



Planning Proposal

17 Fairlands Road (Lot 100 DP 583216)
2 Ferodale Road (Lot 101 DP 583216)
Meadowie
May 2016



PORT STEPHENS
COUNCIL

SUMMARY

Subject land: 17 Fairlands Road (Lot 100 DP 583216) (0.8 ha)
2 Ferodale Road (Lot 101 DP 583216) (7.5 ha)

Total land area: 8.3 ha (approximate)

Existing zoning and minimum lot size: RU2 Rural Landscape and 20 ha

Proposed zoning and minimum lot size: R5 Large Lot Residential and 1 ha

Potential lot yield: 6 (preliminary estimate subject to development consent)

The site is located at the western end of Ferodale Road Medowie. It consists of two allotments under separate private ownership each with an existing dwelling. The 'main lot' is Lot 100 DP 583216. It has an area of 7.5 ha and is under agricultural production. The 'remaining lot' is Lot 101 DP 583216 and has an area of 0.8 ha and would not gain additional subdivision potential. The site is shown in Figure 1 *Immediate Site Location* and Figure 2 *Broad Site Location*.

The site has very gentle topography and is effectively cleared of native vegetation. A large part of the site drains to the west and directly to Grahamstown Dam (refer to Figure 3 *Site Sub-catchment Boundary*). This increases the risk of any potential development impacting negatively on the regional drinking water supply. Alternatively, there is a portion of the site that fronts Fairlands Road and drains in the opposite direction and indirectly to Grahamstown Dam via the Campvale Drain.

Future rural residential development under the Planning Proposal is consistent with existing and planned future character of the immediate and broader area. The average lot size along Fairlands Road is approximately 1.5 hectares (refer to Figure 4 *Fairlands Road Lot Sizes*). Potential future development of the site would be consistent with existing lots located on the opposite side of Fairlands Road.

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Figure 2 Broad Site Location



Figure 3 Site Sub-catchment Boundary (approximate)

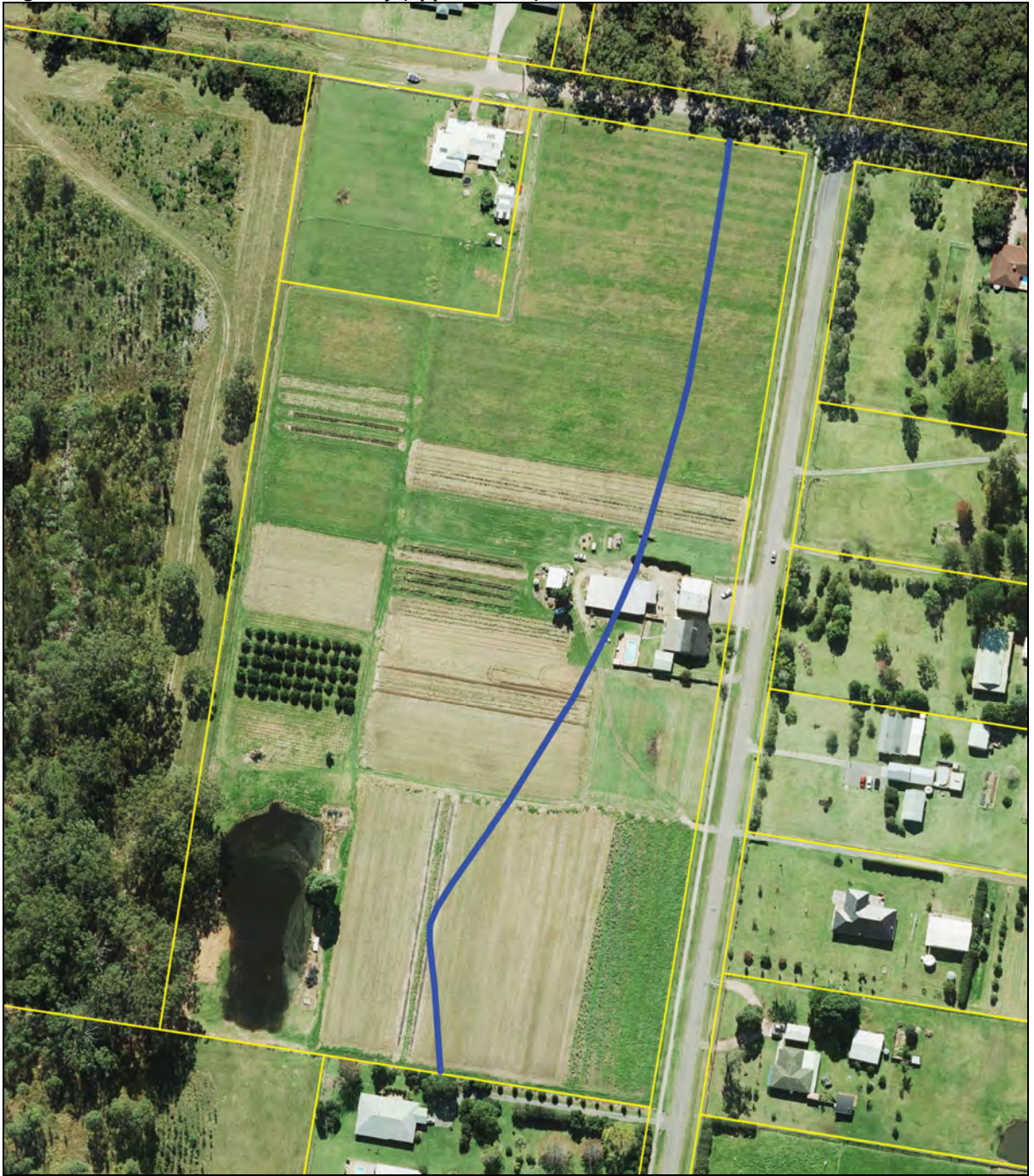
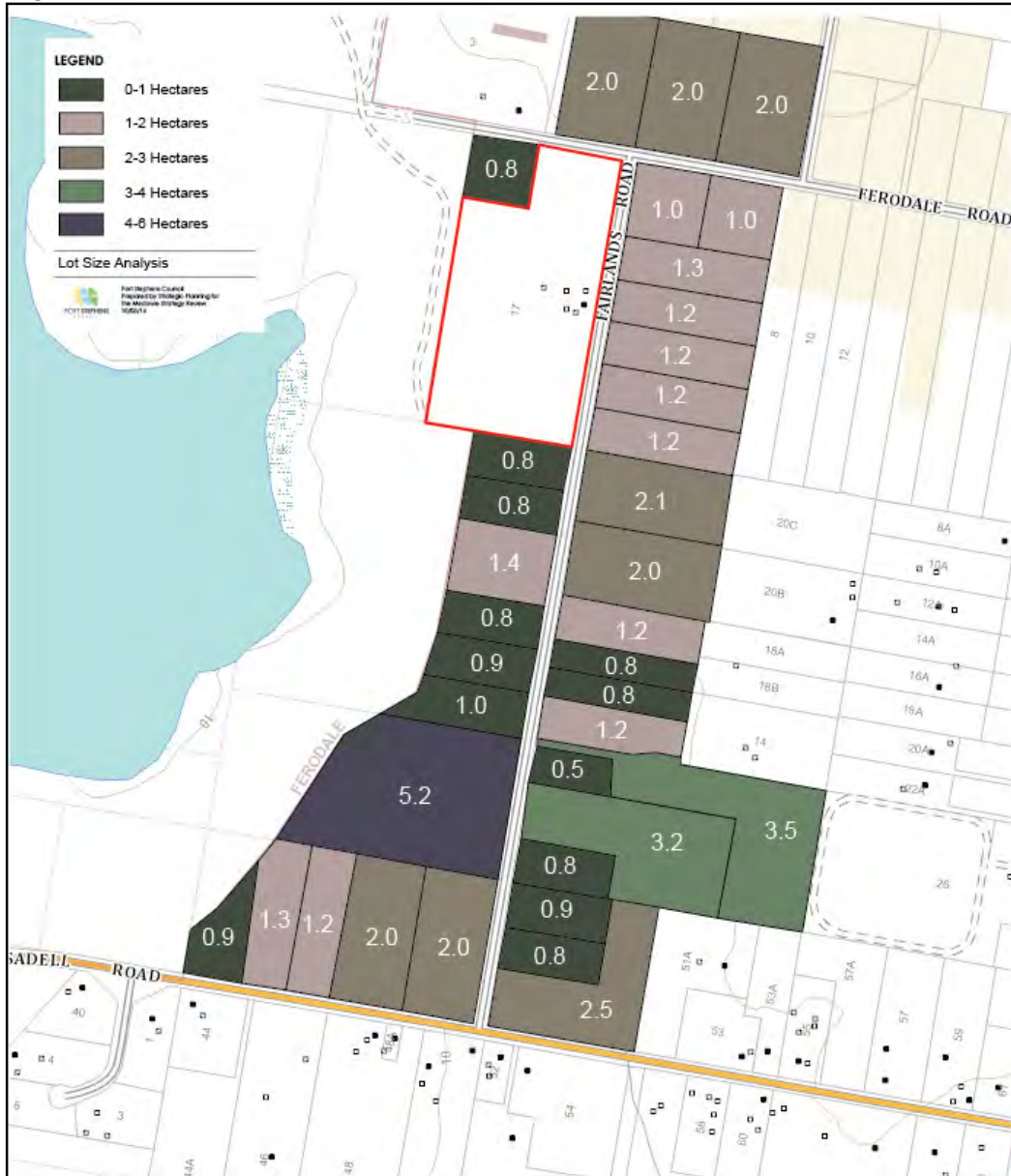


Figure 4 Fairlands Road Lot Sizes



PART 1 – Objective of the Planning Proposal

The objective of the Planning Proposal is to enable further subdivision of the site for rural residential development consistent with the *Draft Revised Medowie Planning Strategy*.

PART 2 – Explanation of the provisions to be included in proposed LEP

The objective of the Planning Proposal will be achieved by:

- Amending the *Port Stephens Local Environmental Plan 2013* Land Zoning Map to zone the site R5 Large Lot Residential in accordance with the Draft Land Zoning Map.
- Amending the *Port Stephens Local Environmental Plan 2013* Lot Size Map to change the minimum lot size for the site to 1.0 hectare (10,000m²) in accordance with the Draft Lot Size Map.

The proposed maps are included in this Planning Proposal.

PART 3 – Justification for the Planning Proposal

SECTION A – Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

The Planning Proposal is the result of the identification of Medowie as a proposed urban area in the *Lower Hunter Regional Strategy*; *Draft Plan for Growing Hunter City*; *Port Stephens Planning Strategy*; *Medowie Strategy*; and the *Draft Revised Medowie Planning Strategy*.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The objective of the Planning Proposal can only be achieved by an amendment to the zoning and minimum lot size provisions of the *Port Stephens Local Environmental Plan 2013*. The site requires amendment to zoning and minimum lots size provisions to permit further subdivision (with development consent).

It is proposed to proceed with the Planning Proposal rather than wait for a general review of the *Port Stephens Local Environmental Plan 2013* or the adoption of a *Draft Revised Medowie Planning Strategy*. This will enable the Planning Proposal to be considered in a timely manner and consistent with the identification of the land for potential development in planning strategies.

SECTION B – Relationship to Strategic Planning Framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Lower Hunter Regional Strategy

Medowie is identified in the *Lower Hunter Regional Strategy* as a proposed urban area with boundaries to be defined through local planning. The Planning Proposal is consistent with the objectives and actions of the *Lower Hunter Regional Strategy* with particular reference to the delivery of additional housing in suitable locations.

Draft Hunter Regional Plan and Draft Plan for Growing Hunter City

Medowie is located in the 'Northern Gateways District' in the *Draft Plan for Growing Hunter City*. The revised Planning Proposal is consistent with Direction 7.2 *Manage growth to protect strategic assets* and is consistent with the relevant Action 7.2.1 *To investigate long term opportunities for housing growth including to identify opportunities for sustainable development in Medowie that do not affect water quality*. Development under the Planning Proposal addresses water quality concerns and sets out a process for their resolution.

5. Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

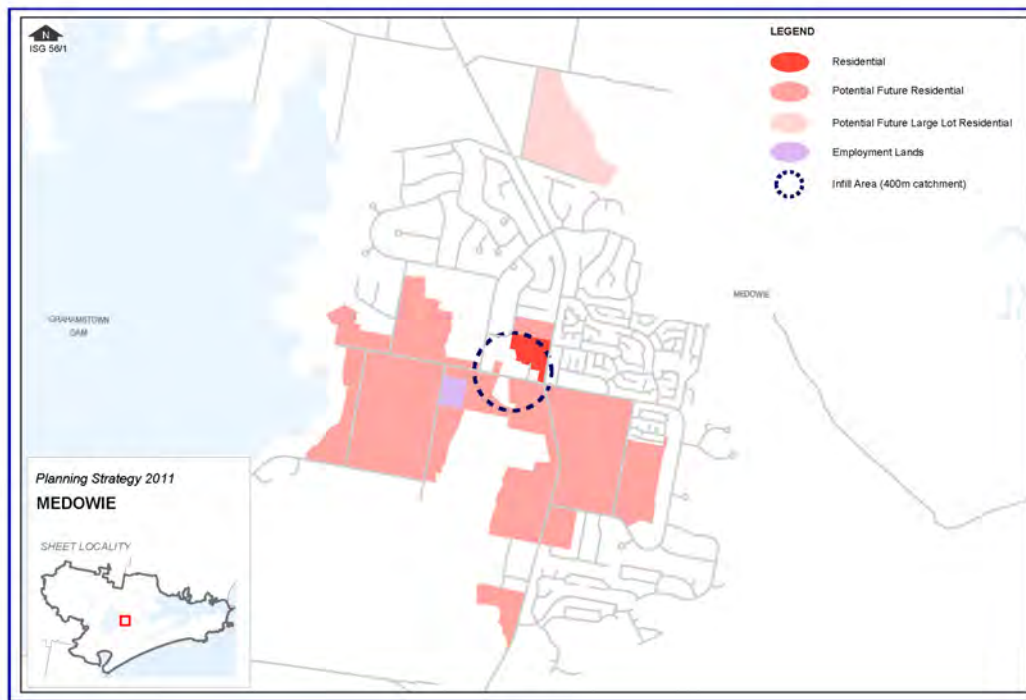
Port Stephens Community Strategic Plan

The Planning Proposal is consistent with the *Port Stephens Community Strategic Plan* strategic direction to balance the environmental, social and economic needs of Port Stephens for the benefit of present and future generations. It is also consistent with the delivery program to provide strategic land use planning services.

Port Stephens Planning Strategy

The *Port Stephens Planning Strategy* identifies Medowie for future growth as a Priority 1 Infill and New Release Area. The site is identified for potential future residential development (refer to Figure 5 *Port Stephens Planning Strategy - Medowie Future Growth Area*).

Figure 5 Port Stephens Planning Strategy – Medowie Future Growth Area



Medowie Strategy

Council adopted the *Medowie Strategy* in 2009 to manage urban growth. It is currently under review. It identifies the site for large lot residential development with a minimum lot size of 1,000m² to 1,500m² (refer to Figure 6 *Medowie Strategy*). Development of this density is not appropriate for the site because of its proximity to Grahamstown Dam and associated risk to drinking water quality.

Figure 6 Medowie Strategy



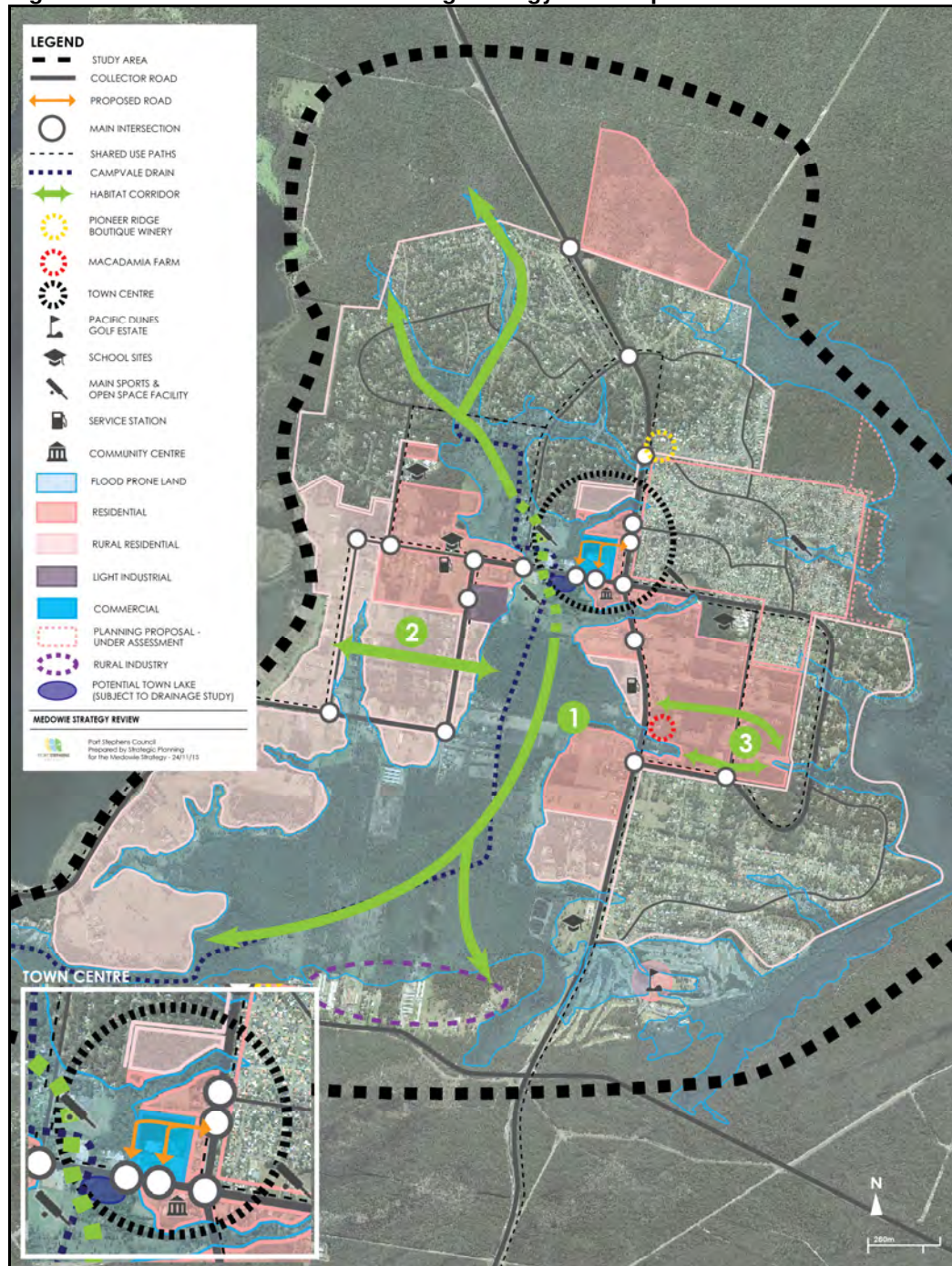
Draft Revised Medowie Planning Strategy

The *Draft Revised Medowie Planning Strategy* was endorsed for exhibition by Council in November 2015 and commencing February 2016 to April 2016 (it has not been considered for adoption at the time of writing). The Draft Strategy places a much higher emphasis on improving or maintaining water quality within the Medowie drinking water catchment. This is critical to delivering the development of land in Medowie, including on the site. It recommends a larger minimum lot size of 1.0 hectare for the site to address potential risk to water quality and reduce infrastructure requirements. It is proposed to demonstrate satisfaction of water quality concerns through water quality modelling as part of a conditional Gateway Determination.

The Draft Strategy requires planning proposals to demonstrate a 'neutral or beneficial effect' on water quality following a Gateway Determination for land that drains indirectly to Grahamstown Dam. In this instance the part of the site proposed for development drains indirectly to the Dam.

Figure 7 *Draft Revised Medowie Planning Strategy Main Map* is shown on the following page.

Figure 7 Draft Revised Medowie Planning Strategy Main Map



6. Is the planning proposal consistent with applicable State environmental planning policies?

Assessment of the Planning Proposal against the relevant State Environmental Planning Policies is provided in the following Table.

Table A: Relevant State Environmental Planning Policies

SEPP	Consistency and Implications
SEPP 44 – Koala Habitat Protection (Port Stephens Comprehensive Koala Plan of Management) The relevant objectives of the CKPOM are to: Evaluate and rank habitat throughout the LGA; Identify priority conservation areas and strategies to protect significant habitat and populations; Identify threats; Provide for the long-term survival of populations by addressing conservation strategies to effectively address each of the threats; Provide for the restoration of degraded areas; Ensure that adequate detail is provided with development applications in order to assess, minimise and ameliorate likely impacts; Provide guidelines and development standards to protect koalas and habitat; Provide for the effective implementation and monitoring of the CKPOM.	The <i>Port Stephens Comprehensive Koala Plan of Management</i> (CKPOM) is applied in Port Stephens LGA for the purposes of implementing SEPP 44. The site is effectively cleared (refer to Figure 1 <i>Immediate Site Location</i>). It is very unlikely that there will be a need to remove any native vegetation because future development is to be restricted to the Fairlands Road frontage. Council koala habitat planning mapping indicates the south-west corner of the site may comprise a minor area of Preferred Koala Habitat with a further Associated 50m Buffer (shown as blue and yellow respectively) and Link Over Cleared Land (shown light-brown) associated with vegetation on land to the west of the site.  Preliminary review is that the Planning Proposal meets the performance criteria for rezoning proposals of the CKPOM which are that development will: <i>Not result in development within areas of Preferred Koala Habitat;</i> <i>Allow only for low impact development within areas of Supplementary Koala Habitat and Habitat Linking Areas;</i>

	c) <i>Minimise the removal of any individual preferred koala food trees, where ever they occur on the site;</i> d) <i>Not result in development which would sever koala movement across the site. This should include consideration of the need for maximising tree retention on the site generally and for minimising the likelihood of impediments to safe/unrestricted koala movement.</i> The Planning Proposal: will not result in development within areas of Preferred Koala Habitat; is low impact; will minimise the removal of any individual preferred koala food trees; and will not sever koala movement across the site. The Planning Proposal is consistent with this SEPP.
SEPP 55 – Remediation of Land This SEPP aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.	This SEPP is relevant because the Planning Proposal seeks to rezone land for residential use. The site has a history of agricultural use. A site contamination study will be required after a Gateway Determination to demonstrate the suitability of the site for residential use. The consistency of the Planning Proposal with this SEPP is to be established as part of a conditional Gateway Determination.
SEPP (Rural Lands) 2008 This SEPP aims to facilitate the orderly and economic use and development of rural lands for rural purposes, identify rural planning principles and rural subdivision principles, reduce land use conflicts and identify State significant agricultural land.	This SEPP is relevant because the site is zoned RU2 Rural Landscape and used for agricultural production. The Planning Proposal is appropriate when considered against the Rural Planning Principles of the SEPP which are: • <i>The promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas;</i> • <i>Recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State.</i> • <i>Recognition of the significance of rural land to the State and rural communities, including the social and economic benefits of rural land use and development.</i>

	• <i>In planning for rural lands, to balance the social, economic and environmental interests of the community.</i> • <i>The identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land.</i> • <i>The provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities.</i> • <i>The consideration of impacts on services and infrastructure and appropriate location when providing for rural housing.</i> • <i>Ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.</i> The Planning Proposal is appropriate when considered against the Subdivision Principles of the SEPP as follows: • <i>The minimisation of rural land fragmentation.</i> • <i>The minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses.</i> • <i>The consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands.</i> • <i>The consideration of the natural and physical constraints and opportunities of land and ensuring that planning for dwelling opportunities takes account of those constraints.</i> The following are the reasons why the Planning Proposal is consistent with these principles, or why any inconsistency is minor or justified: • <i>Medowie is not identified as 'biophysical strategic agricultural land' in the Draft Hunter Regional Plan (refer to on Figure 9 Selected Primary Industries of the Draft Plan);</i>
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	• It is consistent with the long-term future for Medowie set out in strategic plans and with the existing rural residential character of the area. The strategic plans balance the social, economic and environmental interests of the community in planning for rural lands. • The site is small-scale restricting viable agricultural production. • The site is effectively cleared of native vegetation and will have little or no impact on maintaining biodiversity. • Any risk of rural land use conflicts relates to an inactive poultry shed located 100m north of Ferodale Road, located on land that is also identified in strategic plans for future development (this matter can be investigated further by referral to the NSW Department of Primary Industries (Agriculture) and consultation with relevant landowner). Any inconsistency of the Planning Proposal with this SEPP is justified or of minor significance. The Planning Proposal will be referred to the NSW Department of Primary Industries (Agriculture) and the landowner of the nearby inactive poultry shed for comment.
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7. Is the planning proposal consistent with applicable Ministerial Directions?

An assessment of the Planning Proposal against the relevant Section 117 Directions is provided in the following table.

Table A. Relevant s.117 Ministerial Directions (EP & A Act 1979)

Ministerial Direction	Consistency and Implications
1.1 Business and Industrial Zones The objectives of this Direction are to: encourage employment growth in suitable locations; protect employment land in business and industrial zones; and support the viability of identified strategic centres.	This Direction applies because the Planning Proposal may indirectly affect land within an existing or proposed business or industrial zone. The Planning Proposal will have a positive impact. Future residents will support local businesses consistent with future planning for the area. The Planning Proposal is consistent with this Direction.
1.2 Rural Zones The objective of this Direction is to protect the agricultural production value of rural land.	This Direction applies because the Planning Proposal seeks to rezone land from a rural zone to a residential zone and to increase permissible development density. Any inconsistency of the planning proposal with this Direction is justified for the reasons set out in the preceding Table regarding the <i>SEPP (Rural Lands) 2008</i>. Any inconsistency of the Planning Proposal with this Direction is justified or of minor significance. The Planning Proposal will also be referred to the NSW Department of Primary Industries (Agriculture) and the landowner of the nearby inactive poultry shed for comment.
1.3 Mining, Petroleum Production and Extractive Industries The objective of this Direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	This Direction applies because the Planning Proposal will have the effect of restricting the potential development of coal, minerals, petroleum or extractive materials because of future subdivision for rural residential development. Medowie and large areas of the LGA including the site are located within 'Potential Resource Area – Medium Confidence (refer) - containing potential energy resources' as advised by the Department of Industry (Resources and Energy). The Department advises that any

	proposed zoning changes that may prohibit or restrict future operations in the RU2 Rural Landscape Zone should be referred to the Department for comment because development could adversely affect, or be affected by, future resource development operations. Any inconsistency with this Direction is minor or justified because it is very unlikely the site will be used for resource extraction because of its location next to Grahamstown Dam and existing residential development. Any inconsistency with this Direction is justified or of minor significance. The Planning Proposal can be referred to the NSW Department of Primary Industry (Resources and Energy) for comment on this Direction (if required).
1.5 Rural Lands The objective of this Direction is to protect the agricultural production value of rural land and facilitate the orderly and economic development of rural lands for rural and related purposes.	This Direction applies because the Planning Proposal will affect land within the RU2 Rural Landscape Zone. It provides that a planning proposal must be consistent with the Rural Planning Principles listed in <i>State Environmental Planning Policy (Rural Lands) 2008</i>. The consistency of the Planning Proposal with Rural Planning Principles of the SEPP has already been addressed in the previous table. Any inconsistency of the Planning Proposal with this Direction is justified or of minor significance. The Planning Proposal will also be referred to the NSW Department of Primary Industries (Agriculture) and the landowner of the nearby inactive poultry shed for comment.
2.1 Environment Protection Zones The objective of this Direction is to protect and conserve environmentally sensitive areas.	This Direction applies whenever a relevant planning authority prepares a planning proposal. It provides that a planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. The site is effectively cleared of vegetation. Environmental matters (if any) can be addressed at the development application stage. The Planning Proposal is consistent with this Direction.

2.3 Heritage Conservation The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	This Direction applies whenever a relevant planning authority prepares a planning proposal. It provides that a planning proposal must contain provisions that facilitate the conservation of environmental heritage and Aboriginal heritage. A planning proposal may be inconsistent with this Direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer nominated by the Director-General) that the environmental and indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation or regulations that apply to the land; or the provisions of the planning proposal that are inconsistent are of minor significance. There are no items of European heritage significance on the site or listed in the <i>Port Stephens Local Environmental Plan 2013</i>. The Proponent has not undertaken investigations into Aboriginal heritage at this stage. Referral to the relevant local Aboriginal land council for advice on Aboriginal heritage has not been undertaken at this stage and could be addressed following a Gateway Determination. Future development on the site will be subject to the existing heritage provisions of the <i>Port Stephens Local Environmental Plan 2013</i> and the <i>National Parks and Wildlife Act 1974</i> (NSW). This could potentially address the protection of heritage, given the agricultural use of the site. The consistency of the Planning Proposal with this Direction can be confirmed by referral to the NSW Office of Environment and Heritage and the Worimi Local Aboriginal Land Council.
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3.1 Residential Zones The objectives of this Direction are: To encourage a variety and choice of housing types to provide for existing and future housing needs; To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; To minimise the impact of residential development on the environment and resource lands.	This Direction applies because the Planning Proposal seeks to apply the R5 Large Lot Residential Zone and increase residential density on the site. The Planning Proposal is consistent with this Direction because it will provide rural residential housing in accordance with planning strategies for the area. The Planning Proposal is consistent with this Direction.
3.4 Integrating Land Use and Transport The objective of this Direction is to ensure that development achieves the following objectives: Improving access to housing, jobs and services by walking, cycling and public transport; Increasing the choice of available transport and reduce dependence on cars; Reducing travel demand including the number of trips generated by the development and the distances travelled, especially by car; Supporting the efficient and viable operation of public transport services; Providing for the efficient movement of freight.	This Direction applies because the Planning Proposal seeks to apply the R5 Large Lot Residential Zone and increase residential density on the site. The site is located 1.5km from the town centre and directly linked by a shared-use path. It is also close to schools. The site facilitates the use of alternative modes of transport and gives effect to, and is consistent with the aims, objectives and principles of <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001) and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001). The Planning Proposal is consistent with this Direction.

3.5 Development Near Licensed Aerodromes The objectives of this Direction are: to ensure the effective and safe operation of aerodromes; to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and to ensure development for residential purposes of human occupation, if situated within ANEF contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.	This Direction applies because Medowie is in proximity to RAAF Base Williamtown and Newcastle Airport. The site is not affected by the Australian Noise Exposure Forecast (ANEF) 2012 or 2025 maps – however land outside of ANEF contours can still be affected by aircraft noise and activity. Any inconsistency with this Direction is justified or of minor significance. Any inconsistency of the Planning Proposal with this Direction is justified or of minor significance. The Planning Proposal will be referred to the Department of Defence for comment.
4.1 Acid Sulfate Soils The objective of this Direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	Acid sulfate soils planning maps identify most of the site as containing Class 5 soils requiring consent for works within 500m of adjacent soil classes. This is the lowest risk classification. This issue can be managed through the existing provisions of the <i>Port Stephens Local Environmental Plan 2013</i>. The Planning Proposal is consistent with this Direction.
4.3 Flood Prone Land The objectives of this Direction are to ensure that development of flood prone land is consistent with the NSW Policy and the <i>Floodplain Development Manual 2005</i>, and that the provisions of an LEP on flood prone land are commensurate with hazard and include consideration of the potential flood impacts both on and off the land.	This site is not flood prone. Flooding and drainage are general issues in Medowie however the low-density development facilitated by the Planning Proposal minimises any risk associated with off-site impacts. The Planning Proposal is consistent with this Direction.

4.4 Planning for Bushfire Protection The objectives of this Direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, to encourage sound management of bush fire prone areas.	This Direction applies because part of the site is mapped as bushfire prone as shown below.  Any dwellings and ancillary structures under the Planning Proposal will front Fairlands Road and are outside that part of the site identified as bushfire prone land. This will limit any direct risk of future dwellings to bushfire. It is very likely this issue is able to be adequately addressed at the development application stage. Consistency of the Planning Proposal with this Direction can be confirmed by referral to the NSW Rural Fire Service.
5.1 Implementation of Regional Strategies The objective of this Direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	Medowie is identified in the <i>Lower Hunter Regional Strategy</i> as a proposed urban area with boundaries to be identified through local planning. The site is identified in the <i>Draft Revised Medowie Planning Strategy</i> as a rural residential area with a minimum lot size of 1.0 hectare. The Planning Proposal is consistent with this Direction.

SECTION C – Environmental, Social and Economic Impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject land is effectively cleared of native vegetation. No ecological studies have been undertaken at this stage. The Planning Proposal is very unlikely to result in any adverse impacts in regard to critical habitat or threatened species, populations or ecological communities, or their habitats.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Stormwater Management

Stormwater management is a concern for rezoning and development in Medowie because of its proximity and drainage to Grahamstown Dam and potential for impact on drinking water quality. This is particularly relevant to the Planning Proposal because part of the site drains to the west and directly to Grahamstown Dam. No building footprint is proposed to be located on land that drains directly to Grahamstown Dam.

Part of the site fronts Fairlands Road and eventually drains indirectly to Grahamstown Dam via the Campvale Drain. It is this area (only) that is proposed to accommodate building footprints under the revised Planning Proposal. This should maintain (or could potentially demonstrate reduction of) the existing level of direct risk to drinking water quality. Site investigations including survey demonstrate that there is sufficient land area to provide rural residential dwellings and avoid land that drains directly to Grahamstown Dam. If required, minor re-grading earthworks can also be undertaken to reinforce sub-catchment boundaries and development footprints in a practical and reasonable manner.

A site-specific development control plan is proposed to be prepared. This can include: drainage and stormwater management; building footprints; subdivision design; and potential guidance for revision and updating of the existing restrictive covenant (to the benefit of Hunter Water Corporation). This is in addition to the existing general water quality controls in the *Port Stephens Development Control Plan 2014 Chapter B4 Drainage and Water Quality*.

Water quality modelling demonstrating neutral or beneficial effect on water quality is proposed post-Gateway Determination.

There is additional surety that future development will meet water quality requirements at the development application stage through addressing the provisions of clause 7.8 *Drinking water catchments* of the *Port Stephens Local Environmental Plan 2013* being:

"7.8 Drinking water catchments

- (1) The objective of this clause is to protect drinking water catchments by minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages.*
- (2) This clause applies to land identified as "Drinking Water Catchment" on the [Drinking Water Catchment Map](#).*
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following:*
 - (a) whether or not the development is likely to have any adverse impact on the quality and quantity of water entering the drinking water storage, having regard to the following:*
 - (i) the distance between the development and any waterway that feeds into the drinking water storage,*
 - (ii) the on-site use, storage and disposal of any chemicals on the land,*
 - (iii) the treatment, storage and disposal of waste water and solid waste generated or used by the development,*
 - (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*
 - (a) the development is designed, sited and will be managed to avoid any significant adverse impact on water quality and flows,*
or
 - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact,*
or
 - (c) If that impact cannot be minimised—the development will be managed to mitigate that impact.*

The location of the site in relation to the Drinking Water Catchment is shown at Figure 8 *Drinking Water Catchment*.

Figure 8 Drinking Water Catchment



Traffic and Transport

The Planning Proposal minimises requirements for additional traffic infrastructure. Each lot that could be created as a result of the Planning Proposal can be accessed directly from Fairlands Road. There will be no need for internal site traffic and transport infrastructure.

10. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will have positive social and economic effects through the provision of land for rural residential development consistent with the existing and desired future character of the area.

SECTION D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

It is proposed to refer the planning proposal to the Hunter Water Corporation for comment on the provision of adequate sewer and water infrastructure. The *Draft Revised Medowie Planning Strategy* provides that future urban development in the Grahamstown Dam Drinking Water Catchment should be connected to a reticulated sewer and water system.

12. What are the views of the State and Commonwealth public authorities consulted in accordance with the gateway determination?

It is intended to consult with the following organisations after a Gateway Determination:

- Hunter Water Corporation
- Worimi Local Aboriginal Land Council
- NSW Office of Environment and Heritage
- NSW Rural Fire Service
- NSW Roads and Maritime Services
- Department of Defence

Part 4 - Mapping

The proposed mapping amendments to the *Port Stephens Local Environmental Plan 2013* are included as attachments to this Planning Proposal.

Part 5 - Details of Community Consultation

Community consultation will be undertaken in accordance with a Gateway Determination.

It is proposed to exhibit the Planning Proposal for 28 days and notify adjoining and subject landowners in writing.

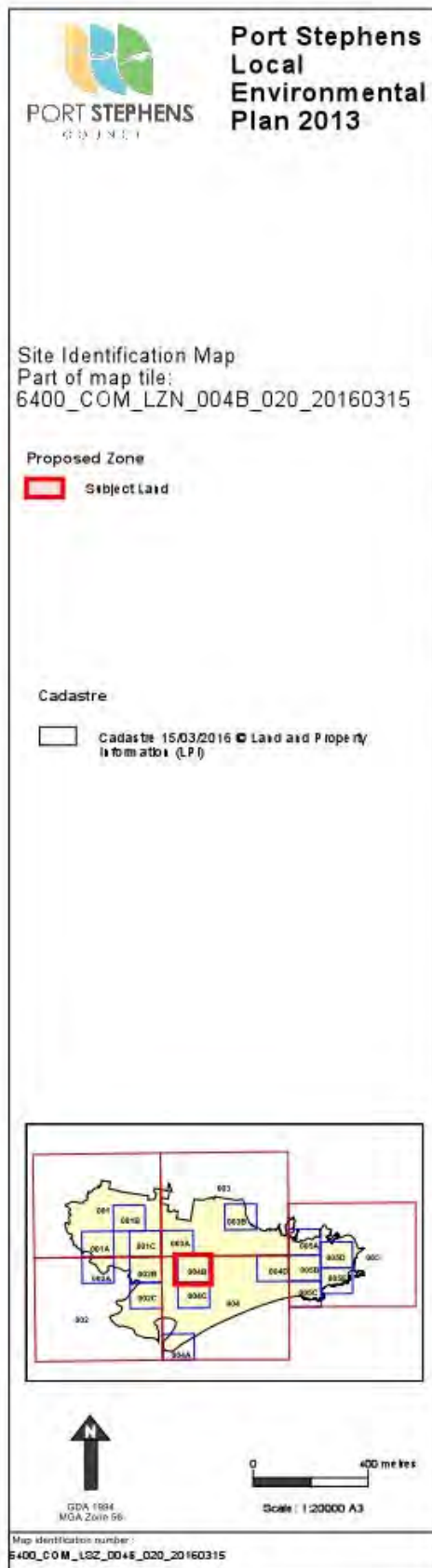
Notice of the exhibition will be placed in the local newspaper.

Exhibition material will be available on Council's website and during normal business hours at Council's Administration Building. It will also be made available at the Medowie Community Centre.

Part 6 – Project timeline

The following timetable is proposed for completing the Planning Proposal:

	MAY 2016	JUN 2016	JUL 2016	AUG 2016	SEP 2016	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017
<i>Council Report</i>													
<i>Gateway Determination</i>													
<i>Additional Information</i>													
<i>Agency Consultation</i>													
<i>Public Exhibition</i>													
<i>Review Submissions</i>													
<i>Council Report</i>													
<i>Parliamentary Counsel</i>													



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COUNCIL

Port Stephens Local Environmental Plan 2013

Land Zoning Map - Sheet LZN_004B

Zone

S1	Neighbourhood Centre
S2	Local Centre
S3	Commercial Core
S4	Mixed Use
S5	Business Development
S7	Business Park
E1	National Parks and Native Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
IN4	Working Waterfront
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU5	Village
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
W2	Recreational Waterways

Cadastral

Cadastral 15/03/2016 © Land and Property Information (LPI)

Projection: GDA 1994
Zone 56

Scale: 1:20000 @ A3

Map Identification Number:
6400_COM_LZN_004B_020_20160315

Attachment Three – Proposed Minimum Lot Size Map

