

**Medowie**  
**Community Information Day**  
**Report**

Prepared for Andrew Simons Eureka Funds Management

Date 3 April 2009

## Overview

Eureka Funds Management conducted a Community Information Day at the Medowie Community Centre on 20 March 2009.

During this 8-hour session, approximately 80 people visited the centre.

The objective of the information session was to correct community misconceptions about proposed Boundary Road (Lot 93-96) development. These include:

- The site is within the (Australian Noise Exposure Forecasts) ANEF Contours – The Council ANEF map from the Draft Medowie Strategy clearly shows this is not the case.
- The proposed development will make drainage worse in Campvale Swamp- The development is outside the Campvale Swamp catchment and any development of this site will be required to improve drainage issues for adjoining downstream residents.
- The Proposal is for a 1300 lot residential project- Our proposal is for 300 – 400 Rural residential lots
- Is a last minute submission – The rural residential proposal was lodged June 2008
- The site is environmentally constrained from being developed-Numerous studies (lodged with council) support the site can be developed provided ecological sensitive planning principles are adopted. These include retaining 36 ha through the centre of the site.
- The site will be a public housing estate-Simply not true

Newspaper advertisements promoting the community information day were placed in the Port Stephens Examiner, Port Stephens Messenger and Newcastle Herald in the lead up to the information day.

## Outcome

The community information day was well received by all who attended.

Information boards were erected to allow members of the public to view the facts about the project and ask questions of representatives of the land owner Eureka Funds Management and their Development Manager Buildev (EFM/BD).

EFM/BD representatives spent a significant amount of time (two hours) with several members of the Medowie Progress Association listening to, and addressing some their concerns and correcting misinformation about the project.

The majority of attendees at the information day were supportive of the rural residential proposal for the Boundary Road site – some even expressing an interest in purchasing land. A number of these attendees stated that there should be a range of lot sizes to cater for people who wanted both half acre (2,000m<sup>2</sup>) and 1 acre blocks (4,000m<sup>2</sup>).

The day also provided residents with an opportunity to raise concerns about existing problems in the area which Eureka acknowledged, they would be happy to work with council to address, where possible.

Eureka is committed to working with Port Stephens Council, The Medowie Progress Association and the general community in the future to ensure all are well informed about the Boundary Road project.

The general response from the majority of residents who viewed details of the Boundary Road proposal saw the development as a natural extension of Medowie's rural residential footprint.

Residents spoke of the need for further infrastructure investment and the need for Medowie to grow in order to attract additional investment in community services and retail opportunities.

The voice of objection to a project is often louder than that of support, the Community Information Day provided the opportunity to those who support the project or had no objection to it, to voice their opinion without feeling intimidated.

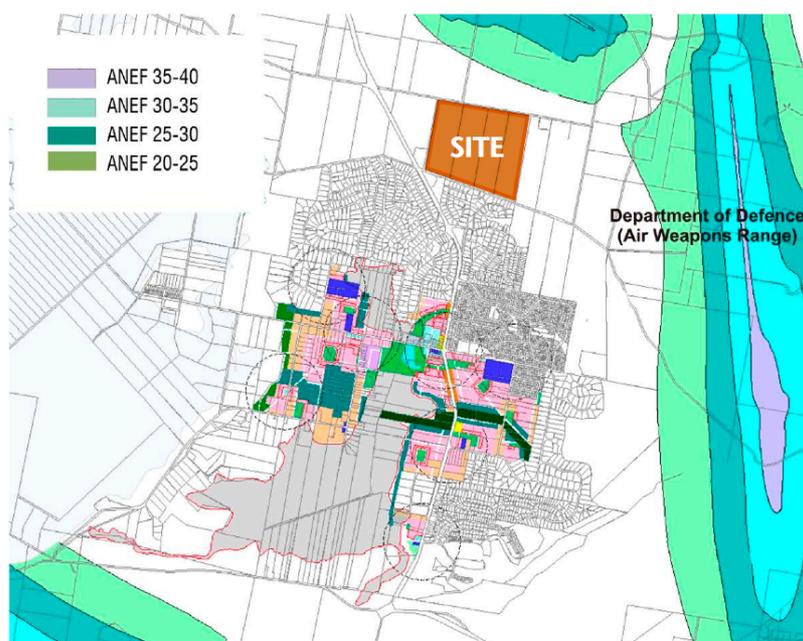
There was also support and recognition of the benefits the Boundary Road proposal offered as master-planned estate.

As a result of the positive outcome from 20 March Community Information Day Eureka is willing to conduct similar community sessions in the future to ensure all opinions are heard.

## Execution

The following pages display the content from the information boards used at the community day along with press advertisement and media release

Is the site affected by aircraft noise?



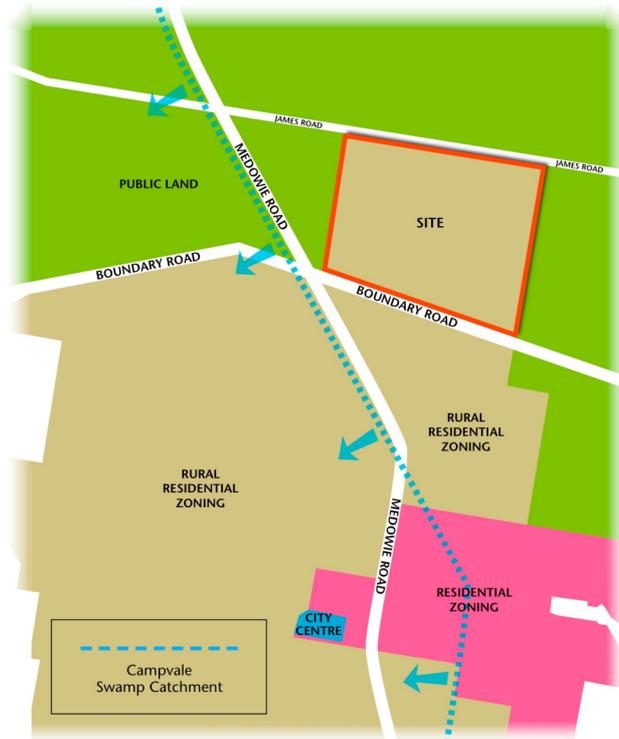
**No. As clearly demonstrated in this drawing the proposed development is clearly outside the Australian Noise Exposure Forecast (ANEF) contours.**

Source of plan: *Port Stephens Council Draft Medowie Strategy*,  
Figure A1.15: Aircraft Noise in Relation to Medowie

# Site Map



Will the proposed development make drainage worse in Campvale Swamp?



As the drawing clearly shows, the development is outside the Campvale Swamp catchment.

Furthermore, we have submitted a detailed flooding and drainage study to the Council which demonstrates there will be no increase in storm water runoff after the development.

We also offered in November 2007 to contribute funds to council to assist in solving this existing problem.

Will the development of this site  
damage the local environment?



**No. There have been numerous studies on the site,  
all of which show the development is feasible provided  
certain principles are followed.**

**The proposed development will adopt a number of  
ecologically sensitive planning and design principals,  
which includes retaining and enhancing a 36ha green corridor  
through the centre of the site.**

The facts about Medowie's proposed  
new rural residential development

Q) Will this development be 1,300 Residential lots?

A) No. The proposal is for a 300 – 400 lot Rural Residential estate.

Q) Will this be a housing commission development?

A) No. This development will be a masterplanned Rural Residential estate which respects and enhances its natural environment.

Q) There are claims this submission is last minute. Is this true?

A) The original request to be included in the Medowie Strategy was lodged with Port Stephens Council in November 2006. The current Rural Residential proposal was submitted in June 2008.

Q) What benefits will this development bring to Medowie?

A) It is estimated the project will create approximately 700 direct jobs and 1,200 indirect jobs. The project will also see an investment of \$5 – \$10 million in local infrastructure.

Q) What will the development look like?

A) This development will feature large Rural Residential lots, which will join together with surrounding natural bushland.

Q) Will there be recreation facilities?

A) The development will provide 36 hectares of publicly accessible open space and feature amenities such as bike paths and play equipment for community use.

## Lifestyle Opportunity



Large allotments retaining bands of street front landscaping and potential rear-yard vegetated corridors



Coordinated street paving and fencing design to be provided 'up front'



## Lifestyle Opportunity



Street front fencing and landscaping to reflect rural character



Coordinated street paving and fencing design to be provided 'up front'

# The facts about Medowie's proposed new rural residential development



The proposed Boundary Road development will be a unique master-planned site, which will offer a rural residential lifestyle within close proximity to Raymond Terrace and Newcastle. It will be a natural extension of Medowie's existing rural residential developments.

## What it is:

- A development of large rural residential lots, parks and public spaces
- A master-planned development which respects and enhances its natural environment
- A significant investment in Medowie's infrastructure

## What it isn't:

- A public housing estate
- A development of 1,300 lots
- Affected by aircraft noise

An information session will be held from 10am to 6pm on Friday 20 March in the Medowie Community Centre, which is located on the corner of Ferodale and Medowie Road, Medowie.

**For more information, please contact Andrew Simons,  
Eureka Funds Management – 02 9255 0200**

# Media Release

## Medowie Community invited to information day about new rural residential development

18 March 2009

The community of Medowie is invited to attend a public information day to learn more about the proposed rural residential development of a 126-hectare site on Boundary Road.

Landowner Eureka Funds Management will host the public information session, which is being held at the Medowie Community Centre Friday 20 March.

Development Manger for Eureka Funds Management Andrew Simons said there is a lot of confusion in the community about the Boundary road development.

“We have listened to community concerns about our original proposal for a 1300 lot residential development, as a result we have submitted a request to be considered **rural residential.**”

“This rezoning would reduce the number of lots to between **300 and 400** and make the development a natural extension of neighbouring rural residential areas.”

“This is not a last minute project, our application for rezoning consideration as a rural residential development was made in June 2008, meaning council has had eight months to consider the submission.

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“This development site is also well outside the aircraft noise contour boundary which we will show people when they attend the information day,” Mr Simons said.

The proposed development will create approximately 700 direct jobs and 1200 indirect jobs and will inject between \$5 and \$10 million into local infrastructure.

The proposed development will adopt a number of ecologically sensitive planning and design principals, which includes retaining and enhancing a 36 hectare green corridor through the centre of the site.

**The community information day will be held from 10am to 6pm Friday 20 March at Medowie Community Centre on the corner of Ferodale and Medowie Road.**

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