

ITEM NO. 5

**FILE NO: 22/241614
EDRMS NO: PSC2021-00558**

DRAFT MEDOWIE PLACE PLAN

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
GROUP: DEVELOPMENT SERVICES

RECOMMENDATION IS THAT COUNCIL:

- 1) Note the Medowie Place Plan Engagement Report (**ATTACHMENT 1**).
 - 2) Endorse the draft Medowie Place Plan (**ATTACHMENT 2**) for exhibition for a period of 28 days.
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**ORDINARY COUNCIL MEETING - 25 OCTOBER 2022
MOTION**

292	Councillor Jason Wells Councillor Steve Tucker It was resolved that Council: <ol style="list-style-type: none">1) Note the Medowie Place Plan Engagement Report (ATTACHMENT 1).2) Endorse the draft Medowie Place Plan (ATTACHMENT 2) for exhibition for a period of 28 days.
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Councillor Giacomo Arnott left the meeting at 7:13pm.
Councillor Giacomo Arnott returned to the meeting at 7:16pm.
Councillor Leah Anderson left the meeting at 7:16pm.
Councillor Leah Anderson returned to the meeting at 7:19pm.

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

Those for the Motion: Mayor Ryan Palmer, Crs Leah Anderson, Giacomo Arnott, Matthew Bailey, Peter Kafer, Steve Tucker and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

BACKGROUND

The purpose of this report is to seek Council's endorsement to exhibit the draft Medowie Place Plan (**ATTACHMENT 2**) for a period of 28 days.

Place plans are a new way of planning for the growth of the unique towns and villages across Port Stephens. Place plans provide a local filter on the Port Stephens Community Strategic Plan and other strategic documents, and create place specific actions that improve the liveability and wellbeing of our communities. Actions in place plans guide the way we plan for future land use, invest in new infrastructure, attract investment, and activate our streets.

The draft Medowie Place Plan aims to strengthen community values and priorities that are performing well and promotes opportunities for those that require improvement. A series of workshops, surveys, and meetings with community members, businesses, schools, landholders and community groups explored the priorities and ideas for Medowie in more detail (**ATTACHMENT 1**).

The draft Medowie Place Plan responds to these priorities and ideas by including:

- A structure plan, which identifies opportunities for future rezoning of land for employment and conservation purposes. The plan does not identify any land for residential development in addition to that already identified in the Medowie Planning Strategy (MPS).
- Potential infrastructure projects programmed for the next 5 years, such as additional shared paths, playground replacements, park furniture, and the replacement of facilities and amenities at Yulong Oval.
- A place activation plan, which includes ideas for future community activities and events.
- A concept plan for the town centre expansion site at 38 Ferodale Road, Medowie. This concept plan provides an indication of how the site can accommodate a range of residential, commercial, recreational, and environmental opportunities to improve the town centre. The concept plan will be refined through further consultation and master-planning of the site.
- A range of actions that can be undertaken by the community, businesses, Port Stephens Council, and other key stakeholders.

The draft place plan aims to deliver a vibrant town centre to cater for the needs of the Medowie community. Actions from the plan seek to engage and involve the community and local businesses in activities that build on Medowie's strengths and make it an even better place to live, work and play. The place plan allows for an integrated recreation precinct within the town centre site. This area could include elements such as a playground, interactive sculptural pieces, skate park facilities, event spaces and nature play opportunities. The more detailed planning and design of this space would be subject to further master planning and community engagement activities.

COMMUNITY STRATEGIC PLAN

Strategic Direction	Delivery Program 2022-2026
Thriving and Safe Place to Live	Provide land use plans, tools and advice that sustainably support the community.

FINANCIAL/RESOURCE IMPLICATIONS

The public exhibition of the draft Medowie Place Plan and associated community engagement activities will be undertaken using existing budgets.

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

LEGAL, POLICY AND RISK IMPLICATIONSMedowie Planning Strategy

The draft Medowie Place Plan provides further context to the MPS by identifying additional opportunities for employment and conservation purposes. No new areas are identified for residential use beyond the extent of the endorsed MPS.

If adopted, the place plan would be considered in conjunction with the MPS. Where there are any inconsistencies between the place plan and the MPS, the Medowie Place Plan would prevail. Planning proposals seeking to rezone land in Medowie need to address the requirements of the MPS, in addition to other relevant state and local plans and legislative requirements.

Port Stephens Local Environmental Plan 2013 (LEP)

If the draft Medowie Place Plan is endorsed, it would result in actions requiring amendments to the LEP. Planning proposals would be assessed against the Medowie Place Plan, the Medowie Planning Strategy, and any other relevant Council and State plans and policies.

Port Stephens Development Control Plan 2014

The draft Medowie Place Plan was developed with consideration to the Development Control Plan (DCP). If adopted, an action to develop a site specific DCP for the town

centre would be enacted. This actions intent is to ensure that the future development of the Medowie town centre is managed within the intent of the draft Medowie Place Plan and MPS.

Any new DCP chapter would include the existing shopping precinct and the town centre expansion site. The DCP would set out the future character of the town centre, including creating a natural setting and a high degree of connectivity. Objectives would include achieving a shady and green town centre, with buildings designed to sit within a natural setting.

Risk	<u>Risk Ranking</u>	Proposed Treatments	Within Existing Resources?
There is a risk that the draft Medowie Place Plan does not meet community expectations.	Low	Adopt the recommendation to release the draft Medowie Place Plan for exhibition to seek community feedback. Extensive community engagement during the exhibition period will assist Council to understand community expectations and identify possible changes to be made to the draft place plan.	Yes.

SUSTAINABILITY IMPLICATIONS

Includes Social, Economic and Environmental Implications

Social

Place plans aim to enhance the liveability of places in Port Stephens to improve community wellbeing. They respond to the community's values and aspirations. Place plans enable a collaborative approach between residents, business and Council to deliver great place outcomes. The draft Medowie Place Plan contains actions to inspire community involvement in creating a better place through conservation, beautification, connectivity and activation.

Economic

As Medowie continues to grow, new residents will look for new business opportunities and jobs close to home. Consolidating and improving the town centre as the focus for commercial activity is a key focus of the draft Medowie Place Plan. A vibrant and interesting local centre, with an active and involved business community drives economic activity. Actions led by local businesses and supported by Council and the community leads to improved economic outcomes for Medowie.

Environmental

Medowie residents place a high value on the natural environment and the draft Medowie Place Plan aims to protect and celebrate this important asset. The draft plan recognises that key habitat corridors need to be maintained, strengthened, and where possible, rehabilitated. This includes improving the north-south corridor through the town centre. The draft Medowie Place Plan identifies a number of opportunities for conservation projects and the improvement of habitat corridors.

CONSULTATION

Internal

The draft Medowie Place Plan has been prepared in consultation with the relevant sections in the Development Services Group, Facilities and Services Group, and Corporate Services Group.

External

The Strategic Planning and Community Engagement teams have worked extensively with the Medowie community to prepare a draft Place Plan that accurately reflects the community's values and aspirations. The engagement activities included:

- A Liveability Index survey and Town Centre survey.
- A series of workshops with community groups, local businesses and children from Medowie schools.
- A series of meetings with key stakeholders including Hunter Water Corporation and landholders within the town centre.
- A specific workshop with community interest groups and local businesses about the town centre expansion site.
- A return survey of the draft actions and town centre concept plan with the workshop participants.

The Medowie Place Plan Engagement Report (**ATTACHMENT 1**) provides detailed information about the outcomes of this consultation.

If endorsed, the draft Medowie Place Plan will be exhibited for a period of 28 days with integrated engagement activities including an online community survey, on-site drop in sessions and activation activities.

Outcomes of the public exhibition process and any changes made to the draft would be reported to Council for endorsement with the final version of the Medowie Place Plan.

OPTIONS

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

ATTACHMENTS

- 1) Medowie Plan Plan Engagement Report. (Provided under separate cover)
- 2) Draft Medowie Place Plan. (Provided under separate cover)

COUNCILLORS ROOM

Nil.

TABLED DOCUMENTS

Nil.