



Stage 3: Final Masterplan

Medowie Town Centre Masterplan

For the Client
On behalf of Moir Studio

Issue:
04

Submitted:
12.11.2025

Revision	Date	Author	Checked	Comment
01	26.08.25	CD	VH/YZ	Stage 1: Preliminary Masterplan for Review
02	26.09.25	CD	VH/EB/YZ	Stage 2: Developed Masterplan
03	29.10.25	CD/EB	VH	Stage 3: Final Masterplan
04	12.11.25	CD/EB	VH	Stage 4: Revised Masterplan



We at Moir Studio acknowledge the traditional custodians of the lands and waters of Australia - most notably the Awabakal Nation in which our office resides and the Worimi Nation, on whose traditional land this Project resides. As a practice, we recognise First Nations' ongoing contribution to Country and deep spiritual connection to Place. We pay our respects to Elders both past and present.

Executive Summary

Project Background and Planning Vision

The Medowie Town Centre Masterplan presents a significant opportunity to set a bold and pragmatic vision for the future of Medowie — a growing regional community within the Port Stephens Local Government Area. Responding to the aspirations of local residents, the direction set out in the Medowie Place Plan 2023, and the strategic guidance of state and local policies, the plan outlines a clear, staged roadmap for developing a better quality of life, accessibility, and a culturally vibrant town centre.

Core Objectives and Key Recommendations

- Guide the sustainable development of Medowie’s town centre over the next 20 years.
- Support and develop vitality, providing a framework for mixed-use development.
- Improve walkability, green infrastructure, and access to services for residents of all ages.
- Celebrate Medowie’s local character, landscape assets, and Worimi cultural heritage.

Key Recommendations

- Transform Peppertree Road’s main street, prioritising pedestrian safety, enhancing tree canopy cover, and activating the street.
- Create a new town square and community hub, integrating civic, recreational and retail activities.
- Promote diverse land uses, including mixed-use infill development and future zoning flexibility.
- Establish a connected open space network and ecological corridor linked to Campvale Drain, existing sports grounds and future school facilities.
- Improve transport accessibility, including safer footpaths, shared paths, and future-ready mobility options.
- Provide built form and public domain guidelines that reflect Medowie’s distinctive character.

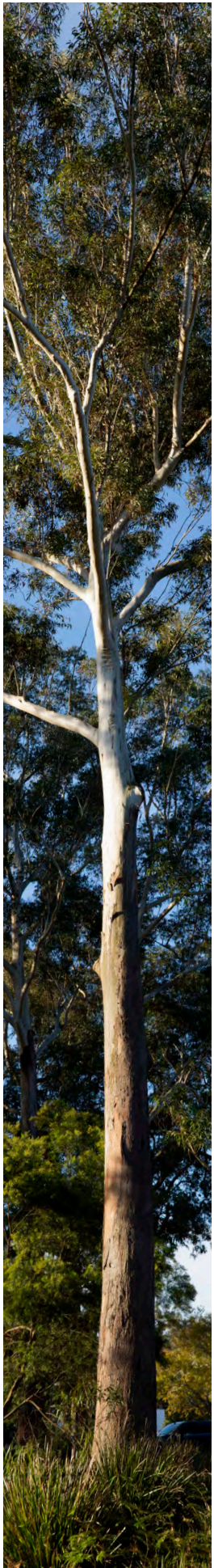
Expected Outcomes and Benefits

The masterplan sets out the potential for a staged implementation framework aligned with Council priorities and potential funding sources. This ensures that future development enhances community well-being, strengthens ecological resilience, and supports a vibrant and growing local economy. Medowie will evolve not only as a service centre for its growing population, but also as a place that reflects and reinforces its unique identity.



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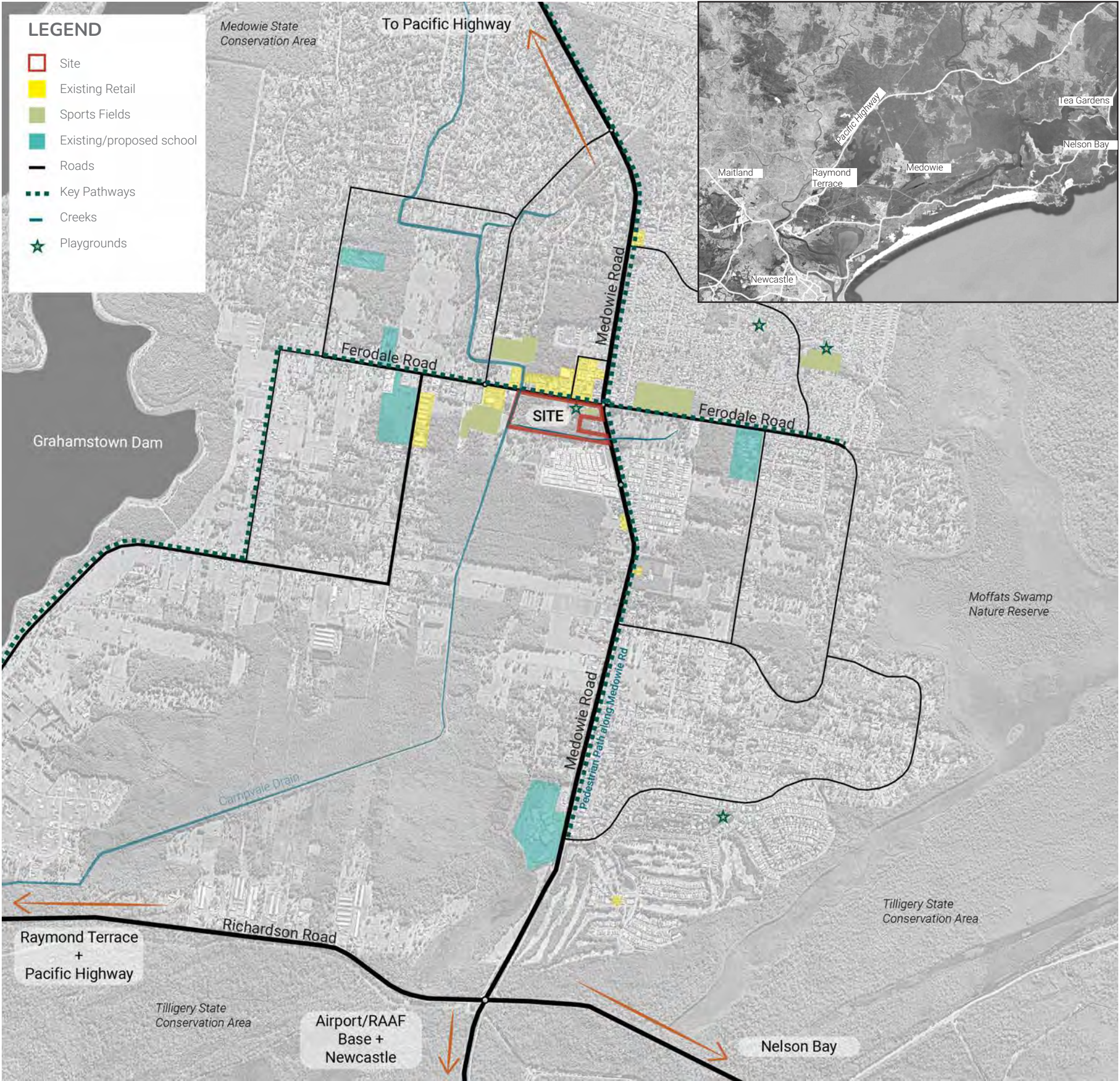
01 Project Context & Engagement



1.1 Geographical Context and Regional Role

Medowie, located in the southwest of the Port Stephens Local Government Area is approximately 35 km (40 minutes’ drive) from Newcastle CBD. The town centre is situated at the intersection of Ferodale Road and Medowie Road. It is a typical “family-oriented residential town” with strong potential to grow into a regional service hub:

- Medowie is centrally located, offering strategic advantages such as:
- Proximity to major employment zones of Williamtown Air Base (RAAF) and Tomago.
 - A 10 minute drive to the Newcastle International Airport.
 - Connectivity to surrounding towns, including Raymond Terrace, Nelson Bay, and Heatherbrae.
 - A strategic position between the Pacific Highway and Nelson Bay Road transport corridors.



1.2 Alignment with Relevant Local Planning and Policy

This masterplan directly aligns with and builds upon:

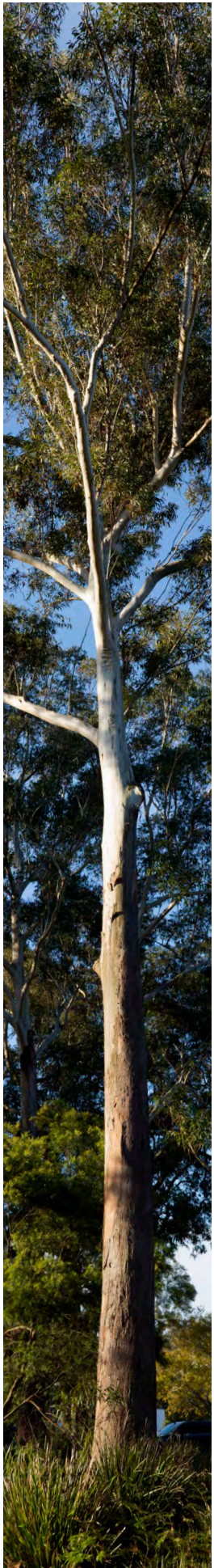
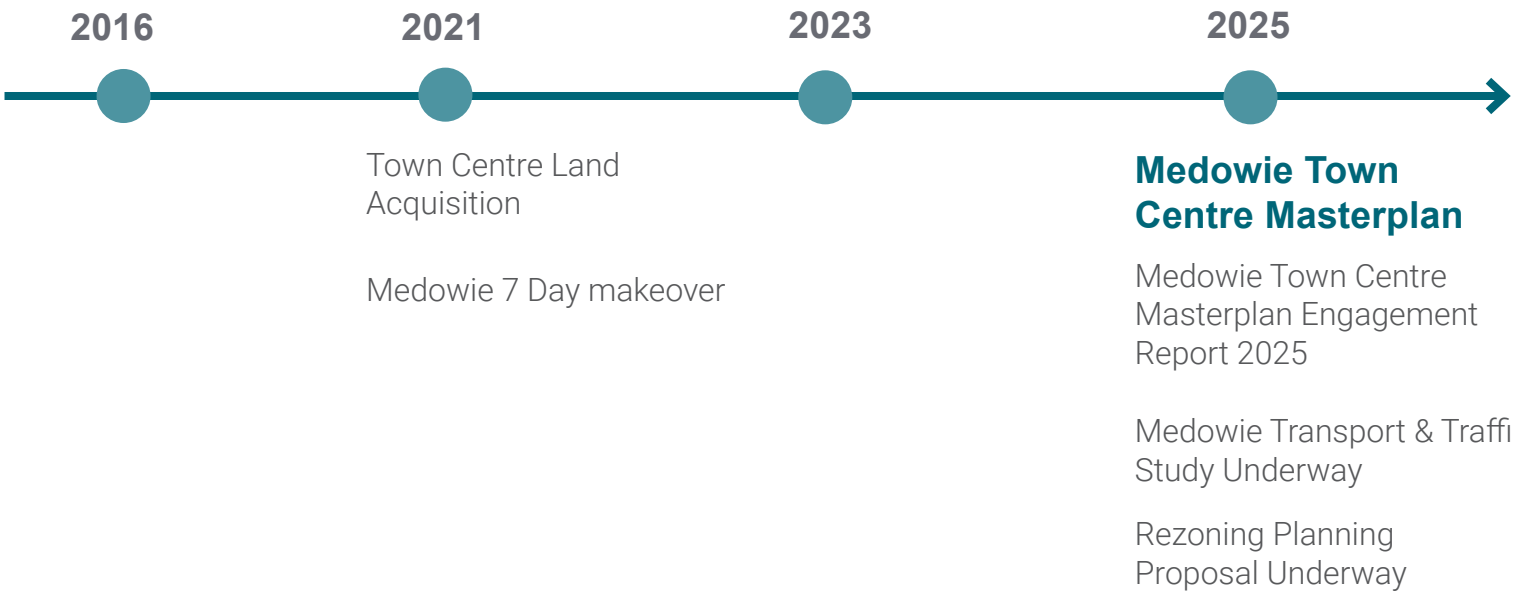
- *Medowie Place Plan 2023* (Action 30: Town Centre Expansion Planning).
- *Medowie Planning Strategy 2016*.
- *Port Stephens Local Strategic Planning Statement 2020* (emphasising liveability and green infrastructure).
- *Hunter Regional Plan 2041* (supporting the development of local services in small to medium towns).
- LEP & DCP (requiring updates to certain zoning and control parameters to match the future vision).
- *Medowie Town Centre Masterplan Engagement Report 2025* (Reports the findings from the Phase 1 Early Engagement process and will be a supplementary document to the Medowie Town Centre Masterplan).

Medowie Planning Strategy

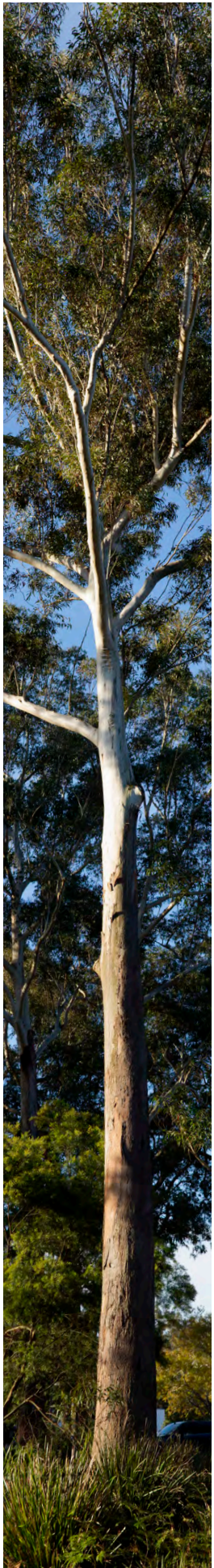


Hunter Regional Plan 2036

Medowie Place Plan



1.3 Aligning Relevant Planning Policies & Best Practice Principles



1.4 Future Trends

DEMOGRAPHIC TRENDS



HOUSING

+ 2,349 houses between 2021-> 2041
= 8,068 houses.



POPULATION GROWTH

+ 5,694 Population in Medowie expected to grow to 20,741 by 2041.



RETAIL

Additional 4,585sqm of retail/commercial floor space required by 2041.



INTERNATIONAL AIRPORT

International Airport 10 minutes away from Medowie town centre to open 2025.

Source: Hunter Regional Plan 2036

CLIMATE TRENDS



INCREASED AVERAGE TEMPERATURE

Average temperatures, both maximum and minimum, are projected to increase across the Hunter Region, including Medowie.



HEAVIER RAINFALL EVENTS

The intensity of rainfall events is expected to increase.



MORE HOT DAYS

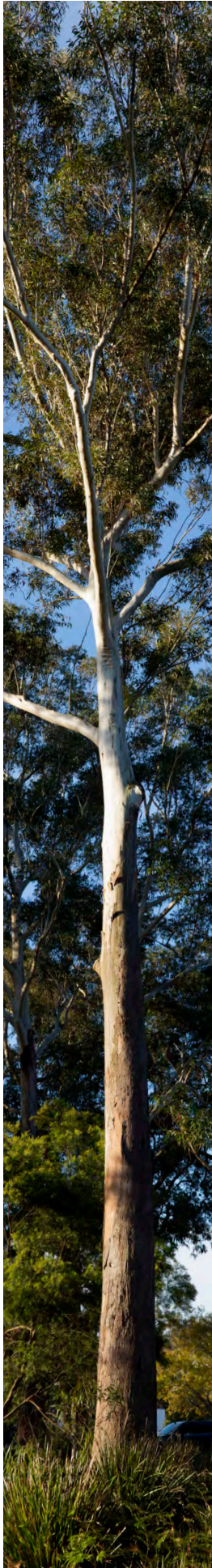
Number of days exceeding 35°C is expected to increase.



INCREASE IN EXTREME WEATHER

Increased risk of both drought, flood and bushfire.

Source: <https://www.climatechange.environment.nsw.gov.au/my-region/hunter>



Moir Studio

1.5 Medowie Community Priorities

COMMUNITY PRIORITIES

1. PROTECTION OF NATURAL ENVIRONMENT

- “Medowie” means *place of tall trees* — this identity should be preserved and celebrated.
- Strong community expectation that future development retains natural bushland and delivers high-quality green spaces.

2. QUALITY OF OPEN SPACE

- Broader range of park equipment options to suit various users, i.e., young children or those who would like exercise and relaxation.
- Seating and outdoor gym equipment along Medowie Road to create a continuous, connected linear park experience.
- Well-maintained public spaces with seating, bins, and shade.

3. CONNECTING THE COMMUNITY (via Pathways)

- Safer pedestrian crossings, particularly across Ferodale Road. Desired links include Medowie–RAAF Base, Medowie–Raymond Terrace (via Richardson Road), and Medowie–Fern Bay/Stockton.
- Support for activation initiatives such as *Park Run* and community events.

4. ACCESS AND SAFE TRANSPORT OPTIONS

- Safer pedestrian crossings, particularly across Ferodale Road.
- Improved lighting and pathway connectivity to enhance visibility and safety at night.

5. THINGS TO DO IN EVENING

- Demand for family-friendly evening activities and events to support a more active town centre after dark.

6. SPACES SUITABLE FOR SPECIFIC ACTIVITIES

- Need for flexible, well-designed public spaces that cater to a variety of uses such as markets and events.

COMMUNITY STRENGTHS

1. LOCAL BUSINESSES THAT PROVIDE FOR DAILY NEEDS

- Core shopping and grocery needs are met, but there is demand for more local retail and service options.

2. LOCALLY OWNED AND OPERATED BUSINESSES

- Strong community support for unique, locally owned businesses — particularly those celebrating Medowie’s food culture and local production.

3. SENSE OF PERSONAL SAFETY

- General comfort with personal safety, but calls for improved street lighting and connected pedestrian routes.

KEY COMMUNITY IDEAS

1. EXTEND 7 DAY MAKEOVER FEATURES

- Extend 7 Day Makeover main features throughout town i.e. ‘Gum leaves’ along new shared path together with seating.

2. LIGHTS IN TREES

- Feature lighting around the Community Centre to create atmosphere and encourage evening use.

3. TOWN CENTRE MAP

- Collaboration with residents and school students underway to install a new town centre map which identifies various artworks around Medowie. The 2x2.5m sign shall be considered in the masterplan.

4. PEDESTRIAN CROSSING ACROSS FERODALE ROAD

- Improved crossing points to safely connect both sides of the town centre.

5. MORE WALKING/BIKE TRAILS

- Expansion of mountain bike and walking trails to support youth and family recreation.

Source: Medowie Place Plan 2023

1.6 Community Priorities for Medowie Town Centre

PROTECTION OF NATURAL ENVIRONMENT

- Preserve Medowie’s character as the place of tall trees - green, and distinctly rural.
- Support for native flora and removal of non-native species.
- Maintain and protect existing Koala corridors and habitat areas.
- Strong support for additional street tree planting and canopy cover.
- Preference for more green spaces and reduced building footprints.

QUALITY OF OPEN SPACE

- Desire for flexible spaces that encourage local events and reduce the need to travel to Raymond Terrace.
- Request for disability-inclusive and sensory-friendly playgrounds.
- Fenced play areas for safety and family comfort.
- BBQ facilities and shaded seating to promote community gathering.

CONNECTING THE COMMUNITY (via Pathways)

- Extra-wide shared paths to support active transport and connection between key destinations.
- Improved access, clear wayfinding, and shaded walking routes.
- Centrally located, sheltered bus stops for comfort and accessibility.
- Continuous pathways linking parks, schools, and town centre areas.
- Support for relocating the local Park Run into the town centre if path networks allow.

Source: Medowie Community Engagement Report 11/8/25 - 5/9/25

MIXED USE DEVELOPMENT

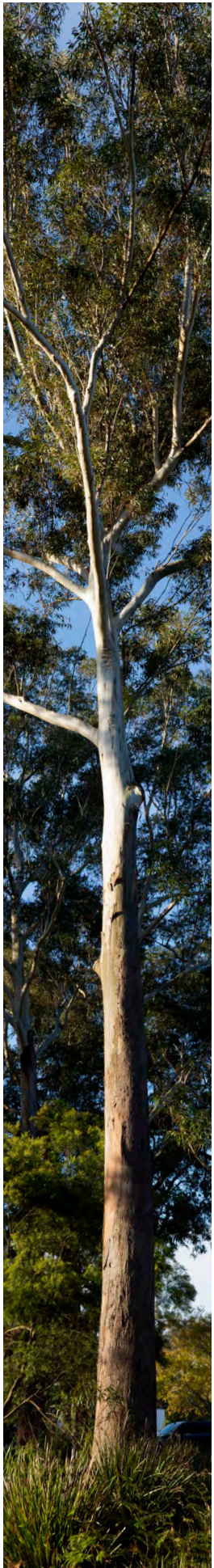
- Demand for more cafés, restaurants, and bespoke local businesses.
- Greater housing diversity - affordable, smaller dwellings to support young people, singles, downsizers, and disadvantaged residents.
- Support for eco-friendly short-term accommodation options.
- Desire for more boutique retail (e.g. bookshops, artisan stores) to create a reason to visit Medowie beyond grocery shopping.

DISABILITY INCLUSIVE SPACES

- Repeated community emphasis on a disability-inclusive, sensory-friendly playground.
- Wider pathways and ramps to enable mobility aids and side-by-side walking.
- Ample accessible parking located near key destinations.

ENHANCING COMMUNITY FACILITIES/SPACES

- Keep the Community Centre active.
- Preserve Geoff Dingle Park and existing community installations.
- Support for relocating the War Memorial into the town centre.
- Desire for multi-use community spaces for markets, outdoor cinemas, and local events.



1.7 Core Design Goals for Community

1. CONNECTION TO NATURE

- Protect and enhance Medowie’s established natural character and *place of tall trees* identity.
- Develop connections to the surrounding forests and biodiverse landscapes.
- Work with natural waterways to support ecological health and resilience.

2. QUALITY OPEN SPACE

- Create engaging play facilities and spaces that invite people to stay and socialise.
- Reinstate a village square typology as the civic heart of the town.

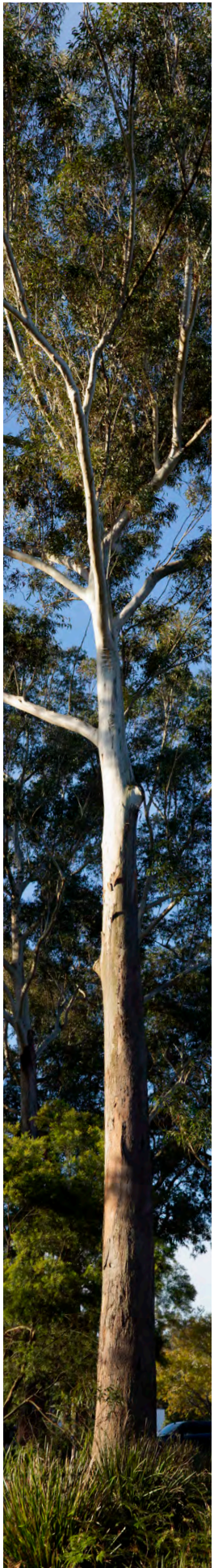
3. CONNECTIVITY AND SAFETY

- Develop safe, accessible active transport corridors to reduce reliance on vehicles.
- Improve pedestrian connections to the existing commercial hub.
- Enhance visibility and natural surveillance through clear sightlines and lighting.

4. ACTIVATION

- Provide active spaces that are free and encourage communities to gather and connect.
- Design circulation and open space networks that promotes civic and commercial activity.

‘Rethink this whole commercial area... Start with a centre, incorporate pedestrian areas and green space. Radiate connectivity from here so people can access without driving. Green space trails to avoid roads and link the N/S/W/E of Medowie’



02 The Site



Site Analysis

2.1 Local - Movements and Connections

Strategic Context

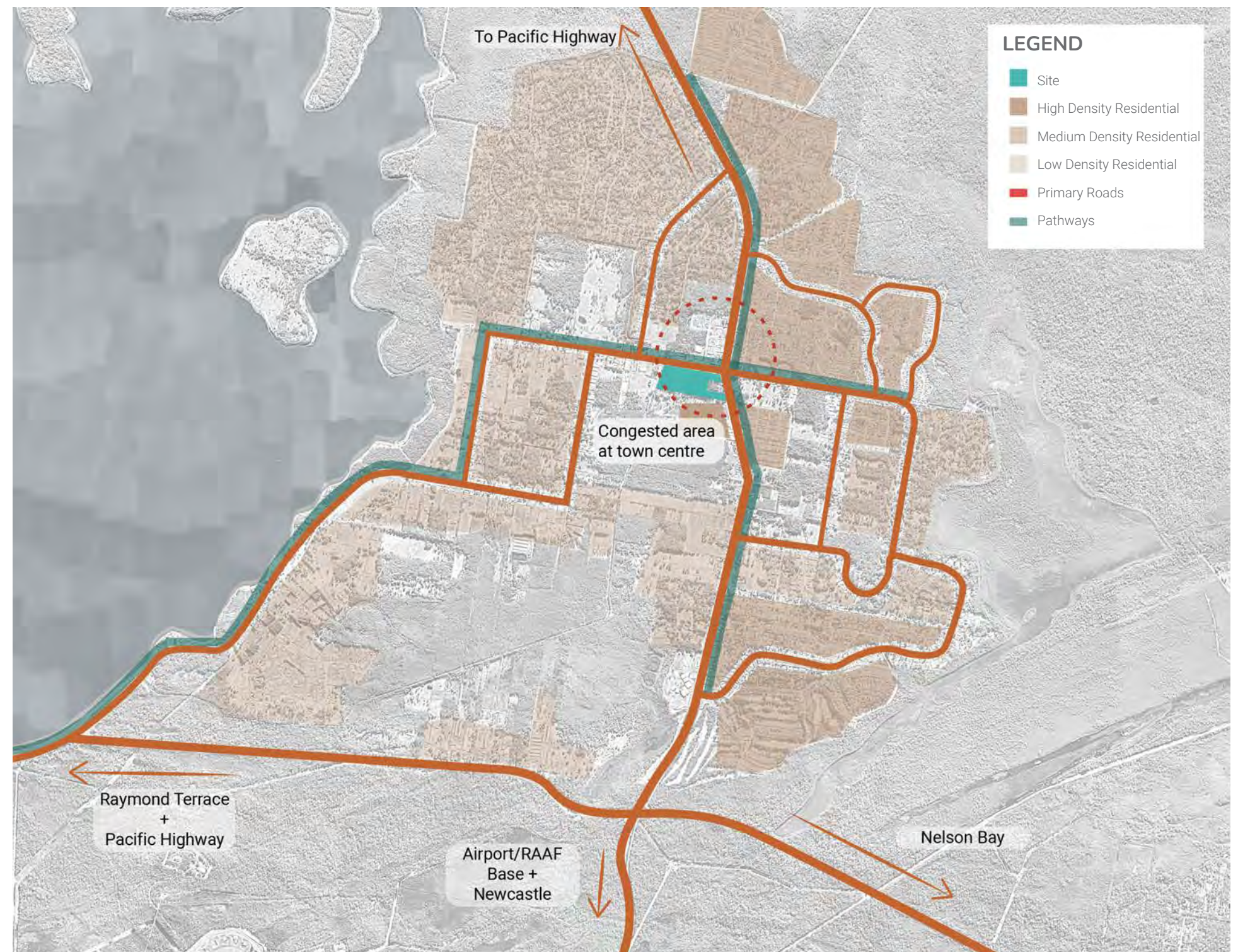
- Located in the heart of the central growth corridor.
- Only ten minutes from Newcastle Airport, offering strong connectivity and gateway potential.
- Proximity to the airport currently underutilised as a connectivity and identity asset.
- Opportunity to leverage airport access to strengthen Medowie's role as a gateway township.
- Potential to attract both local residents and visitors through improved connections and place identity.

Traffic

- Commuter flows along Medowie Road overlap with retail traffic, creating congestion.
- Peak-hour congestion reduces accessibility and undermines the retail experience.
- Redirecting commuter traffic away from the centre would improve access, safety, and vibrancy.
- Enhanced retail experience possible by prioritising local traffic and town centre access.

Pedestrian Movement

- Pathway network is fragmented and disconnected.
- Incomplete pedestrian links restrict safe, accessible travel between destinations.
- Limited safe crossings and poor accessibility undermine walkability.
- Strengthening the network with new and upgraded pedestrian routes is a priority.
- Integration of green links can improve walkability, safety, and overall liveability.



Site Analysis

2.2 Local - Open Space

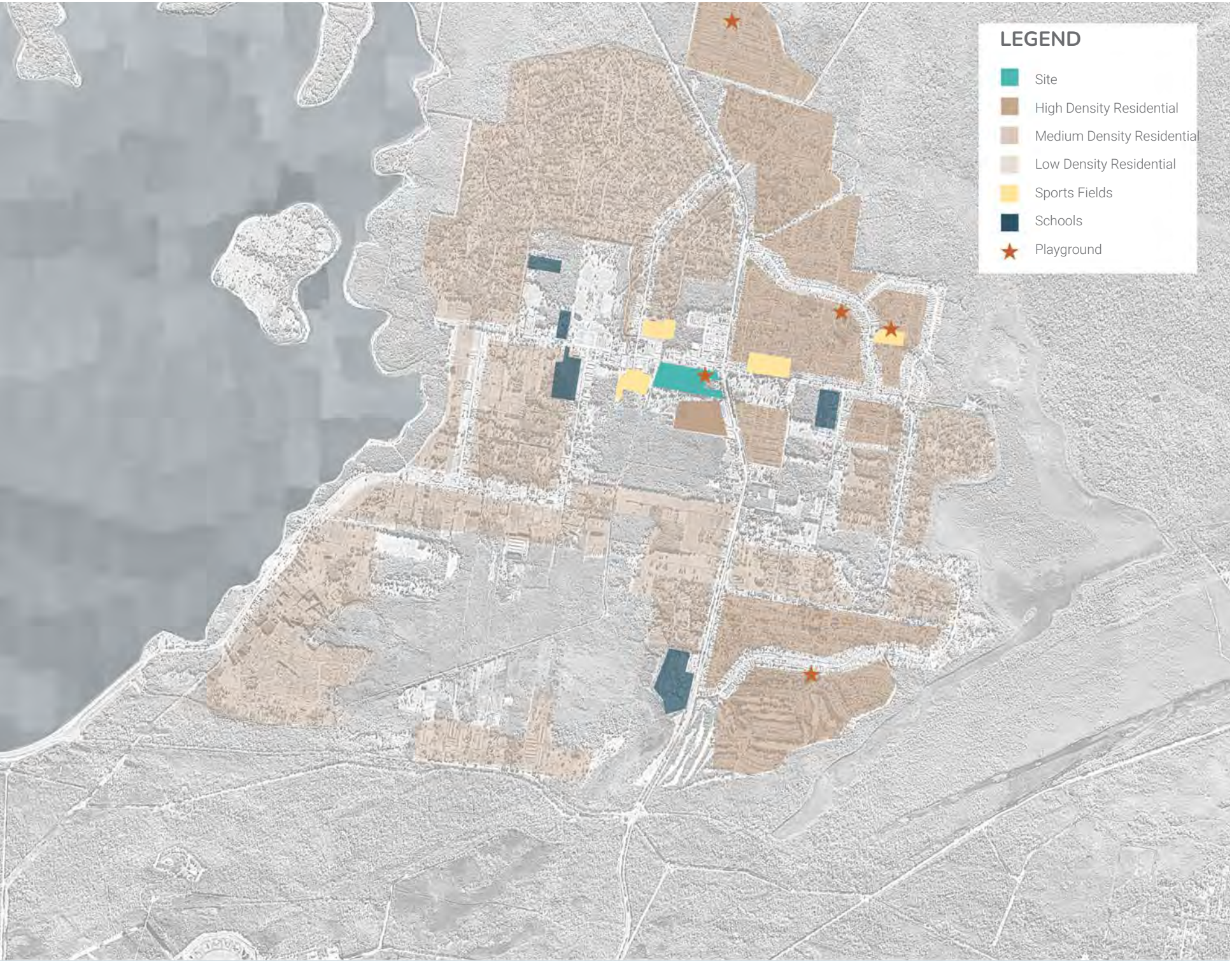
Open Space Context

Medowie’s existing open space network is made up of scattered sports fields and playgrounds, but lacks a central, designated gathering space within the town centre. This limits opportunities for residents to come together for social interaction, cultural activities, and community events. Medowie has a strong sporting culture and the frequent use of sports fields further highlights the need for accessible, multi-purpose open space.

Needs and Gaps

- Absence of a central civic open space for community gathering and events.
- Open space network is fragmented and disconnected from residential areas.
- Limited accessibility between existing parks, sports fields, and neighbourhoods.
- High reliance on sporting grounds restricts their availability for passive recreation or informal community use.

There is a clear opportunity to strengthen Medowie’s open space network by creating a centrally located, multifunctional gathering space that complements existing sports facilities. Improved connectivity between residential areas and open spaces will be critical to ensuring equitable access and supporting Medowie’s growing community.



Site Analysis

2.3 Local - Hydrology and Ecology

Ecological Context

Medowie is defined by extensive conservation areas and established wildlife corridors, with ecological protection recognised as a core value of the town. The site is strategically positioned along a strong ecological edge and within a key koala corridor. Strengthening these connections will be central to the masterplan, reinforcing Medowie's identity as the "town of tall trees" while balancing ecological integrity with community access to open space.

The vegetated areas identified in the plan consist predominantly of the following vegetation communities:

- Northern Paperbark-Swamp Mahogany Saw-sedge Forest
- Hunter Coast Paperbark-Swamp Mahogany Forest
- Hunter Coast Sandy Creekflat Low Paperbark Scrub
- Coastal Creekflat Layered Grass-Sedge Swamp Forest

Hydrology and Topography

A portion of the site lies within a flood-prone area influenced by local topography and the Campervale Drain. These natural systems will be key design drivers within the masterplan. Future strategies should address flood and drainage constraints while celebrating the site's hydrology, integrating water-sensitive design and landscape features to create a resilient and ecologically responsive framework.



Site Analysis

2.4 Local - Commercial Activity

Economic hub

Medowie is a growing economic hub with a linear town centre along Medowie Road, anchored by retail, services, hospitality, and specialty shops. Integrated schools, health, and childcare facilities reinforce its role as a self-sufficient, locally focused township.

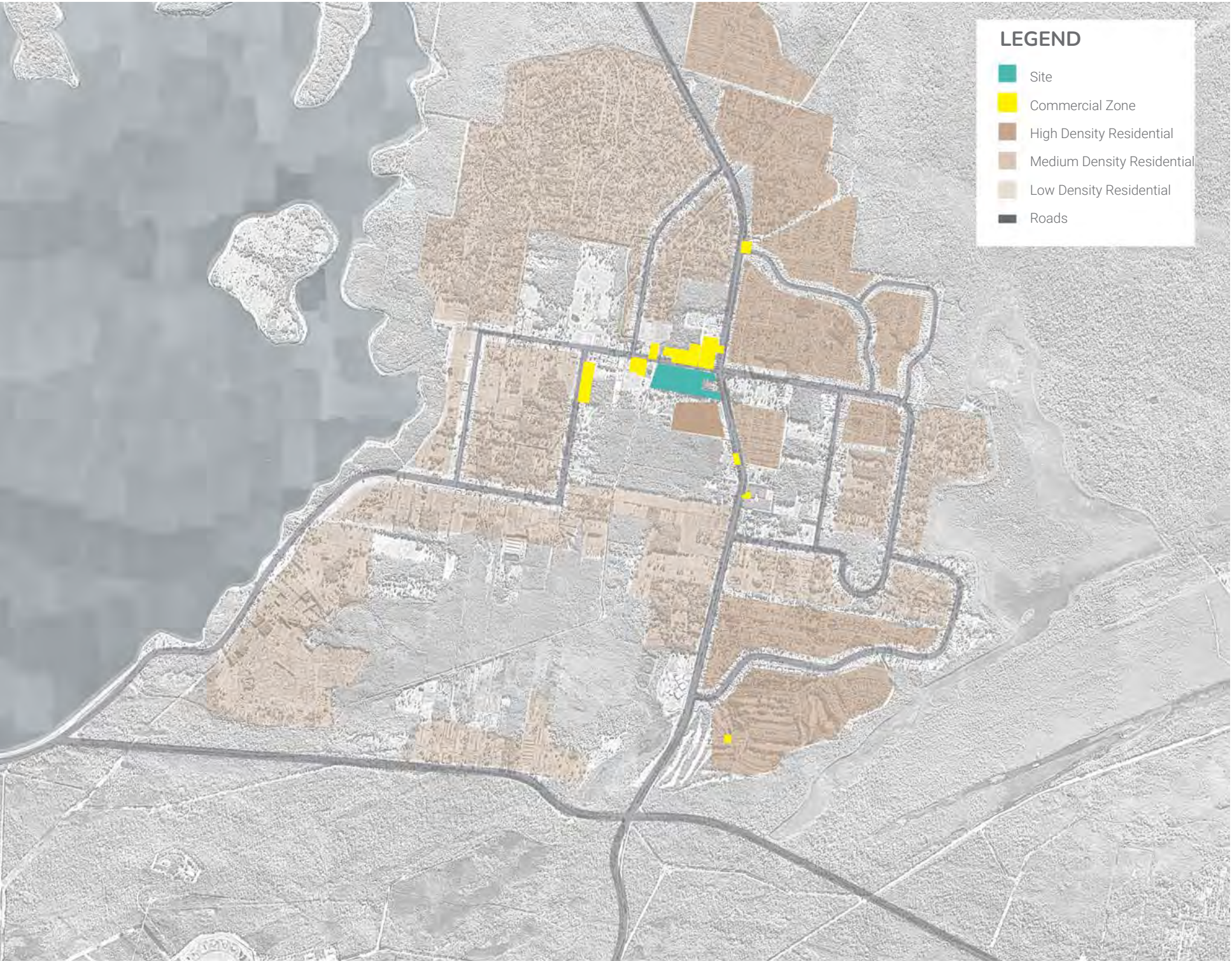
Emerging Strategic Centre

Medowie is the fastest-growing centre in Port Stephens, accommodating 20% of new housing in recent years and projected to grow by 41% to over 15,000 residents by 2041. The town centre serves primarily local needs with retail, commercial, and service uses, while larger centres provide higher-order functions. Strong demand for retail and service floorspace is forecast, with growth guided by the Medowie Place Plan and a forthcoming DCP to consolidate the town centre as the focus for community and commercial activity.

Connection to airport -> retail opportunity

Medowie’s proximity to the Newcastle Airport gives it a unique opportunity to strengthen both its commercial role and its place identity.

- Position Medowie as a gateway community for visitors travelling between Newcastle and Port Stephens.
- Attract Airport linked industries.
- Introduce travellers to Port Stephens’ ecological and cultural identity through opportunities for local produce markets and cultural showcase.



Site Analysis

2.5 Site - Movements and Connections

Existing Movement and Connection Conditions

- Conflicting road usage between commuter traffic and local retail traffic.
- Ferodale Road acts as a physical and visual barrier between key precincts.
- 'Bottle neck' at intersection of Ferodale and Peppertree Road.
- Limited pedestrian connectivity and poor walkability across the site.
- Need for safe pedestrian crossing over Ferodale Road.
- Consolidate the number of vehicle entry and exit points to improve safety, reduce conflicts and streamline circulation.



Ferodale Road, Medowie Town Centre
Photos taken by Moir Studio, August 2025



Site Analysis

2.6 Site - Open Space

Existing Open Space Conditions

- Need of high-quality civic open space in the town centre.
- The existing Community Centre and adjoining park are well-used and highly valued by the community but currently feel disconnected and in decline. The masterplan should build on their strengths to unlock their full potential as central gathering places.
- Leverage the site's central location to strengthen pedestrian and visual connections.
- Relocate and integrate the skate park to diversify activity and attract younger users.
- Create a flexible, inclusive, and high-quality open space that serves everyday use and community events.



38 Ferodale Road Medowie, Medowie Town Centre Site
Drone photography taken by Moir Studio, August 2025



Site Analysis

2.7 Site - Hydrology and Ecology

Flood Zone Land

Flooding is a key concern for residents, particularly the potential for new development to exacerbate existing conditions. The site presents an opportunity to demonstrate a sustainable response by integrating water-sensitive urban design (WSUD). Approaches such as swales and rain gardens could mitigate risk while also enhancing amenity.

Established Vegetation

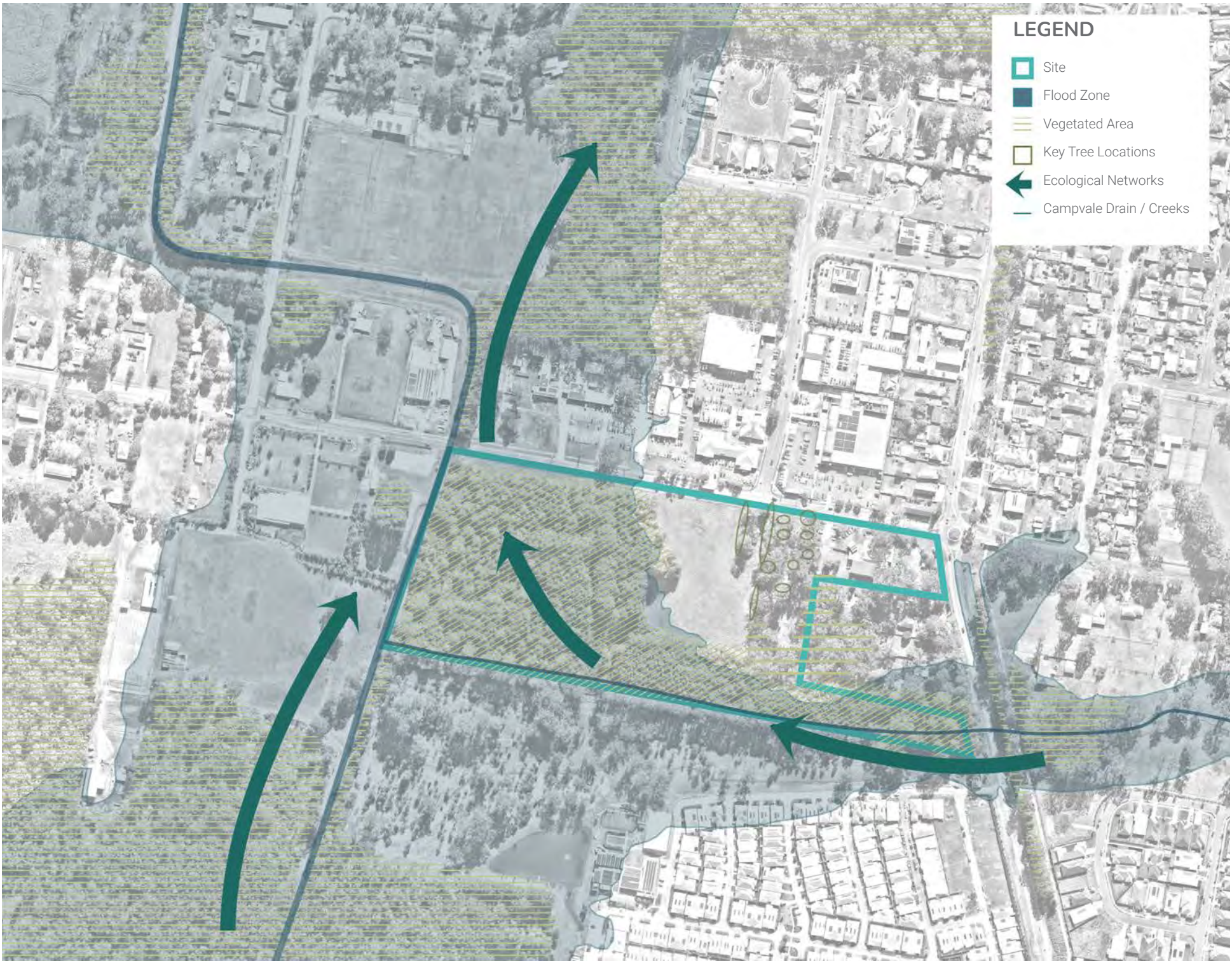
Retain and integrate mature trees, creating a greener, more liveable example of urban open space that reflects Medowie's identity as the "town of tall trees." Dense 'wall' of pine vegetation creates a strong visual 'wall' along part of the site, contributing to its character

Reinforce Ecological Character

Nearby recent residential developments, vegetation 'razed to ground'. Seek to create alternative model of sustainable living that balances ecology, community, and growth.



Medowie Lions Park and Carpark, Medowie Town Centre Site
Drone photography taken by Moir Studio, August 2025



Site Analysis

2.8 Site - Commercial Activity

Fragmented Retail

Retail spaces lack cohesion, creating a disjointed and weak town centre identity.

No Place to Linger

Absence of quality public realm, seating, and activation discourages social interaction.

Car Park Dominance

Expanses of surface parking prioritise vehicles over people, limiting pedestrian usability.

Ferodale Road Barrier

Heavy traffic divides the centre and restricts safe pedestrian movement.

Inactive Frontages

Shops face car parks instead of streets, reducing vibrancy and sense of place.

Disconnected Uses

Poor integration of residential, open space, and retail results in lost business opportunities.

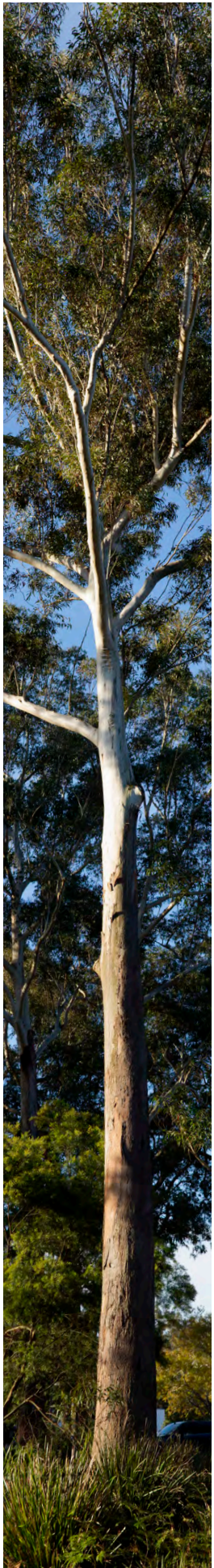


Peppertree Road, facing north
Photos taken by Moir Studio, August 2025



2.9 Key Issues and Opportunities

Category	Challenges	Opportunities
Spatial Structure	Lack of clear urban centre and spine Lack of a defined core and clear urban axis	Create a town square and main street framework
Transport and Accessibility	Pedestrian - vehicle conflict (Disconnected pedestrian routes; high vehicle speeds)	Establish a slow-movement priority network; improve school travel paths
Commercial Vitality	Dispersed shops; weak street frontage	Activate main street; provide flexible commercial spaces
Public Space	Lack of focal points; limited activity spaces; fragmented public spaces	Activate vacant lots; build an interconnected open space network
Natural Ecology	Flood risk; fragmented green spaces	Integrate ecological design; introduce water-sensitive infrastructure
Community Identity	Insufficient landmarks; weak cultural expression	Enhance tall tree character and embed local cultural narratives





'Tall Trees' core identity of Town



Established gum trees



Chaotic intersection of Ferodale Road / Peppertree Road



Existing 'wall' of vegetation



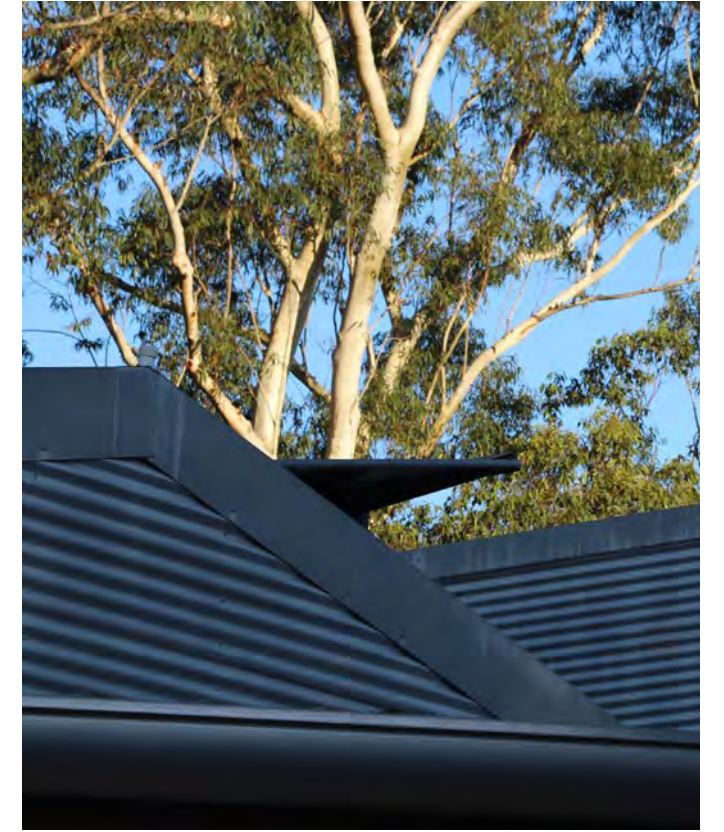
Ferodale Road - Barrier



Eucalyptus mixed with pine plantation



'Dead end' character to current site



Community Hall with surrounding tall trees



7 Day town makeover results, Medowie 'brand/identity'



Drone Imagery: facing north towards shops

03 Vision & Guiding Principles



An aerial photograph of a dense, lush green forest. The trees are thick and cover the entire landscape. A semi-transparent white rectangular box is centered over the middle of the image, containing the text. The text is in a dark teal color.

VISION STATEMENT

**A green and welcoming heart for a growing community — a place to meet,
to connect, to belong.**

3.1 Core Planning Principles

People First



Prioritising pedestrians, children, seniors, and people with limited mobility.

Tall Tree Town



Retaining mature trees and natural landscapes to reinforce ecological and visual identity.

Main Street Experience



Activating Ferodale Road with diverse businesses and open, street-based public spaces.

Mixed use & Compact Form



Improving land-use efficiency while maintaining a small-town scale.

Ecological and Water Sensitive Design

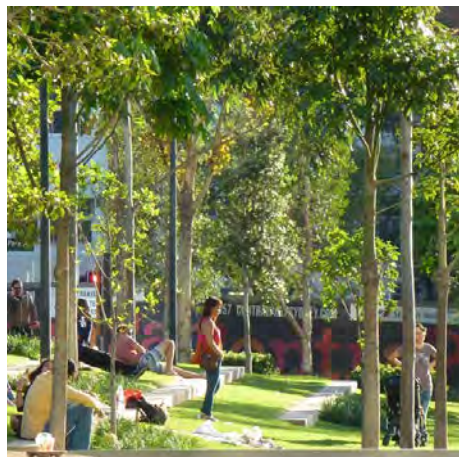


Respecting the natural form of Campvale Drain and integrating rain gardens and ecological restoration

Cultural and Community Expression



Emphasising unique characteristics of place by reflecting the Worimi and European heritage of Medowie and the strong established community



04 Gap Analysis



4.1 Conceptual Masterplan: Council Rev_I



GAP ANALYSIS:

Is the design achieving the Goals for the Community?

CONNECTION TO NATURE

- Allow maximum amount of established native trees to be retained. Building locations to be “landscape led” to retain the ‘Tall Tree’ character of the site (6).

QUALITY OPEN SPACE

- Explore building typologies and usage in relation to street frontage and existing facilities. (5)
- Building footprints very deep, limited “shop frontage” and solar access. Little connection to site and civic space (7).
- Allow for flexible open space that incorporates or is inspired by 7 Day Makeover elements (6).

CONNECTIVITY AND SAFETY

- Consider vehicular and pedestrian movement to the wider context (1).
- Road movement creates a “dead end” (2).
- “Bottleneck” potential at Peppertree/Ferodale road junction (3).
- Playground location to be closer to active zones for passive surveillance and retail activation (9).
- Consider visual permeability. Is the Design connecting to nature and other locations around the site?

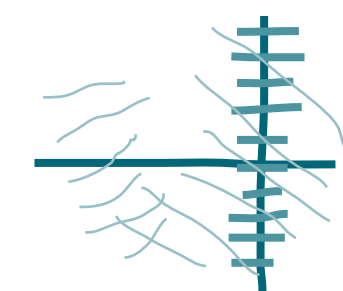
ACTIVATION

- No improvement / connection to established existing commercial zone (4).
- Develop the town centre as an extension and connection to community centre (8).
- Consider incorporation of 7 Day Makeover items into masterplan (6).

05 Vision and Design Moves



5.1 Vision: Key Design Moves



Activate the Spine

- Concentrated along the Peppertree Road spine, strengthening retail, dining, and service functions.



Mixed Use and Compact Form



Main Street Experience



Create Connections

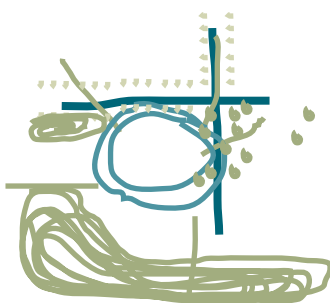
- Strengthen and connect existing pedestrian and cycle networks
- Facilitate open green space in community centre and provide for event space
- Connection to Ferodale Sports Complex, Tallowood residential housing.
- Extend existing community centre space and feel



People First



Cultural and Community Expression



Build Living Heart

- Create 'living' town centre for community events and activities at 38 Ferodale Road.
- Build and strengthen the existing; Community/Retail/Ecosystems
- Create mixed use precinct where people are encouraged to linger.
- Design works to retain existing mature trees
- Improve vegetation quality for riparian zones (currently dense pine), to create a rich, biodiverse site edge.



Cultural and Community Expression



Mixed Use and Compact Form



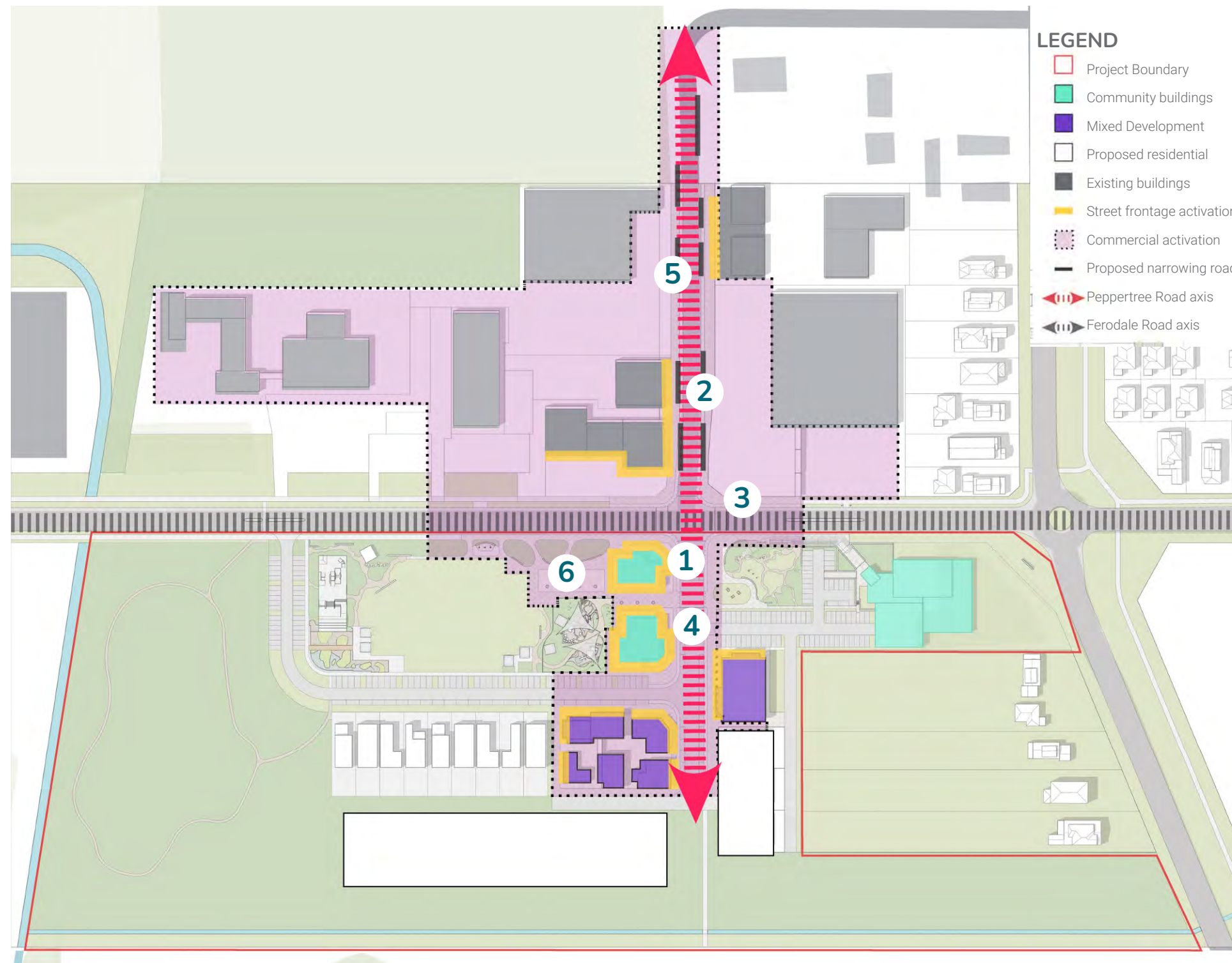
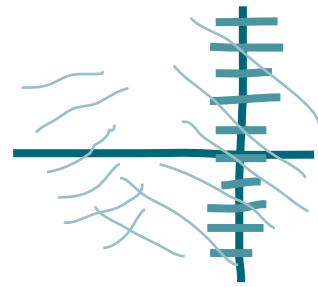
Tall Tree Town



Ecological and water sensitive design

5.2 Design Moves 01

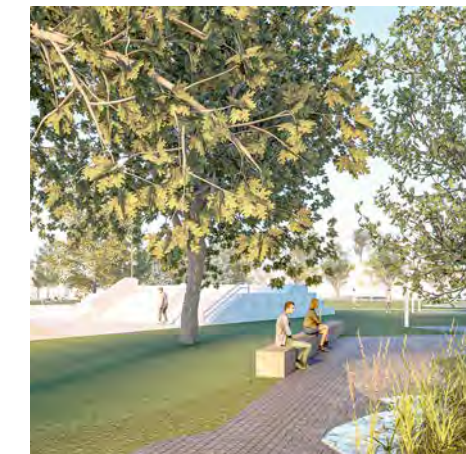
Activate the Spine



LEGEND

- Project Boundary
- Community buildings
- Mixed Development
- Proposed residential
- Existing buildings
- Street frontage activation
- Commercial activation
- Proposed narrowing road
- Peppertree Road axis
- Ferodale Road axis

- 1** Concentrate retail, dining and services along Peppertree Road to strengthen and activate spine.
- 2** Narrow road to slow traffic and improve pedestrian usability.
- 3** Slow down vehicle movement and improve pedestrian safety with upgrade to traffic lights.
- 4** Prioritise pedestrian usability.
- 5** Improve retail to street frontage.
- 6** Bring economic benefits of mixed design and connected spaces.



More space for people

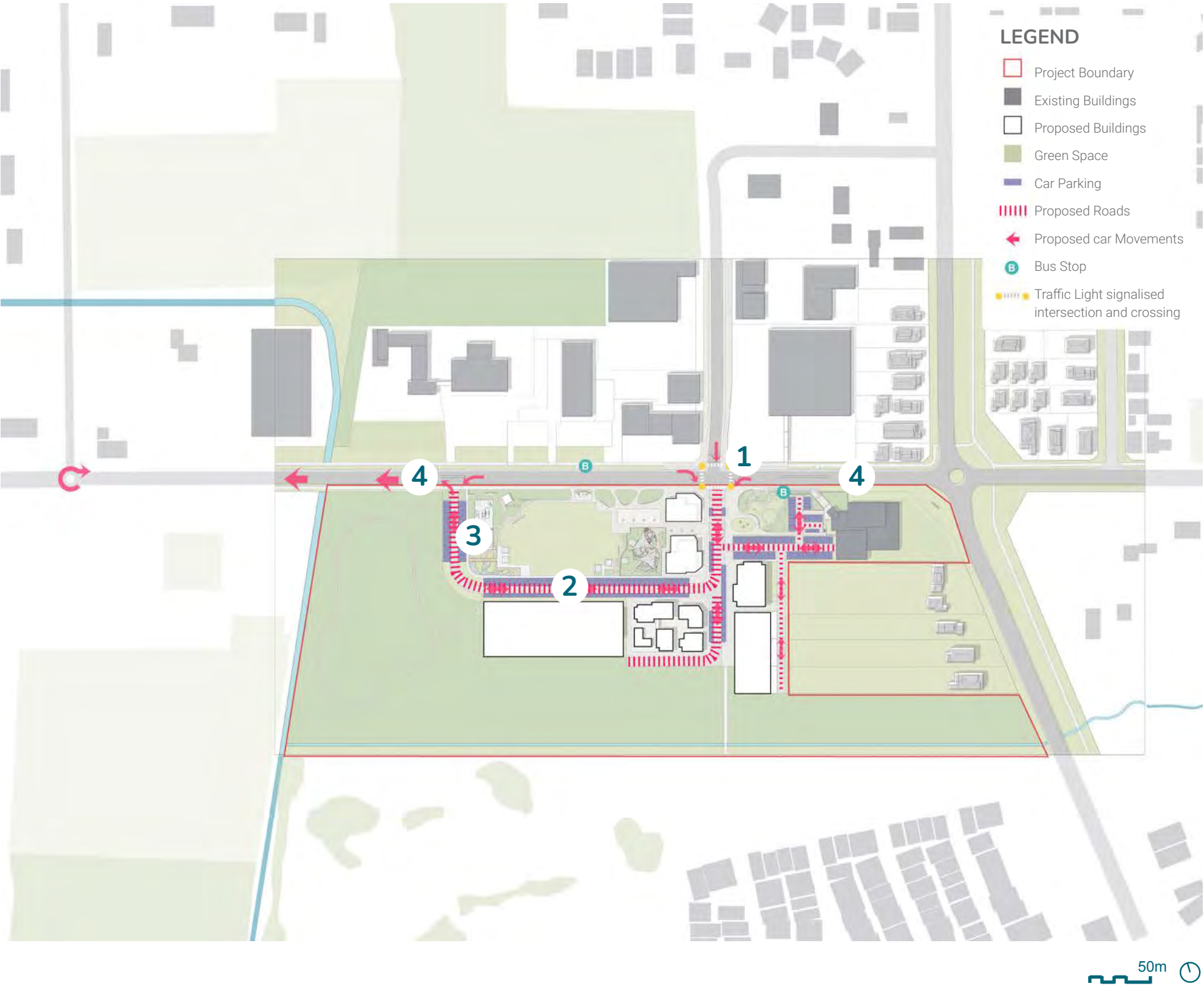


Prioritising pedestrian connection



Intersection

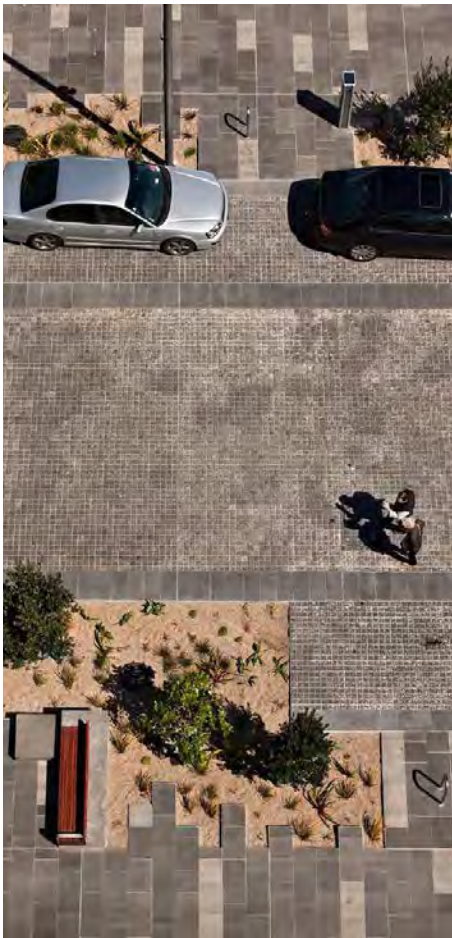
5.3 Design Moves 02 Create Connections: Car Movement



- 1 Traffic light intersection at Ferodale / Peppertree Road with appropriate turning lanes to improve traffic flow.
- 2 Two way car 'loop' through town centre. Creating circular network around site to improve usability, connections, improve passive surveillance.
- 3 Parking located away from Ferodale Road and spread across the town centre adjacent to facilities for improved accessibility.
- 4 Slow traffic through town centre by reduced speed limit.

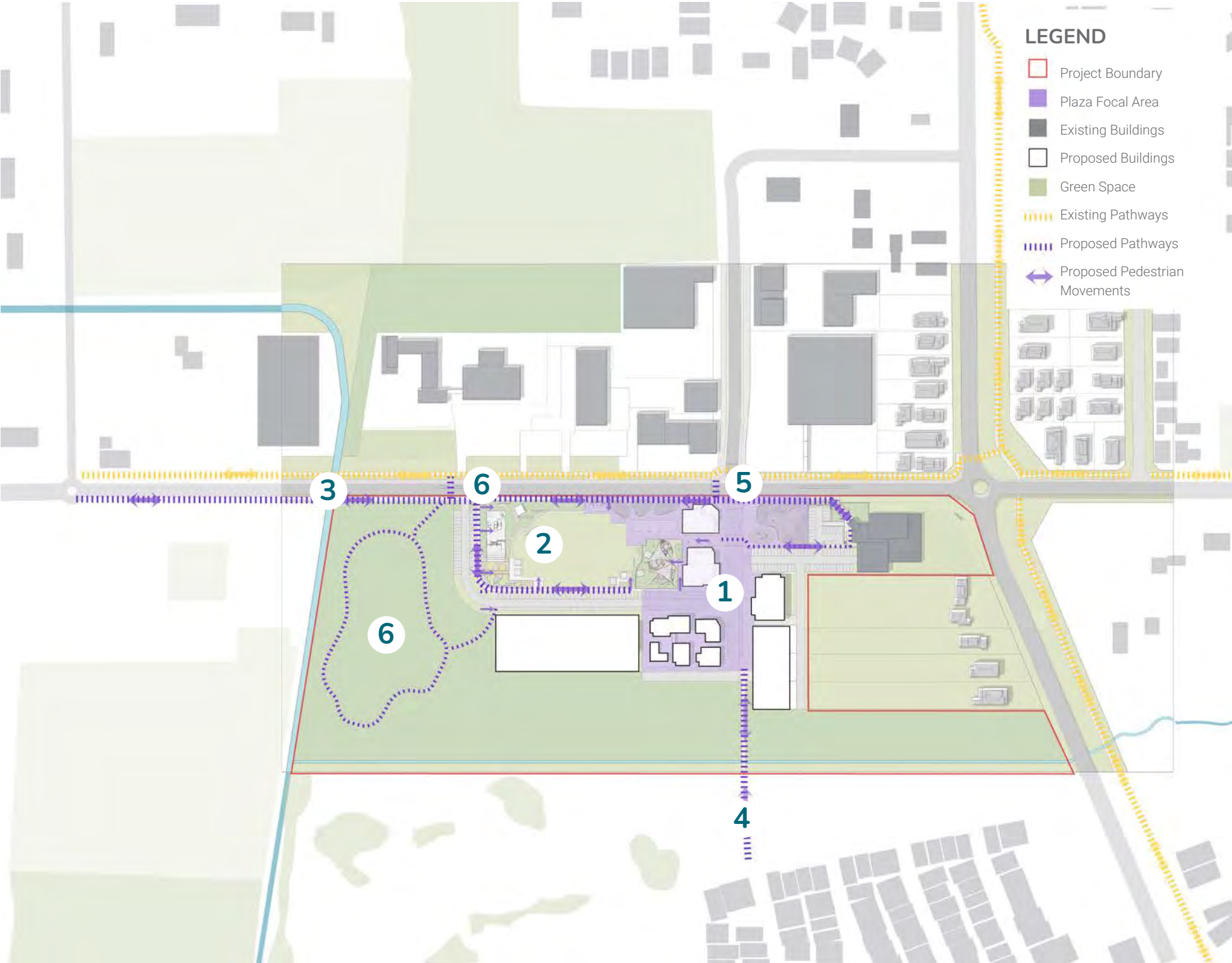


Intersection



Plaza Shared Zoned

5.4 Design Moves 02 Create Connections: Pedestrian Movement



- 1 Pedestrian movement prioritised across the site.
- 2 Facilitate quality open space with well connected shared pathway network.
- 3 Connection to Ferodale Sports Complex (west) and to future high school through expansion of bridge over Campvale Drain.
- 4 Pedestrian pathway connection to Tallowood residential housing for residents.
- 5 Pedestrian crossing at traffic light intersection at Ferodale / Peppertree Road.
- 6 Opportunity to incorporate informal bush walking trails through strategic clearing and thinning of introduced pine trees.



Mixed pedestrian and road



Prioritising pedestrian connection

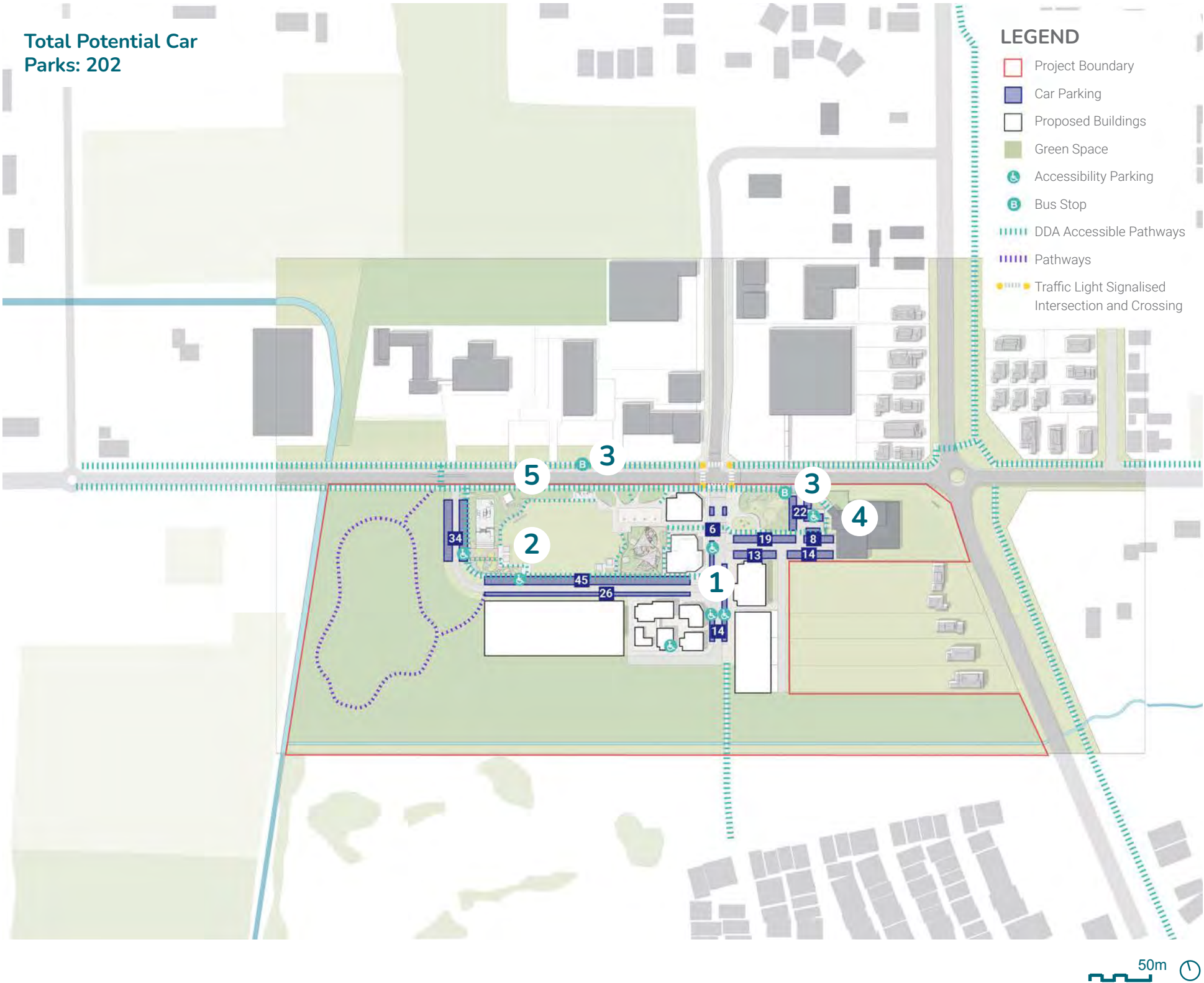


Creating pathway network between open spaces

5.5 Design Moves 02

Create Connections:

Parking & Accessibility

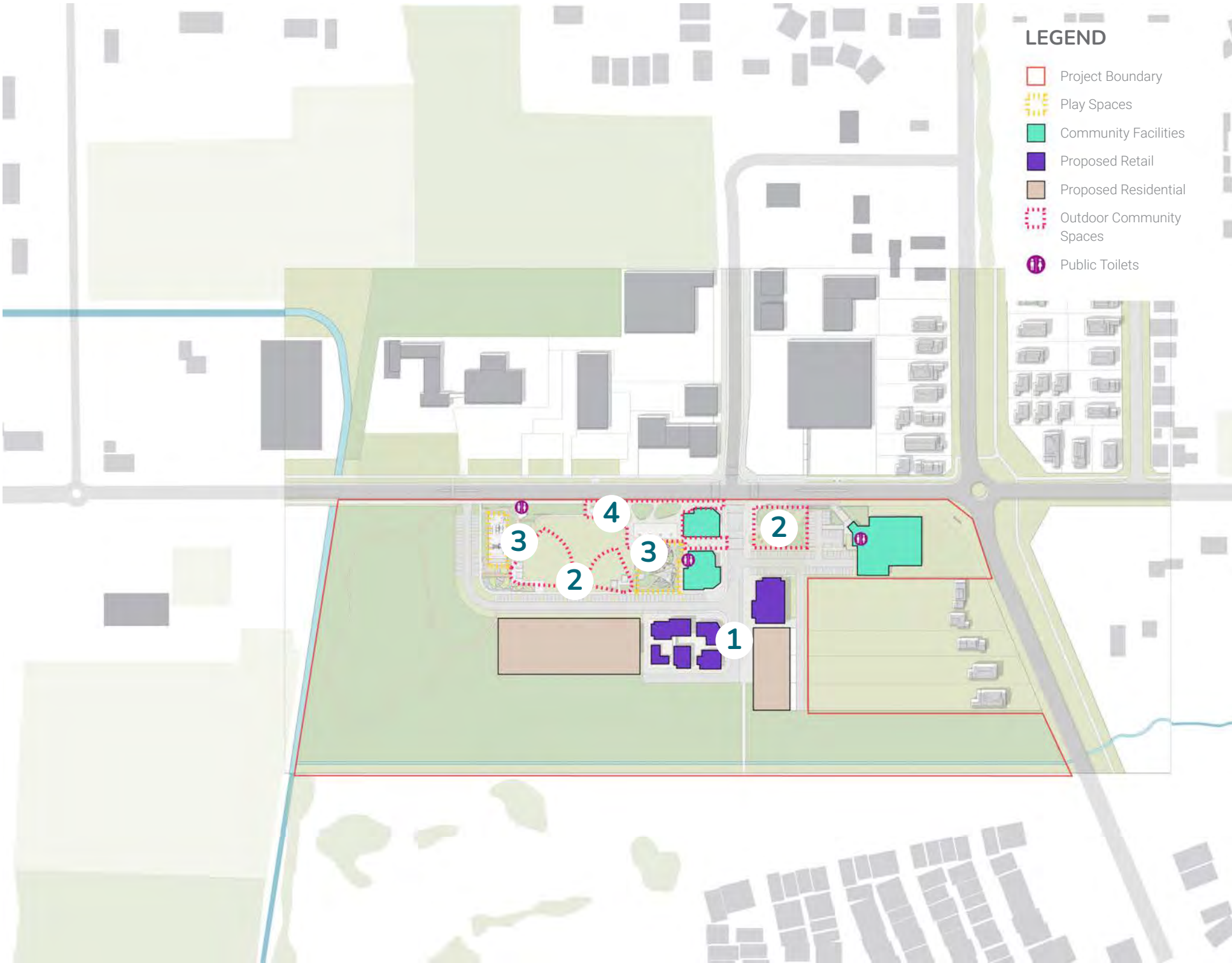


- 1 Provide accessible parking spaces across the site close to adjacent facilities. Parking space requirements to meet Council DCP.
- 2 DDA Accessible pathways across site.
- 3 Centrally located bus stops with shelter.
- 4 Accessible pathways/ramps accessing community hall.
- 5 Parallel parking along Ferodale Road to allow for caravan and trailer parking in town centre.



Accessible parking off Ferodale Road

5.6 Design Moves 03: Build Living Heart Mixed-Use Precinct

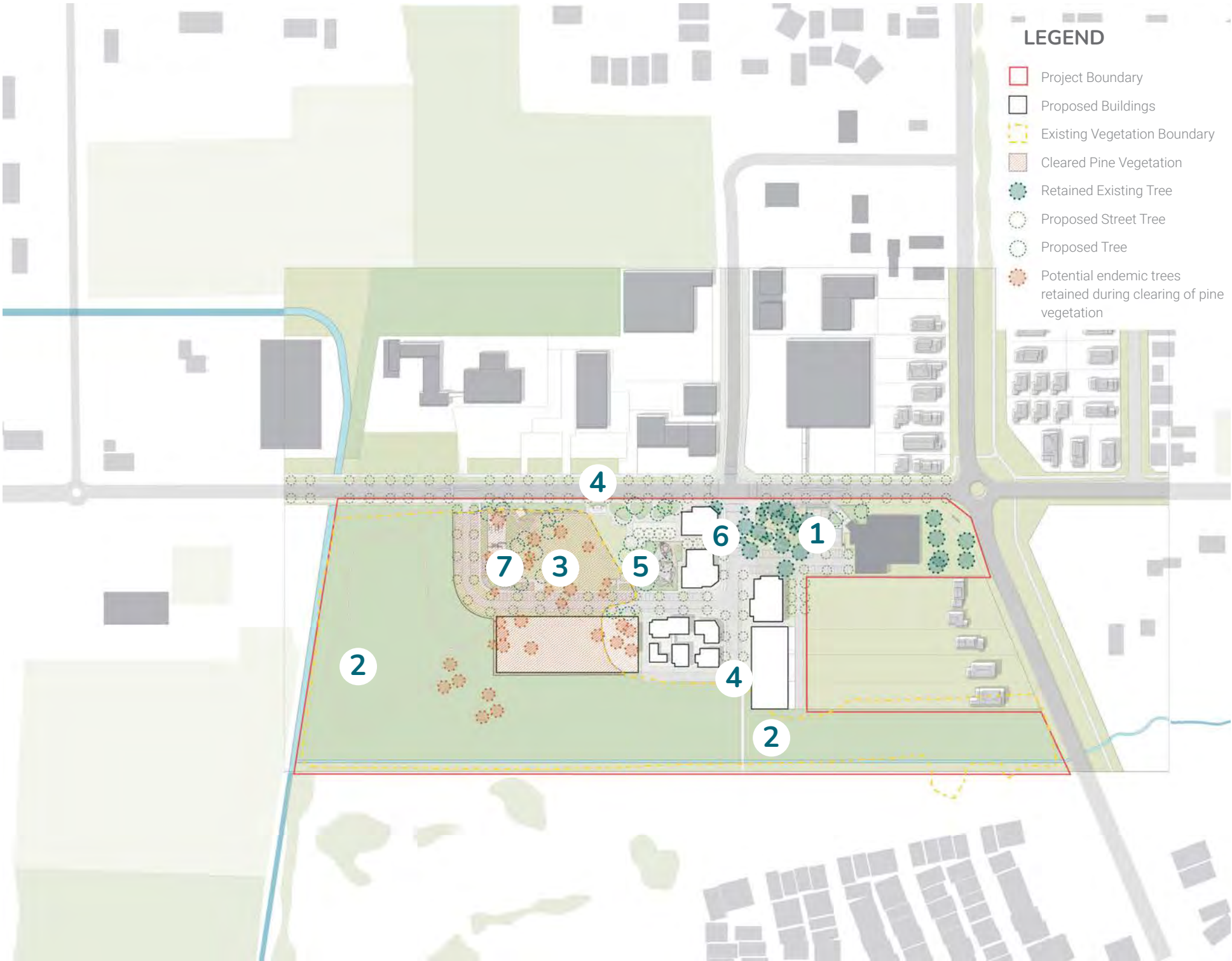


- 1 Establish a mixed-use precinct that encourages people to stay, gather, and connect.
- 2 Create vibrant, flexible spaces to support community events and activities.
- 3 Provide inclusive play areas that cater to all ages and abilities.
- 4 War Memorial relocated to the town centre to accommodate large public gatherings for services & events.



Mixed-use design

5.7 Design Moves 03: Build Living Heart Vegetation



- 1 Design seeks to retain existing mature trees where possible.
- 2 Improve vegetation quality in riparian zones (currently dense pine) through staged clearing, thinning, and revegetation to create a rich, biodiversity corridor.
- 3 Retain endemic vegetation and trees wherever possible during pine removal (refer to red hatch).
- 4 Introduce street trees to reinforce the town's distinctive 'tall tree' character.
- 5 Supplement existing vegetation with additional proposed trees and planting to strengthen overall landscape quality.
- 6 Integrate landscaping within streetscape to enhance character, reduce heat island effect and improve user experience.
- 7 Introduce eco-friendly rain garden to slow down stormwater runoff and natural filter pollutants before entering local waterways.



Tree-centred open space



Rain Garden

5.8 Design Moves 03: Build Living Heart Event Spaces



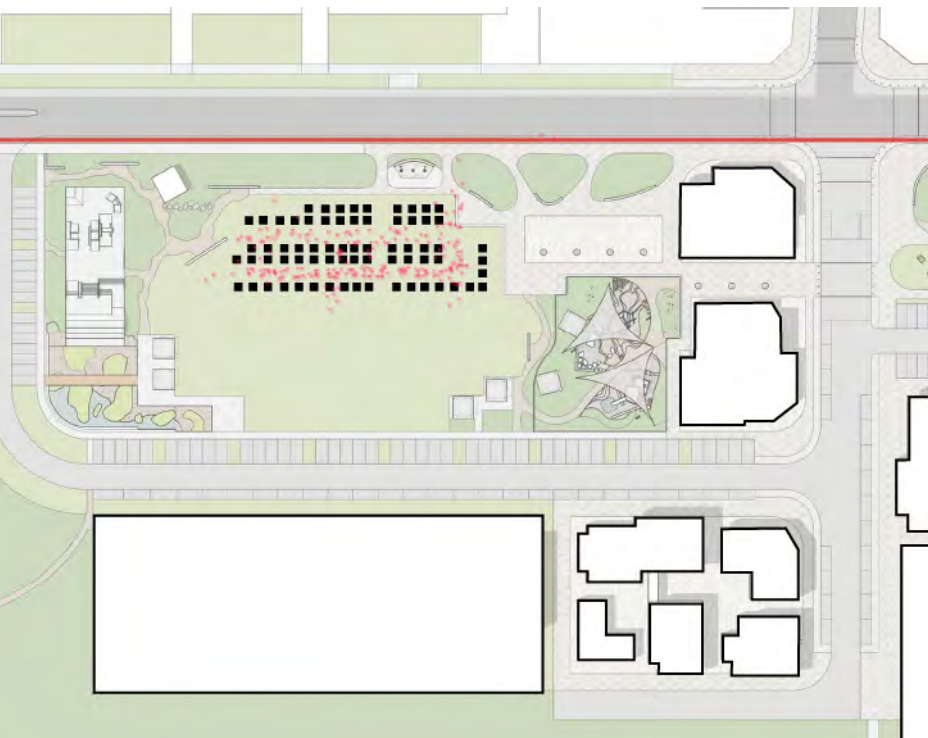
Example Event 01: ANZAC Day



The vision for relocating the Medow War Memorials to the town centre is to create a prominent, accessible and unifying space for Anzac Day and other commemorative services. By positioning the memorial in a central location, the community can gather safely in greater numbers to honour and reflect on the service and sacrifice of those who have served. The open space surrounding the memorial is approximately 4000m2, comfortably accommodating 2000 plus people.

The new setting will centralise existing memorials within a large, open area that provides ample space for ceremonies, clear sight lines for attendees and the necessary supporting infrastructure, including power, parking, public amenities and accessible pathways. This relocation will ensure commemorative events are dignified, inclusive and well-supported, reflecting Medowie's strong connection to the nearby Williamstown RAAF Base and its deep respect for remembrance traditions.

Example Event 02: Medowie Markets



With safe, accessible pedestrian links, shaded seating, and flexible open areas, the Village Green provides an ideal setting for the Medowie Markets. Currently held monthly on the lawn in front of the Bull and Bush with around 90 stalls (approximately 30 sqm each), relocating the markets to the Village Green would accommodate the required 4,600 sqm of space while allowing room for growth and special seasonal events such as Christmas and winter markets.

This move supports local enterprise, attracting more visitors with a vibrant place to meet, shop, and play, reinforcing the town centre as the true heart of the community.

Example Event 03: Community Plaza Event



The vision for the community plaza is to create an inviting, multi-purpose gathering space that celebrates community, culture and the surrounding landscape.

Designed for flexibility, the space accommodates a variety of uses - from small community talks and outdoors cinema nights to larger concerts or festivals - while maintaining a welcoming atmosphere for everyday use and social interaction. Integrated lighting and power ensures the a space that functions efficiently and safely for both daytime and evening events, reinforcing the town centre as a vibrant and active hub.

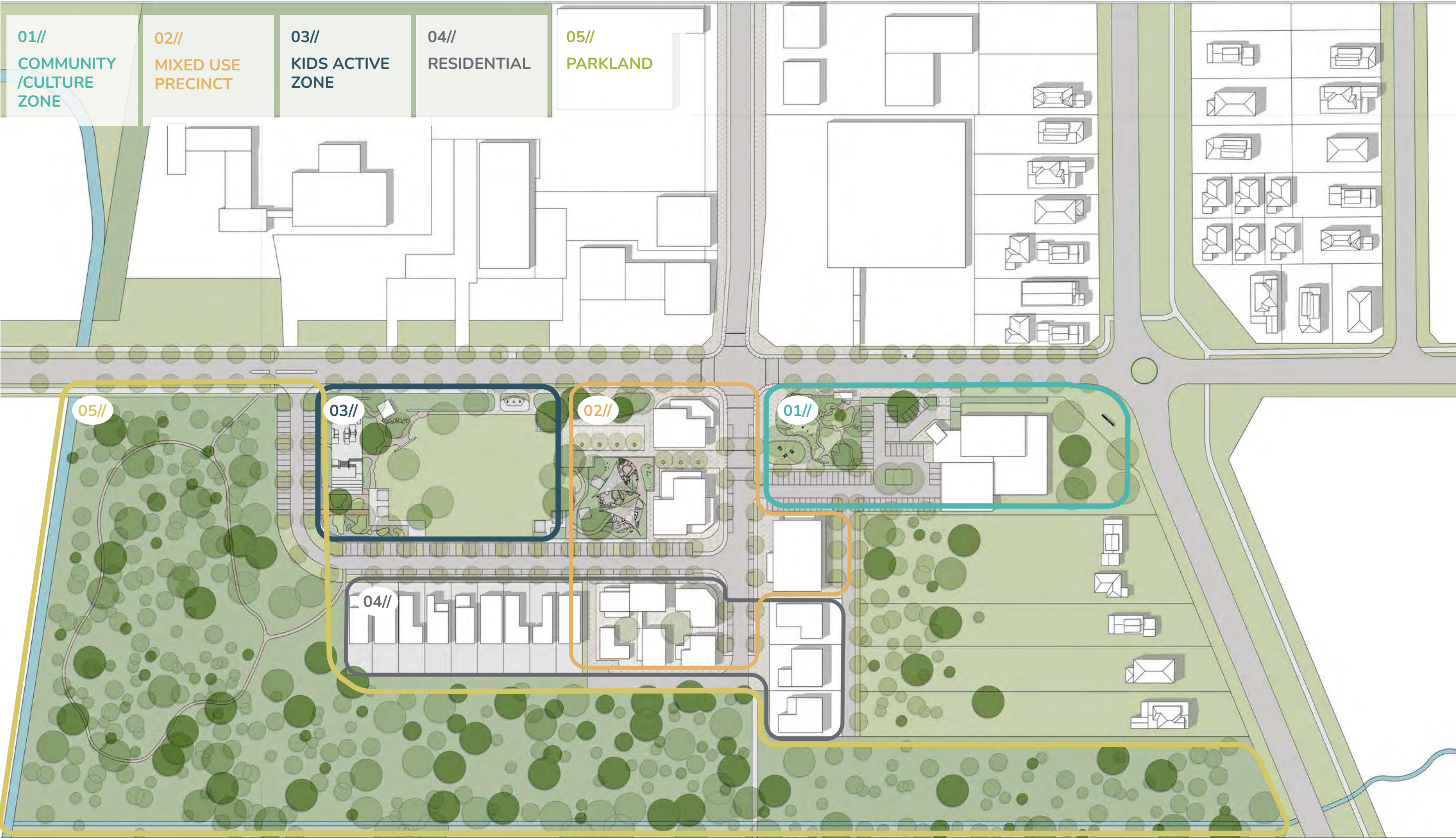
06 The Final Masterplan



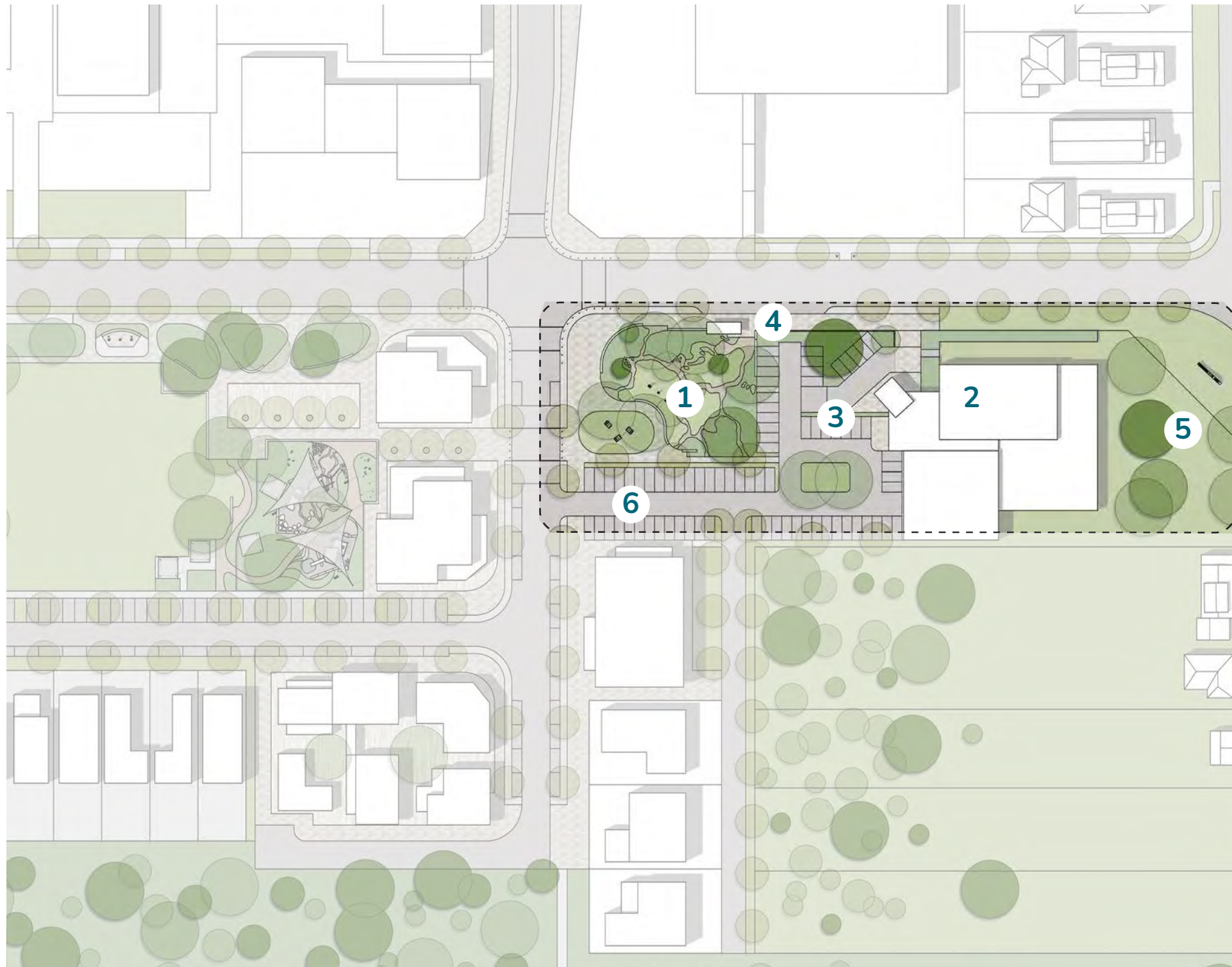
6.1 Stage 03: Final Masterplan



6.2 Final Masterplan: Zones



01// Community / Culture Zone



- 1** Geoff Dingle Park
- 2** Community Centre / Library
- 3** Parking- Retain existing levels
- 4** Bus Stop and Shelter
- 5** Lions Park
- 6** New car park entry & Additional Parking

01//

Community / Culture Zone

1. Geoff Dingle Park

Named in honour of long-time local Geoff Dingle, this space embodies the spirit of community pride and creativity. Originally shaped through Medowie's 7 Day Makeover, it showcases the power of local collaboration and hands-on design. The park offers a welcoming space for recreation, play, gardening and gathering, a living expression of Medowie's heart and identity.

2. Community Centre / Library

The Medowie Community Centre is a key civic destination, supporting local groups, events and activities. Its planned renewal will transform it into a flexible, inclusive hub with improved accessibility and upgraded facilities. The addition of a library lounge will create inviting study, reading and children's play spaces, designed to support learning, creativity and connection for all residents.

3. Parking

Parking area strategically located near the Community Centre, organised to improve safety, efficiency and pedestrian flow. Existing parking will be upgraded and extended, with a new entry from Peppertree Road. Existing "tall trees" will be retained and showcased where possible. Further Landscape treatments and tree planting will soften hardstand areas and provide shade.

4. Bus Stop and Shelter

Redesigned bus stops with shelters will improve public transport accessibility and comfort. Located within walking distance of key amenities, featuring seating, shade, lighting and clear signage .

5. Lions Park

Lions Park features the Medowie Town centre entry signage (leaf). The parks corner role, welcoming people to the town centre will be reinforced through careful planting and lighting with opportunity for additional art to reinforce Medowie's character.



Retain and make feature of native "tall trees" within park



Opportunities for public art drawing inspiration from 7 Day Makeover



Community led garden initiative / Mud Landscape Design



Raised planters accessible gardens / Moir Studio



Retain native "tall trees" within parking bays

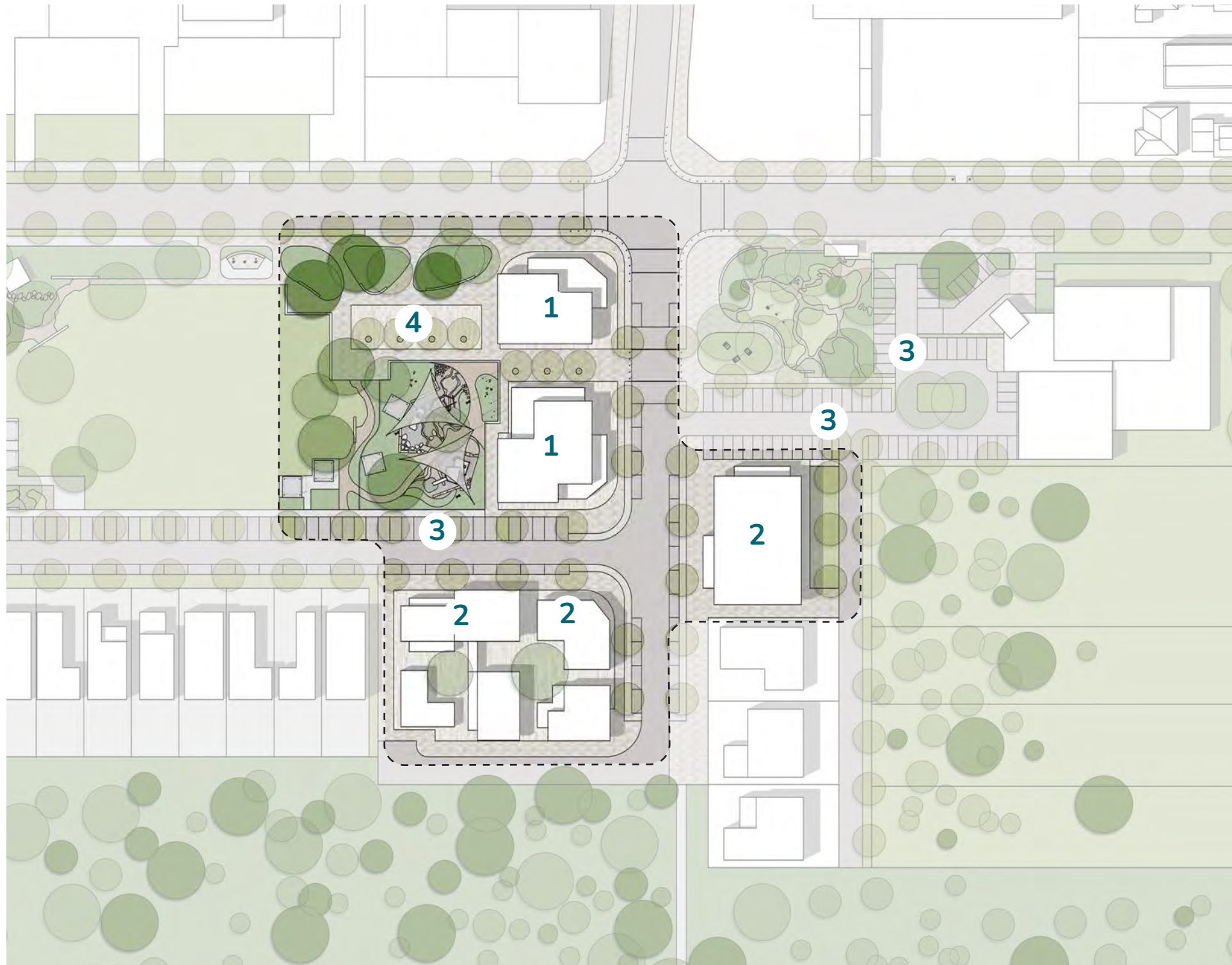


Reinforced entry opportunities at Lions Park / Michael Cooke

01// Community / Culture Zone



02// Mixed Use Precinct



- 1** Community-Focused Mixed Use Development
- 2** Mixed Use Development
- 3** Parking
- 4** Plaza

Mixed Use Precinct

1. Community-Focused Mixed Use Development

Located on the prominent gateway corner, this development will form a vibrant and inclusive community hub where people can live, work, and gather. Active and permeable frontages will promote pedestrian movement and visual connection, while cafés, shops, and community services bring energy throughout the day. The built form and landscape will respond sensitively to the local context, creating a sustainable, people-oriented destination that celebrates Medowie's community identity.

2. Mixed Use Development

This mixed-use precinct will provide a vibrant mix of retail, commercial, and community uses, supporting daily needs within a walkable, welcoming environment. Active street frontages, pedestrian-friendly spaces, and high-quality landscaping will enhance accessibility and character. Emphasising sustainability, accessibility and connection, the development will strengthen Medowie's local identity and contribute to the vitality of the surrounding community.

3. Parking

Parking will be reconfigured to improve safety, legibility, and pedestrian flow. Parallel parking along Peppertree Road is intended to provide standard spaces, as well as accessible parking and designated drop-off zones.

4. Plaza

The town centre plaza is envisioned as a vibrant and inclusive heart for the town - an adaptable space for gathering, celebration, and community life. Seamlessly connected to surrounding development and open space, it will host markets, performances, and events. Equipped with lighting, seating, power, and landscaping, the plaza will offer comfort, safety, and versatility, reinforcing the town centre as the true meeting place of the community.



Integrated skate and play at Bridges Hill / Moir Studio



Mix of retail, commercial and community spaces



Mixed-use development

02//

Mixed Use Precinct



03// Village Green



- 1** Skate Park
- 2** Playground
- 3** Village Green
- 4** Rain Garden
- 5** War Memorial
- 6** Public Amenities
- 7** Parking

03// Village Green

1. Kids Active Zone (Skate Park)

The new skate park will replace the existing facility at Boyd Oval, creating a dynamic, inclusive space that encourages recreation. Designed for all ages and skill levels, it will feature a variety of skate elements alongside opportunities for community art—such as murals that reflect Medowie’s identity and character.

Lighting will ensure safe use during both day and evening hours, while natural vegetation and site contours will be incorporated to enhance shade, comfort, and the park’s distinctive sense of place.

2. Playground

The playground is designed as a safe, welcoming and inclusive space that promotes outdoor play, physical activity and social interaction for families and children of all abilities. The playground incorporates accessible and sensory equipment, along with support infrastructure including fencing, share sails, drinking water and picnic shelters. Strategically located adjacent to public buildings and retail areas, the playground forms an integral component of the town centre’s family-focused community.

3. Village Green

To serve as an open, flexible public space, providing a central gathering place for community leisure and informal recreation. Thoughtfully landscaped, connected with pathways and providing comfortable picnic shelters, it enhances the town’s civic presence while promoting social interaction, relaxation and sense of place.



Opportunity for creative entry and fencing / SBLA Studio



Playground at Birubi Point / Moir Studio



Open flexible kick-about space



Harold Gregson Skate Park / Moir Studio



Skate park Continua / MBL architectes + bureau David Apheceix, France

03//

Village Green

4. Rain Garden

Landscaped, bio-retention area designed to manage storm water while enhancing the town centre’s environmental sustainability. It captures and filters runoff from surrounding hard surfaces, reducing local flooding and improving water quality, while providing an attractive, vegetated space that contributes to biodiversity, visual amenity and overall streetscape character.

5.War Memorial

Medowie’s war memorials will be relocated to a prominent central location within the town centre, creating a dignified setting that accommodates large gatherings and commemorative events. The new site enhances visibility, accessibility and integration with surrounding civic spaces, reinforcing its role as a focal point for community remembrance and civic pride.

6. Public Amenities

The existing public amenities at Geoff Dingle Park are proposed to be relocated to a more central position, serving the children’s play zone, War Memorial, and amphitheatre. Opportunity for additional facilities incorporated into the proposed building to support the adjacent play area.

7. Parking

Parking at the western portion of the site allows for accessibility to play area, surrounding parklands and open space.



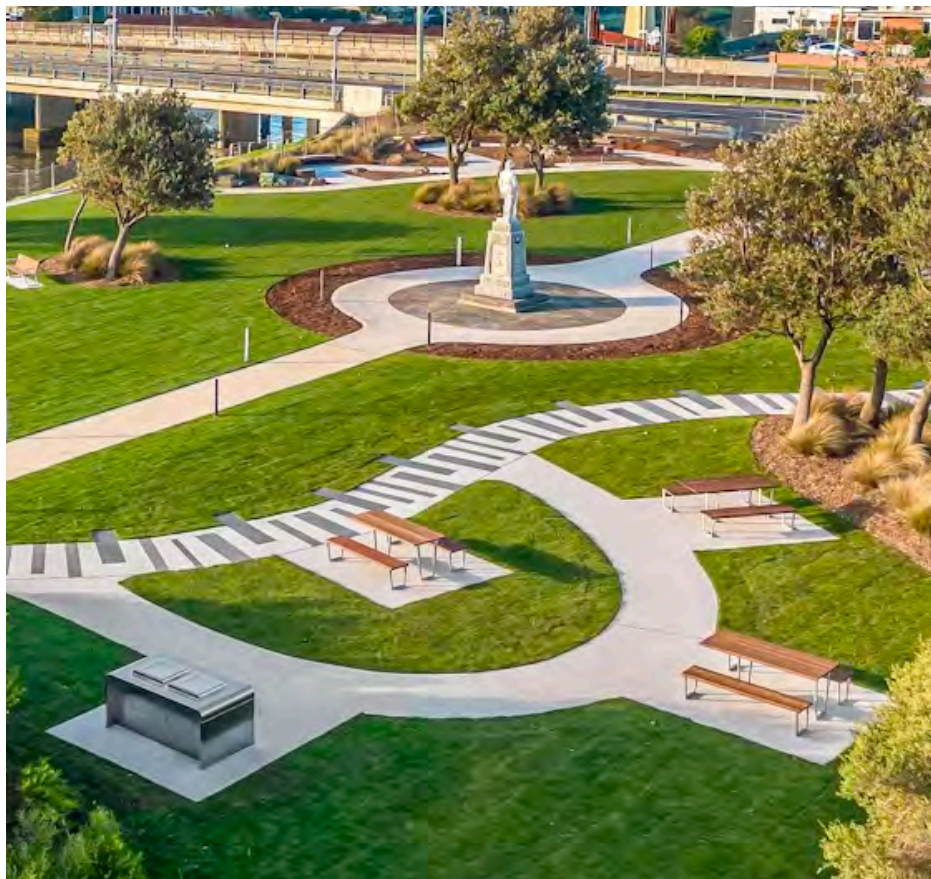
Water sensitive urban design / play



Rain gardens and crossings (Harold Gregson Park / Moir Studio)



Flexible open space for kickabout, Medowie Markets and community events



War memorial with central location and surrounding open space for services / Kingston City Council

03// Village Green



04// Residential



- 1** Low/ Medium Density Housing
(Views to Village green)
- 2** Medium Density Housing
- 3** Mixed Use - Housing above Retail / Commercial
- 4** Rain Garden
- 5** Pathway Connection to Tallwood Living

04//

Residential

1. Low / Medium Density Housing

Provides a mix of residential options that support a vibrant, walkable community during both the day and night. These housing types are envisaged to integrate with the surrounding streetscape and character, provide passive surveillance of public space, contribute to the town centre's activity and diversity; and offer accessible, well-connected living environments that complement local services, retail and public space

2. Medium Density Housing

Delivers compact, efficient housing options that respond to local demand while maintaining Medowie's character. Medium density housing promotes walkability, supports local businesses and creates a stronger sense of community within the town centre.

3. Mixed Use Housing

Combines residential and commercial functions, such as shop-top housing or visitor accommodation. These developments contribute to a diverse range of housing options and visitor accommodation, supporting local retail and services while activating the streetscape. Ideally located in proximity to Newcastle Airport, this enhances the town centre's economic and social vitality.

4. Rain Garden

Refer to page 51 for rain garden description.

5. Pathway connection to Tallowood Living

A safe and accessible pathway will link Tallowood Living directly to the town centre, providing residents with convenient, pedestrian-friendly access to shops, services and community facilities. The pathway enhances connectivity, encourages active travel and strengthens the integration of surrounding residential areas with the town centre.



Connecting spaces / buildings softened with landscaping



Pathway connection (Bungarribee Park / JMD Design)



Mixed-use housing above retail



Low-medium density housing integrating with landscape example

04// Residential



05// Parkland



- 1** Conservation Parkland
- 2** Geoff Dingle Park
- 3** Riparian Corridor
- 4** Ephemeral Parkland

05//

Parkland

1. Conservation Parkland

Aims to restore ecological integrity by selectively removing introduced pine trees to allow light into the forest understory and re-vegetate with native flora. This will improve biodiversity and strengthen the habitat corridor, while bush trails provide opportunities for passive recreation and fostering community appreciation of the local natural environment.

2. Geoff Dingle Park

Retain as many mature native trees in community garden to provide shade and enhance Medowie's identity as the place of 'tall trees'

3. Riparian Corridor

Riparian zone incorporates native vegetation to stabilize banks, improve water quality, enhance biodiversity and create attractive, multi functional landscape that supports both ecological function and community amenity.

4. Ephemeral Parkland

Along Campvale Drain, the parkland is designed to accommodate periodic inundation during high rainfall events. This multi-functional space provides passive recreation and amenity during dry periods while safely managing stormwater flows, supporting biodiversity and enhancing the town centre's resilience to flooding.

Across all parkland areas, there is a strong opportunity to celebrate Medowie's identity as the "Town of Tall Trees" and reinforce a town centre that connects people with nature. The landscape can provide space for cultural and community expression, reflecting both Worimi and European heritage and strengthening local character. Ecological restoration will enhance amenity, biodiversity, and habitat value, while thoughtfully placed seating will offer quiet moments for reflection and appreciation of Medowie's unique landscape setting.



Western Ridges seating / Moir Studio



Existing landscape conditions to be cleared of weeds and restored



Conservation parkland opportunities



Western Ridges tree art by Dharug artist Shay Tobin

05// Parkland





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