

Online Mapping Tool

Comment code summary (53 total)

Code	Percentage	Comment code #'s*
Comments fit under existing action	53%	28
Getting around safely (roads)	15%	8
Miscellaneous	11%	6
More information required, misinterpretation	6%	5
Suggestions	9%	
Advocacy for use of non-council land	2%	1
Indigenous recognition	2%	1
General positive comment	2%	1

ITEM 5 - ATTACHMENT 4
REPORT.

HINTERLAND PLACE PLAN ENGAGEMENT

Appendix F - Phase 4 Public Exhibition
Written submissions and online survey
feedback

Written submissions

1 of 3 responses

From: [REDACTED]
 Sent: Sunday, 3 September 2023 2:58 PM
 To: have your say
 Subject: PSC 2020-00033-0007

Caution! This message was sent from outside your organization

Place Plan Hinterland (Rural West)

Thankyou for allowing further input into the Place Plan process. I have been involved since the beginning of the consultation with the west ward community and it is great to see this process being brought together. Here are some further comments.

The Hinterland (West Ward) is an important part of Port Stephens Shire. It really needs to retain its rural character and therefore lend itself to rural type tourism rather than large scale development as in the eastern side of Port Stephens. At a time when developers are pushing for more and more subdivisions and housing this rural landscape needs to be preserved or it will disappear under a sea of grey roofs and concrete like neighbouring local council areas.

We fully support the development of cycle paths and footpaths within the west to enhance the connectivity between villages and rural places. The expansion of networks would substantially increase the safety of pedestrians and cyclists. We understand these are longer term projects which require a larger cost. In the interim it would be appropriate for changeable solar powered speed signs in locations such as Seaham Rd as near the Hinton Rd intersection or near the Jacaranda Pre school.

Roads in West Ward need to be assessed as far as speeds are concerned. There are many hidden driveways where occupants are daily subjected to danger when entering onto the roadway or exiting their properties. This is exacerbated more so with high numbers of heavy vehicles that speed through the area laden with quarry product or heavy machinery.

A formalised cycleways - pathways mapping which would prioritise for the area would also help with the future connectivity of pathway infrastructure that has already been established.

Information on farm gate stalls and attractions need to be developed along with the history of the area as many locals are not even aware of what the rural west has to offer. This was quite obvious during the Econetwork/ VOWW East meets West bus tours we conducted in July and August. There were many comments that the participants were not aware of what the west has to offer.

The Rural West Environment is very special and it needs to be preserved to retain its uniqueness and character. Elsewhere it is rapidly diminishing and West Port Stephens could become the last piece in the Lower Hunter.

Thankyou

Secretary VOWW

1

Hinterland Place Plan Engagement Reporting

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Written submissions
2 of 3 responses

From: [REDACTED]
Sent: Sunday, 3 September 2023 11:52 AM
To: [REDACTED]
Subject: 'Hinterland' Place Plan suggestion...

Caution! This message was sent from outside your organization

'Hinterland' Place Plan (HPP) suggestions...

Hello,
Thanks for inviting feedback: this is an exciting time for the western part of West Ward...

You'll note that I haven't used the term "Hinterland" deliberately as I believe it has negative connotations. Clearly it's not intended that way, but implies that it is "behind" somewhere else. That somewhere is quite likely bigger and better such as an urban centre like Raymond Terrace or the tourist destination/retirement hub on the Tomaree Peninsula.

In short "hinterland" suggests it's somebody's "backyard". Of course backyards in Australia and around the world are cherished by homeowners and residents but unfortunately they're disappearing due to population growth and urban density. The term implies it's not an important place in its own right, doesn't have its own unique physical, social, economic, historic and environmental characteristics. It suggests a wasteland, to continue being ignored and forgotten.

Port Stephens Council website's Introduction quoting strategy and environment section manager Brock Lamont says "part of the actions for this plan were to review the planning controls of the Hinterland to maximise the economic potential of rural land, without restricting agricultural uses... supports changes aiming to support a diversified economy, encourage new points of sale for local produce, and support agri-tourism while respecting the history and lifestyle of Hinterland communities... provides an exciting opportunity for residents, visitors, and businesses to work together to transform the region's vision into reality," he added.

Recently [REDACTED] a bus tour *East meets West* on 5 August (the second of two) organised by the umbrella organisation *EcoNetwork Port Stephens*. [REDACTED] now with 25 affiliate groups ENPS it's great to see it draw on a range of different views held by various stakeholders and interest groups. [REDACTED] I've never seen so many of the former hanging in the latter! [REDACTED] *Imagine Cruises* about [REDACTED] so am acutely aware of the opportunities, threats, weaknesses and strengths needed in considering the planning, establishing and growth stages to create a flourishing small business in a unique environment.

While [REDACTED] the Tomaree Peninsula at various times for fifteen years and have frequented Morpeth, Maitland, and of course the vineyard area as a visitor, am ashamed to say that I've never "gone west" over the Hinton Bridge. It remained a mystery, in fact it seemed somewhere

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

unknown and unknowable. Yes I've driven up Seaham Road into the deep, dark nether-regions (the Netherlands?) of Port Stephens. Until recently was yet to discover the beauty, diversity and history of Hinton, Woodville and Wallalong villages and surrounding farmlands.

[REDACTED] I suggest the following to consider for the strategy and campaign to encourage increased visitor numbers, time and money spent in this very special part of our Local Government Area?

Also Seaham "Swamp" indicates that it's a useless, lifeless wasteland, which couldn't be further from the truth. While it's the official name given by the *National Parks and Wildlife Service* perhaps PSC and Destination PS could use:

- Seaham Wetlands
- Our western wetlands
- Our wild-west wetlands

Here are some general marketing phrases and tag-lines which may be useful:

- Three-rivers (land/valley/area)
- Riverland
- River Bank
- Hunter North
- Hunter River Northside
- Hunter River North Shore
- Floodplain Farmlands
- Our Food-bowl
- Our Food basket
- Our Food pantry
- Over the bridge

- Rich in agriculture, history, culture, nature.
- Our rich Riverland, Riverland food-bowl/basket, Three Rivers' fertile floodplain etc

- Connect to our past and present
- Full of opportunities to taste and buy local food, relax by a shaded riverbank, twitch-with-the-birds by Seaham wetlands
- Come, eat, play, relax, connect, stay and dream.
- Come for fun and stay to find yourself

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT
REPORT.

Please note I also have a great deal of photos taken on the bus-tour which you're welcome to use in your documentation and advertising.

Kind regards



ITEM 5 - ATTACHMENT 4
REPORT.

HINTERLAND PLACE PLAN ENGAGEMENT

Written submissions
3 of 3 responses

From: [REDACTED]
Sent: Monday, 21 August 2023 2:06 PM
To: have your say
Subject: draft Hinterland Project Submission
Attachments: SP Response to Hinterland Place Draft Plan.docx

Caution! This message was sent from outside your organization

Please find attached submission.

[REDACTED]
Secretary
Seaham Park and Wetlands Committee

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Response to Hinterland Place Draft Plan

This Committee strongly supports this Plan and is pleased to see our rural area highlighted in Council's planning. So off it is that east of the Pacific Highway get the attention.

1. Canoe Trails

On Page 11 of the draft Plan is stated that "Across the Hinterland, there's strong support in the community to improve access to outdoor recreation areas such as rivers and nature corridors, providing areas for activities such as riverside camping, picnicking, mountain biking and canoeing."

Seaham and other Hinterland residents as well as visitors have enjoyed paddling on various parts of the Williams River over the years. There is a great opportunity to work with Dungog Council and Mid-Coast Council to develop canoe trails on the Williams Rivers similar to the Murray River Canoe Trails, Murrumbidgee River Canoe and Kayak Trail and Sportsmans Creek Canoe Trail, all in NSW.

2. BMX Track

In December 2019 members of the community approached our Committee about having a BMX (social) track in Seaham Park. We agreed that a dirt BMX track would align with the Committee's vision for Seaham Park for a bike track which has been a goal since 2010. We agreed in principle to support a BMX (social) track if there was sufficient community interest.

At our meeting on 16 March 2020 the Committee was presented with a petition of 183 names for a BMX bike track for social bike riding in Seaham Park. A letter, together with the petition, was sent to the Mayor, Port Stephens Council. However nothing happened. Today there is even more interest in a local BMX track for the Hinterland.

3. Amenities

On page 12 it is acknowledged that: "The Seaham Boat Ramp Open Space: Creating quality open space In rural areas like the Hinterland, we need to explore innovative ways to create connection. Connected communities are important for social inclusion and environmental sustainability. By prioritising pedestrians and cyclists over cars, the liveability and appeal of the area can be enhanced. This can be achieved by slowing down vehicle traffic, improving the connectivity of shared pathways, and providing amenities such as bike racks. This approach applies to areas such as Hinton, Woodville, Wallalong, and Seaham. To connect these towns, existing networks like the Hunter Water easement or electricity easements can be explored for the development of walking, horse riding, or mountain biking trails. The community sees these links as a potential way to experience the local environment and provide access paths between the villages in the Hinterland area. Establishing a unique rural access trail could attract visitors to local farm stays or bed and breakfasts and lay the foundation for future walking and cycling events. Movement Connection and access for all to enjoy and Canoe Launch provides access for smaller

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT
REPORT.

vessels and paddlescraft from public land." It is no good upgrading or building boat ramps and canoe launching facilities without amenities.

At the upgraded boat ramp and canoe launching point in Seaham there are no toilets. People are urinating and defecating under Jimmy Scott Bridge due to lack of public toilets.

On Page 12 it states that: *"Key sites such as Seaham Swamp Nature Reserve and Bird Hide are truly special, offering bird watchers and nature based visitors a unique experience."*

The bird hide is located on East Seaham Road Reserve in Seaham and this Reserve needs to be regularly maintained by Council. Again, toilets are an issue with people urinating in the Bird Hide. It should not be up to the local community to pressure wash the floor of the Bird Hide.

P. McGee

Secretary

Seaham Park & Wetlands Committee (355c)

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Online survey submissions (9 responses*)

Draft Hinterland Place Plan - submission

Q1 Contact InformationPlease note as your responses will be considered a formal submission please include at least your name and email.

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	9
Address	88.89%	8
Suburb	88.89%	8
Postcode	88.89%	8
Email address	100.00%	9

Name	Address	Suburb	Postcode	Email address

* Please note: one survey submission had no responses and as such was not counted in overall response. Comments however were included in written submission received.

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Draft Hinterland Place Plan - submission

Q2 What do you like about the Draft Hinterland Place Plan?

Answered: 7 Skipped: 2

#	RESPONSES	DATE
1	Useful reference map on page 8. The Plan documents that the Liveability score for the Hinterland falls below both that for the nation and for Port Stephens generally. It is good to see acknowledgement that Hinterland communities place a high value on their local natural environment, stating that "in fact it's the thing they care most about."	9/4/2023 4:55 PM
2	Positive outlook for the future, with plenty of community considerations.	9/4/2023 4:01 PM
3	It shows that Port Stephens Council intends to liaise with the local rural communities on making improvements with the various areas of the Hinterland.	3/2/2023 7:05 PM
4	That it is designed to IMPROVE the liveability and wellbeing of the Hinterland community.	3/29/2023 9:17 AM
5	I think the importance placed on open space and conserving the character of the area is an excellent feature of the draft plan.	3/23/2023 10:08 PM
6	That it recognises the need to increase activities and communal areas for the people who live here. At the drop in session it was discussed the possibility of a joint project with the Hunter Water board to access the pipeline area of Osterley and create a walking trail with a viewing platform. This would be highly beneficial to the community and visitors in this area. There are regular groups who travel through our area ie. push bike riders, large biker groups (every weekend) and Sunday drivers enjoying the area. A location to stop and have a destination to enjoy the sites would be great. Drawing even more people to the area. Not only this, it is a known fact that rural living equates to a generally higher level of unhealthy weight/fitness. Residents of this area walk along the road dodging traffic on a regular basis. Providing a walking track up along the pipeline will include great health benefits for the community. [REDACTED] Morpeth - Maitland City Council area to walk my dog! Keep up the good work thinking of us who are a little more rural but who still want to exercise! The safety of those using the roads, areas to pull over and rest, bench seats and the like with shade or trees would be a investment in the areas.	3/21/2023 4:59 PM
7	That it has a broad strokes approach to the problems and opportunities that exist for our small communities.	3/10/2023 1:36 PM

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Draft Hinterland Place Plan - submission

Q3 What would you like to see changed in the Draft Hinterland Place Plan?

Answered: 7 / Skipped: 2

#	RESPONSES	DATE
1	I would like to see some real acknowledgement of the very real conflict between the need to preserve the environment and amenity of rural communities from the demands of greedy developers and heavy industry. Many residents are making their own plans to move away in view of the failure of Council to advocate on their behalf to stop the destruction of their homes by never ending quarry developments.	9/4/2023 4:55 PM
2	Include recognition of the challenges posed in this picturesque rural area where 71% speak of the importance of the natural environment, by the many proposals for quarries. There must be advice about strategic planning to protect and enhance wildlife corridors, road safety, and in particular pedestrian and driver safety.	9/4/2023 4:01 PM
3	I would like to see more detail on what is being considered so that the local residents can comment on initiatives before ratepayers money is wasted on low priority projects.	9/2/2023 7:03 PM
4	I can't believe that in this plan that Council is trying to improve our community while State Government is trying to push through the development of the huge Stone Ridge Quarry which will destroy our lifestyle. Local residents wellbeing is being totally disregarded.	8/29/2023 9:17 AM
5	More detail in relation to flood control and evacuation plans at the local government level.	8/21/2023 10:08 PM
6	Diversion and encouraging heavy traffic to utilise more suitable routes. Rather than driving through increasingly populated houses areas. Adding trees to the communal areas, imagine some of our villages becoming tree-lined villages. This provides a completely different feel to the locations. The Hinterland is a hot area in summer and providing shade for visitors and communities will encourage more outdoor activities and gatherings. Areas of interest could be created, informational signage for historical significant areas. There is a long history in the Hinterland but who knows the rich stories. Assistance for entrepreneurial groups who wish to invest and setup small ventures for the area. It is quite incredible that we live between all these waterways and a large dam (lake) yet water sport is pretty much limited to Raymond Terrace boat ramp. That is an example of the population who wish to access the rivers, the car park can be quite highly utilised in warm weather. Encourage points of interest and places to eat/socialise need to be explored and supported.	8/21/2023 4:58 PM
7	There needs to be more information on the specific activities taking place. For example a pathway in Brandy Hill \$2,500,000. Either this amount is a typo or "pathway" is more of a colloquialism. What is it an extended road access, 20km biking and hiking trail or was it meant to be a \$25k footpath.	8/10/2023 1:36 PM

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

Draft Hinterland Place Plan - submission

Q4 What have we missed in the Draft Hinterland Place Plan?

Answered: 7 Skipped: 2

#	RESPONSES	DATE
1	There is a failure to honestly engage with the concerns of residents. The plan does not even talk about the various proposed quarry developments that are set to destroy our local environment and community. There is no point claiming you have been listening when no earnest effort is made to take on board the community's concerns.	9/4/2023 4:55 PM
2	Any mention of planning to cope with quarries/mining to enable the many desirable priorities: things like physical comfort (without the noise, dust and earth movements), personal and pedestrian safety (on narrow roads with heavily laden quarry trucks). Walking/jogging/bike paths, protection of the environment.	9/4/2023 4:01 PM
3	The draft plan certainly lacks detail and I don't think the needs of the various hinterland communities has adequately been identified.	9/2/2023 7:03 PM
4	That our community and wildlife is being decimated by MORE quarries in the East Seaham are.	8/29/2023 9:17 AM
5	Proposed future zoning of the area. There is a large land area owned by a large developer in Wallalong that many parties and locals are concerned about which has not been addressed. Is it to be left never to be re-zoned? By the tone of the draft plan it would indicate this to be the case, if so, terrific!	8/21/2023 10:08 PM
6	Pathway for cycling and walking safely between residences will have a great impact on connecting and helping for a healthier lifestyle for those living in the areas.	8/21/2023 4:58 PM
7	Links to more in depth detail of the activities described.	8/10/2023 1:36 PM

ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT REPORT.

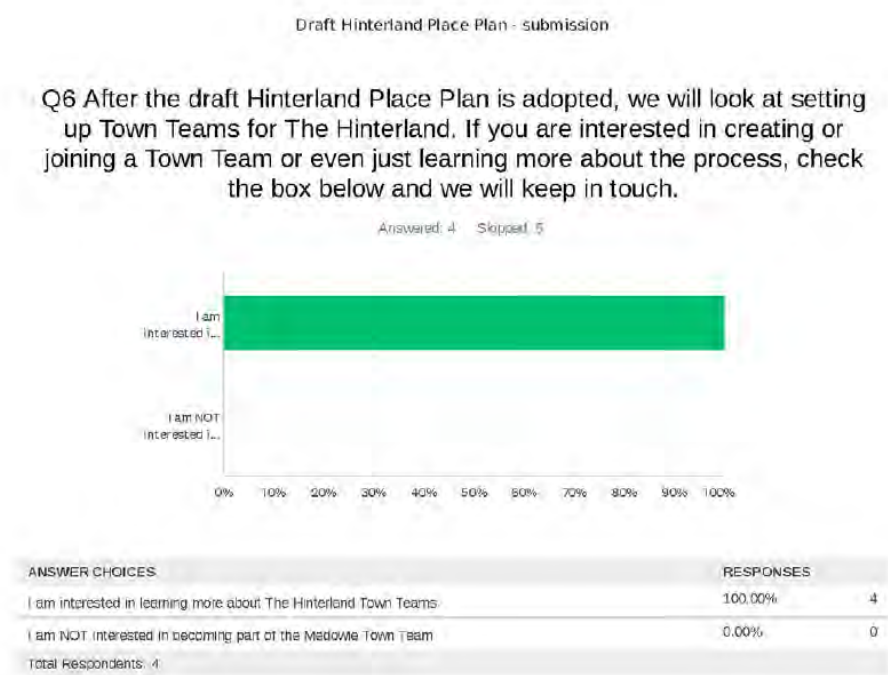
Draft Hinterland Place Plan - submission

Q5 Any other comments?

Answered: 6 Skipped: 3

#	RESPONSES	DATE
1	Stop wasting time on pretty words that no one busy has time to read, and which will do nothing to protect the Hinterland from the ravages of greedy developers who care nothing for the environment or the community when their profits are at stake.	9/4/2023 4:55 PM
2	While State Sustainable Development is somewhat beyond the control of PSC, Council must acknowledge the challenges and discuss how to overcome them; not just avoid this difficult topic altogether.	9/4/2023 4:01 PM
3	The Hinterland plans should include: - Improvement in public transport as the residents in the Hinterland is aging. The older population will increasingly rely on public transport for them to shop for their daily needs and access services within and outside the Port Stephens area. - Each community within the Hinterland area would benefit with the placement of community noticeboards. The noticeboards could be used to highlight upcoming community events, details on PSC projects in the areas, items for sale and information state significant development items that effect the area as well as future federal, state and council election information.	9/2/2023 7:03 PM
4	Over the past three years Port Stephens Council has approved development - eg. Primitive Camp Ground, which has destroyed our lifestyle. Unless something drastically improves we would never encourage anyone to live in Port Stephens Council.	8/29/2023 9:17 AM
5	Make known the nature and habitat corridors. We have a wonderful land life and too often I see owls and important less common birdlife become roadkill. Signage to make people aware of the nature inhabiting the areas might be helpful. Much of the community are long term residents who chose to live in the villages and surrounding areas well into advanced age. Creating the ability to maintain a health lifestyle, staying socially connected are extremely important. Morpeth is a great example of this. Many people are choosing to retire in the area. The hinterland can also be developed to draw in the regions visitors. Places to escape and unwind are incredibly popular, for example where can anyone visit and camp in the Hinterland? Can council develop and caravan park in the area or encourage free camping locations? Somewhere like Seaham or Hinton with access to facilities, a coffee shop, a pub and a shop! This would draw tourism dollars to the region and opportunities for locals to make a living supporting the visitors.	8/21/2023 4:58 PM
6	I believe that the traditional owners of the inland parts of the Shire are not Worimi lands. This needs to be seriously checked. The Guringai clan of the Wanaru people appear to be the traditional owners of some, if not all, of the Hinterlands area.	8/10/2023 6:32 PM

ITEM 5 - ATTACHMENT 4HINTERLAND PLACE PLAN ENGAGEMENT REPORT.



ITEM 5 - ATTACHMENT 4 HINTERLAND PLACE PLAN ENGAGEMENT
REPORT.



council@portstephens.nsw.gov.au | 02 4988 0255 | PORTSTEPHENS.NSW.GOV.AU    