Planning Strategy Implementation Panels
Annual Report 2019
Introduction

In 2018 Port Stephens Council (Council) established the following implementation panels:

- Raymond Terrace and Heatherbrae Strategy Implementation Panel (Raymond Terrace and Heatherbrae Panel)
- Nelson Bay Town Centre and Foreshore Strategy Implementation Panel (Nelson Bay Panel)
- Medowie Planning Strategy Implementation Panel (Medowie Panel).

The implementation panels include community and business representatives appointed by Council, as well as the ward councillors for each area, the Mayor, and key Council staff. They provide a forum for Councillors and staff to share information with the community and seek advice on the revitalisation of our strategic centres in Raymond Terrace, Nelson Bay and Medowie.

Panel members are informed on matters that enable them to provide feedback to Council. For example, a workshop was held in November 2019 with the Raymond Terrace and Heatherbrae Panel in preparation of a new public domain plan for the Raymond Terrace town centre.

The Terms of Reference for each implementation panel require an Annual Report to be prepared to detail the outcomes of meetings and the progress of actions in strategies. This report provides an overview of implementation panel meetings held in 2019 and the progress of actions in the Raymond Terrace and Heatherbrae Strategy, Nelson Bay Town Centre and Foreshore Strategy and Medowie Planning Strategy.
Raymond Terrace and Heatherbrae Strategy Implementation Panel

The Raymond Terrace and Heatherbrae Strategy provides the strategic direction to achieve the vision for a strong regional centre and a great place to live, work and play.

The community members on the Raymond Terrace and Heatherbrae Panel are:

- Jeff Bretag (Resident Representative)
- Ken Buckingham (Resident Representative)
- David Davies (Resident Representative)
- Kristine Brown (Business Representative)
- Jake Bush (Business Representative)

The Raymond Terrace and Heatherbrae Panel met on 27 February, 29 May, and 27 November 2019, and considered:

- Opportunities for senior housing in Raymond Terrace
- Implementation of the Boomerang Park Masterplan
- Ideas for specific events in Raymond Terrace town centre
- Opportunities for shop-top housing.

A workshop was held to determine the direction and specific focus areas for the upcoming public domain plan for the Raymond Terrace town centre.

Raymond Terrace and Heatherbrae Strategy actions update

Infill Housing Study (Action 15)

Council is investigating opportunities for more housing in Raymond Terrace including whether duplexes, granny flats, and small residential flat buildings are feasible around the town centre. For more information visit: www.portstephens.nsw.gov.au/grow/port-stephens-planning-strategies

Expansion of Bulky Goods at Heatherbrae (Action 2)

Council received a request to rezone land along the Pacific Highway to enable further bulky goods retail development. The rezoning is consistent with the Raymond Terrace and Heatherbrae Strategy action to support Heatherbrae as the key destination for bulky goods in Port Stephens. The rezoning is under initial assessment by the State government.

Boomerang Park Shared Pathway (Action 26)

A new shared pathway is a key item in the Boomerang Park Masterplan. It was completed in 2019 and provides a link between park facilities and surrounding residences.

Figure 2 Boomerang Park pathway
Speedy Lock Lane residential development (Action 19)

The rezoning of part of 5 Speedy Lock Lane in Heatherbrae for future residential development is progressing and will be exhibited before Council makes a final decision.

Riverside Pathway (Action 6)

One of the Port Stephens 2020 community priority projects for Raymond Terrace is the construction of a shared pathway along the Hunter River levee bank. The project is expected to start in 2020.

Public Domain Plan and Town Centre Improvements (Actions 27, 29-32, 35)

Town centre improvements are a key Port Stephens 2020 community priority project for Raymond Terrace, with most of the works expected to start in the second half of 2020. A portion of the available funds will help to set a long-term vision for the town centre through the development of a public domain plan (PDP). The PDP will include a streetscape design guideline, street tree masterplan in addition to options for place making and small scale public space improvements. Initial community consultation commenced in January 2020, with more opportunities for community and Raymond Terrace and Heatherbrae Panel involvement being planned.

Economic Prospectus (Actions 3, 12, 14, 24, 25)

Council’s Economic Development and Tourism Unit is finalising a prospectus to help investors better understand the commercial development potential of Port Stephens, including Raymond Terrace. The prospectus will include data about our population, workforce, and existing services, to assist in attracting new business and major institutions.

Figure 3  Raymond Terrace Public Domain Plan consultation – Australia Day 2020
Nelson Bay Town Centre and Foreshore Strategy Implementation Panel

Progressing the Nelson Bay Town Centre and Foreshore Strategy: a revised implementation and delivery program (the Nelson Bay Delivery Program) provides the direction to achieve a revitalised Nelson Bay and links with actions to implement during the life of the strategy.

The community members on the Nelson Bay Panel are:

- Richard Casey (Resident Representative)
- Greg Smith (Resident Representative)
- Richard Ware (Resident Representative)
- Nicholas Diemar (Business Representative)
- Robert Taylor (Business Representative)

The Nelson Bay Panel met on 14 March, 19 August and 19 September 2019, and considered:

- Proposed amendments to land use planning controls to give effect to the Nelson Bay Delivery Program
- Parking strategies consistent with the outcomes of the Nelson Bay Independent Citizens Parking Panel

Nelson Bay Panel members participated in a community drop-in session on 5 December 2019, meeting with members of the public on a draft funding plan to deliver car parking and public domain upgrades.

Figure 4  Nelson Bay town centre
Nelson Bay Delivery Program actions update

Nelson Bay Planning Proposal and DCP (Action 1, 2, 7, 11)

A proposal to amend planning controls has been lodged with the State government to revitalise the Nelson Bay town centre and to enhance local character, activate public spaces and promote a more vibrant business environment.

Urban Design Panel (Action 3)

An independent Urban Design Panel (UDP) has been established to review development proposals throughout Port Stephens, and will provide independent design excellence advice in Nelson Bay. The UDP is made up of professionals with experience in architecture and urban design.

Public Domain and Car Parking Improvements (Actions 12, 13, 21, 22)

A draft delivery and funding strategy has been prepared to address the recommendations of the Independent Citizens Parking Panel report and the actions of the Nelson Bay Public Domain Plan. To deliver the car parking and public domain improvements, funding from a variety of sources has been identified including the expansion of ‘smart parking’, the Port Stephens 2020 community priority projects fund, local infrastructure contributions and grants.

Figure 5    Nelson Bay town centre artist impression of public domain improvements
Medowie Planning Strategy Implementation Panel

The Medowie Planning Strategy has been prepared to provide direction for land use planning and sustainable growth, following the identification of Medowie as a growth area in local and regional plans.

The community members on the Medowie Panel are:

- Heather Sharp (Resident Representative)
- Geoff Voigt (Resident Representative)
- Ben Niland (Business Representative)
- Robert Dein (Business Representative)

The Medowie Panel met on 21 March, 4 July and 28 November 2019 and considered:

- Updates on the various developments and infrastructure works taking place
- Traffic and transport areas of concern
- Identification of local planning priorities
- The need for town centre amenities (toilets)
- Ideas for the Port Stephens 2020 community priority projects (including Medowie town centre improvements).

Representatives from the Hunter Water Corporation attended the meeting on 28 November 2019 to update the Medowie Panel on a project being undertaken with Council to identify a preferred solution to the management of Campvale Drain.

Medowie Planning Strategy actions update

Local Infrastructure Funding (Action 19)

The new Port Stephens Local Infrastructure Contributions Plan 2020 was adopted by Council. It provides for funding towards local traffic and transport infrastructure works and town centre upgrades including funding for works identified in the Strategy.

Residential and Commercial Developments (Action 22)

A number of sites identified in the Medowie Planning Strategy for residential and commercial land uses are being developed. These include:

- Pacific Dunes residential estate
- The Bower residential estate
- The Gardens residential estate
- Tallowood Lifestyle Resort
- Various commercial developments in the town centre.

Construction also commenced on the Catherine McAuley College.
New sports amenities at Boyd Oval (Action 13)

The existing multi-purpose sports amenities at Boyd Oval are set to be replaced with a budget of $1.4m. The works are expected to start in 2020. The new facility has been planned in consultation with the Medowie and Districts Rugby Union Club.

Medowie Sport and Community Facility (Action 10)

Construction of the $6.3m Medowie Sports and Community Facility commenced and is scheduled for completion in 2020. This important community facility includes a lounge, bistro, meeting areas, a bowling green, playground and a carpark. This completes the action in the Medowie Planning Strategy to implement the Ferodale Park Sports Complex Master Plan.

Figure 6 Medowie Sports and Community Facility

Shared pathways (Action 20)

Several shared pathways identified in the Medowie Planning Strategy have been completed or will commence construction in 2020, including:

- Completion of the shared pathway between Boundary Road and the town centre.
- Construction of a shared pathway along Waropara Road.
- Construction of a shared pathway on Medowie Road between Ferodale Road and South Street.
Town Centre Improvements (Action 17)

One of the key Port Stephens 2020 community priority projects is Medowie town centre improvements. Council will commence consulting with the local community on this project. The Medowie Panel has been involved in a number of potential ideas that could be considered for funding within the budget of $300,000. Works are expected to start in 2020.

Town centre public amenities also remain of high importance, with a project underway to improve access to existing toilet facilities in the town centre.

Figure 7 Medowie Town Centre

Campvale Drain Project (Action 2)

Hunter Water Corporation and Council will continue working together to identify a preferred solution to the management of Campvale Drain. The Medowie Panel will be briefed before the final report is completed. This project will contribute towards completing the action in the strategy to undertake a drainage strategy in liaison with Hunter Water Corporation.