



Ferodale Road / Waropara Road, Medowie Planning Proposal

25 July 2017 (Council Report)

Proposed amendment to Port Stephens Local Environmental Plan 2013

Rezoning of Lot 110, DP 1082077 (9 Waropara Road)
Lot 1, DP 1711455 (5B Ferodale Road)
Lot 2, DP 1711455 (5A Ferodale Road)



PORT STEPHENS
COUNCIL

FILE NUMBERS

Council: PSC2014-02874
Department: To be provided at Gateway Determination.

SUMMARY

Proponent: Le Mottee Group (on behalf of landowners)
Subject land: Lot 110, DP 1082077(9 Waropara Road)
Lot 1, DP 1711455 (5B Ferodale Road)
Lot 2, DP 1711455 (5A Ferodale Road)
Current Zoning: Lot 1 & 2, DP 1711455 – RU2 Rural Landscape
Lot 110, DP 1082077 – No change
Proposed Zoning: Lots 1 & 2, DP 1711455 – R5 Large Lot Residential
Current MLS: Lot 1 & 2, DP 1711455 – 20ha
Lot 110, DP 108207 – 1ha
Proposed MLS: 8,000m²

Site Description

The site is located on the corner of Waropara Road and Ferodale Road, on the fringe of the existing Medowie rural-residential area. The site is within walking distance to the town centre, public transport and local schools.

The site is included as a 'precinct' within the Medowie Strategy and earmarked for future rural residential development, extending on from the existing rural residential development north of the site (**ATTACHMENT 1**).

Under the Port Stephens Local Environmental Plan 2013 (the LEP), the site is currently split into both RU2 Rural Landscape and R5 Large Lot Residential and has a minimum lot size requirement of 20 ha and 1 ha respectively.

In order to facilitate the future subdivision of the site, enabling the creation of four additional allotments, the minimum lot size map over the site needs to be amended to reflect a minimum lot size of 8000m².

The proposed lot size amendment and subsequent subdivision of the site is consistent with the Medowie Strategy objectives for future development on the site, which is appropriate to the characteristics of the site and its location.

The future subdivision of the site shall create lots capable of supporting a dwelling each and will be in keeping with the character of the area. As identified in this proposal, the following additional investigations may be required post Department of Planning Gateway determination, including:

- Further ecological studies, field based surveys and assessments shall be undertaken as required;

- Investigations to upgrade works to connect the lots to water and sewer infrastructure;
- Bushfire protection and mitigation; and
- Archaeological assessment report.

It is considered that the proposal has sufficient merit to proceed to the council and to seek a gateway determination on the basis that additional information will be submitted post-gateway.

PART 1 – Objective of the proposed Local Environmental Plan

The proposal seeks to enable subdivision for the purpose of residential accommodation in accordance with the Medowie Strategy.

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

The objective of this proposal will be achieved by:

- Amending the Port Stephens LEP 2013 for Lots 1 and 2, DP 1711455 (5A & 5B Ferodale Road, Medowie) from RU2 Rural Landscape to R5 Large Lot Residential in accordance (**ATTACHMENT 3**);
- Amending the Port Stephens LEP 2013 Lot Size Map for Lot 110, DP 1082077 (9 Waropara Road, Medowie) and Lots 1 & 2, DP 1711455 (5A & 5B Ferodale Road, Medowie) from 20ha and 1ha to 8,000m² in accordance (**ATTACHMENT 4**).

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 site is identified within the Medowie Planning Strategy as a small 'precinct' suited for rural residential development with a minimum lot size of 8000m².

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

This planning proposal is the only means to amend the Port Stephens Local Environmental Plan 2013 to rezone the subject site.

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)?

FIGURE 1: Existing Land Zoning Map



FIGURE 2: Proposed Land Zoning Map



FIGURE 3: Existing Land Size Map



FIGURE 4: Proposed Land Size Map



Hunter Regional Plan 2036

A key direction of the Hunter Regional Plan 2036 (HRP) relates to the promotion of housing diversity. This includes guidance in local land use strategies for expanding rural villages and rural-residential development so that such developments will:

- Not impact on strategic or important agricultural land, energy, mineral or extractive resource viability or biodiversity values;
- Not impact on drinking water catchments;
- Not result in greater natural hazard risk;
- Occur on land that is unlikely to be needed for future development; and
- Contribute to the conservation values or the establishment of important corridor linkages.

The proposal will enable the development of the site for residential purposes, which are consistent with the HRP policies which encourage residential infill development and increased housing choice. The proposal is consistent with the HRP of providing housing opportunities near essential services and in an area with sufficient infrastructure already in place.

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

Integrated Strategic Plan (Port Stephens 2022)

The proposal is consistent with Council's Integrated Strategic Plan (Port Stephens 2022), which states that Council should provide for a range of lot sizes and housing types to respond to demographic needs and affordability.

Port Stephens Planning Strategy 2011-2036 (PSPS)

The proposal is consistent with the directions adopted by the PSPS. The PSPS identifies that additional housing is required for the expected population growth of the area.

Medowie Planning Strategy

The site is identified within the Medowie Planning Strategy as a small 'Precinct R' rural residential with an 8,000m² minimum lot size **(FIGURE 5)**.

The vision statement that is used to guide the Strategy is:

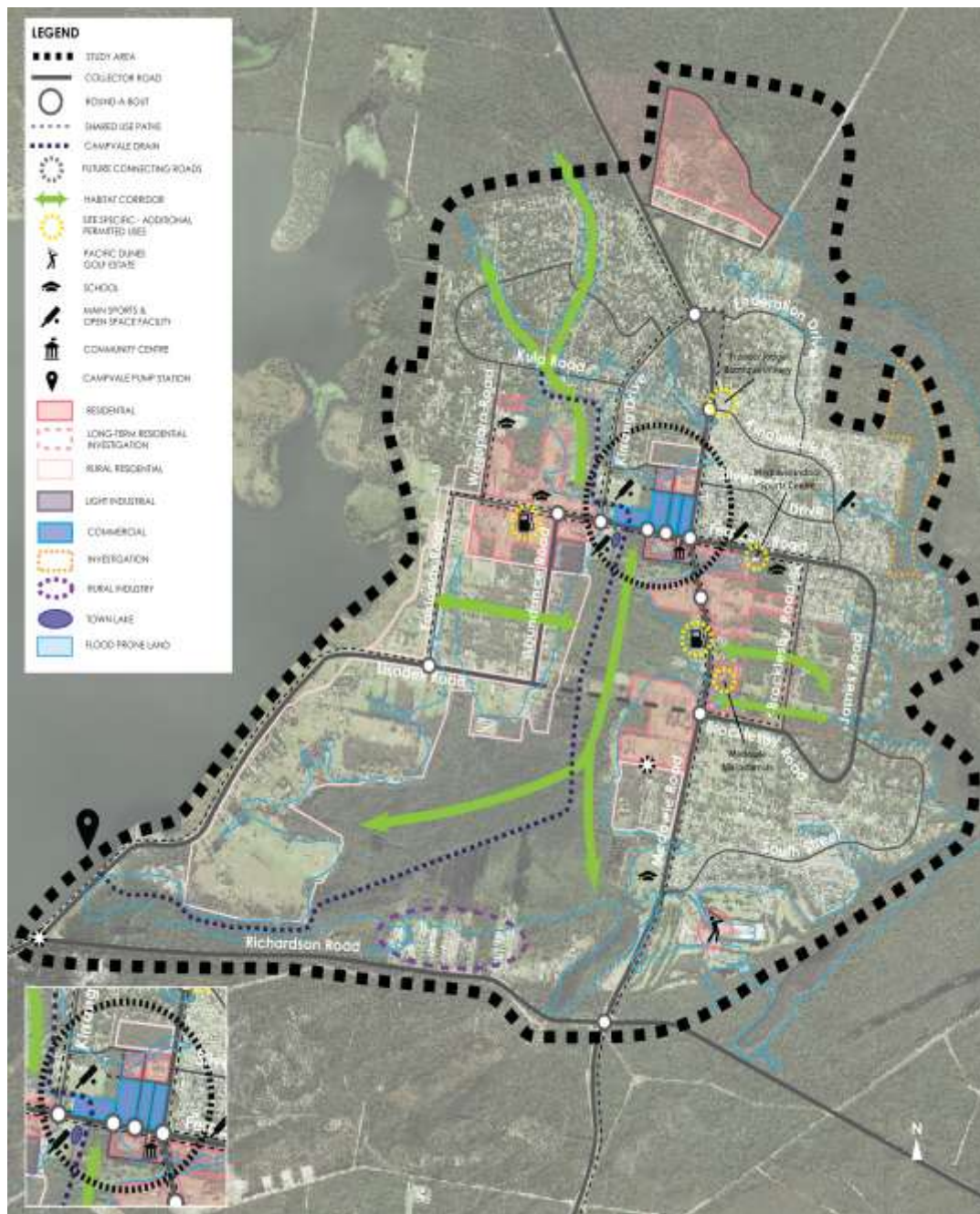
Medowie is a place of tall trees besides the waters of Grahamstown Dam with a rural residential character, with a plan to accommodate and coordinate future growth with quality community and recreation facilities, good transport infrastructure, and involves the community in its implementation.

The proposal is generally consistent with the vision, objectives and principles of the Medowie Planning Strategy.

FIGURE 5: Planning Precincts



FIGURE 6: Medowie Strategy Map



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

There are no existing or draft State Environmental Planning Policies that prohibit or restrict the proposed development as outlined in this planning proposal. An assessment of relevant State Environmental Planning Policies against the planning proposal is provided below.

TABLE A: Relevant State Environmental Planning Policies

SEPP 44 Koala Habitat Protection
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 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. Assessment Council koala habitat planning mapping indicates that the site is shown as Preferred Koala Habitat, Preferred Habitat Buffer and Preferred Habitat Linking Area over Marginal Habitat and Cleared Land. (ATTACHMENT 7) The site is cleared of under-scrub vegetation however, native vegetation does exist. There is an indicative area of Preferred Koala Habitat along Medowie Road surrounded by residential development. Koala surveys in accordance with the CKPoM are required to ascertain how this site is utilised as a fauna corridor particularly for koalas. At this stage there does not appear to be any targeted koala surveys undertaken. No details have been provided on the future subdivision concept plan and how this will impact on the existing koala corridor and linking local stepping stone vegetation to the south. Any development on the site if approved, should ensure: • a design to conserve any Habitat Buffer areas at the rear of the site and be designed in an environmentally sensitive way.

- no Koala food trees would be removed.
- any subsequent developments could be designed to maximise native vegetation retention (particularly at the rear of the site).

The proposal is inconsistent with the majority of the Rezoning performance criterion contained in the Port Stephens Comprehensive Koala Plan of Management. A concept plan of the proposed subdivision as well as further targeted koala surveys will be required post gateway determination.

SEPP 55 Remediation of Land

The Policy 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 by:

- specifying when consent is required, and when it is not required, for a remediation work;
- specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular; and
- requiring that remediation work meet certain standards and notification requirements.

Assessment

The proponent has not identified or raised any evidence of contamination at the site however; a preliminary assessment will be required post gateway determination to support this assumption.

The consistency of the proposal with this SEPP is subject to confirmation following a Gateway Determination.

Rural Lands SEPP (2008)

The aims of this Policy are:

- to facilitate the orderly and economic use and development of rural lands for rural and related purposes;
- to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State;
- to implement measures designed to reduce land use conflicts;
- to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations; and
- to amend provisions of other environmental planning instruments

relating to concessional lots in rural subdivisions.

Assessment

Two of the lots within the site are proposed to be rezoned from RU2 Rural Landscape to R5 Large Lot Residential. These lots serve no agricultural purpose. It is important that the site conforms to the Principles of this SEPP by maintaining biodiversity, ensuring the protection of native vegetation as well as balancing the social, economic and environmental interest of the community.

Any inconsistency is justified by inclusion in the Medowie Planning Strategy.

7. Is the planning proposal consistent with applicable Ministerial Directions?

TABLE B: Relevant Section 117 Ministerial Directions

Direction 1.2 Rural Zone
Objectives The objectives of this direction are to protect the agricultural production value of rural land. When this direction applies This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary). What a relevant planning authority must do if this direction applies A planning proposal must: • not rezone land from a rural zone to residential, business, industrial, and village or tourist zone. Consistency A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: Justified by a strategy which: • gives consideration to the objective of this direction; • identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites); • is approved by the Director-General of the Department of Planning; • justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction; and

- in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction; and
- is of minor significance.

Assessment

This Direction applies because the proposal seeks to rezone two parcels of the site from RU2 Rural Landscape to R5 Large Lot Residential. This zoning is in keeping with the Medowie Planning Strategy. The site is surrounded by residential and large lot residential development and is not large enough to facilitate productive rural land.

Any inconsistencies of this direction are of minor significance.

Direction 1.5 Rural Lands

Objectives

The objective of this direction is to:

- protect the agricultural production value of rural land, and to facilitate the orderly and economic development of rural lands for rural and related purposes.

When this direction applies

This direction applies when:

- a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or

A relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone.

What a relevant planning authority must do if this direction applies

- A relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or
- A relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environmental protection zone.

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

Justified by a strategy which:

- gives consideration to the objective of this direction, and
- is of minor significance.

Assessment

This Direction applies because the proposal seeks to rezone two parcels of the site from RU2 Rural Landscape to R5 Large Lot Residential. This zoning is in keeping with the Medowie Planning Strategy. The Planning Proposal also seeks to change the existing minimum lot size for subdivision of the land.

Justification of this direction is consistent with the Medowie Planning Strategy and any inconsistencies are of minor significance.

Direction 3.1 Residential Zones

Objectives

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.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:

- an existing or proposed residential zone (including the alteration of any existing residential zone boundary),
- any other zone in which significant residential development is permitted or proposed to be permitted.

What a relevant planning authority must do if this direction applies

A planning proposal must include provisions that encourage the provision of housing that will:

- broaden the choice of building types and locations available in the housing market, and
- make more efficient use of existing infrastructure and services, and
- reduce the consumption of land for housing and associated urban development on the urban fringe, and
- be of good design.

A planning proposal must, in relation to land to which this direction applies:

- contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and
- not contain provisions which will reduce the permissible residential density

of land.

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- Justified by a strategy which:
 - gives consideration to the objective of this direction, and
 - identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
- is approved by the Director-General of the Department of Planning, or
- justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- of minor significance.

Assessment

This Direction applies because the Planning Proposal seeks to rezone land from RU2 Rural Landscape to R5 Large Lot Residential. This planning proposal facilitates additional rural residential lots consistent with the Medowie Planning Strategy. Additional environmental impacts will be further addressed following a gateway determination.

The proposal is consistent with this Direction

Direction 3.4 Integrating Land Use and Transport

Objectives

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; or
- providing for the efficient movement of freight.

When this direction applies

This direction applies when a relevant planning authority prepares a planning

proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

What a relevant planning authority must do if this direction applies

A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001), and *The Right Place for Business and Services – Planning Policy* (DUAP 2001).

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- justified by a strategy which:
 - gives consideration to the objective of this direction, and
 - identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - is approved by the Director-General of the Department of Planning, or
- justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- of minor significance.

Assessment

This Direction applies because the proposal relates to land zoned for residential purposes. The subject land is located within walking distance to the town centre. There is an existing cycle/pedestrian path that connects to the town centre. The site is located on the bus route with two bus stops located close to the site.

The proposal satisfies this direction by facilitating additional development that is located close to town centre, transport and cycle/pedestrian paths.

Direction 4.4 Planning for Bushfire Protection

Objectives

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.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.

What a relevant planning authority must do if this direction applies

In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made.

A planning proposal must:

- have regard to Planning for Bushfire Protection 2006,
- introduce controls that avoid placing inappropriate developments in hazardous areas, and
- ensure that bushfire hazard reduction is not prohibited within the APZ.

A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:

- provide an Asset Protection Zone (APZ) incorporating at a minimum:
- an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and
- an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,
- for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,
- contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,
- contain provisions for adequate water supply for firefighting purposes,
- minimise the perimeter of the area of land interfacing the hazard which may be developed,
- introduce controls on the placement of combustible materials in the Inner Protection Area.

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the council has obtained written advice from the

Commissioner of the NSW Rural Fire Service, to the effect that, notwithstanding the non-compliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.

Assessment

This Direction applies because part of the site is mapped as bushfire prone.

A Bushfire Threat Assessment has been prepared demonstrating that the site is capable of providing for development that complies with Planning for Bushfire Protection 2006.

Consistency of the proposal with this Direction can be confirmed by referral to the NSW Rural Fire Service following a Gateway Determination.

Direction 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.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

Planning proposals must be consistent with a regional strategy released by the Minister for Planning.

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the regional strategy:

- is of minor significance, and
- the planning proposal achieves the overall intent of the regional strategy and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.

Assessment

Medowie is identified in the *Hunter Regional Plan 2036* as a proposed urban area with boundaries to be identified through local planning. The site is identified for rural residential use in the current *Medowie Planning Strategy*.

This planning proposal is consistent with both regional and local strategies, by providing further residential development with an earmarked growth corridor.

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?

Due to the lack of consolidated information, it is difficult to ascertain as to whether the proposal will adversely affect critical habitats, threatened species, populations or ecological communities or their habitats. The site forms part of a fauna movement corridor with evidence of koalas identified in the 9 Waropara Road lot in 2014. There has been no evidence of koalas since this sighting.

Further information will be required including:

- Koala surveys in accordance with the CKPoM
- a combined ecological assessment to consider the cumulative impacts of the entire proposal.
- A concept would be required to define likely clearing impacts associated with the future proposed development of the site and how native vegetation including hollow bearing trees on site will be protected and the provision of fauna movement, particularly koala's post development.

Conditional gateway is being sort. Further consultation with State Agencies and a consolidated report will be required prior to exhibition.

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 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.

It is essential that future development will be considered at this stage and 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*. The location of the site in relation to the Drinking Water Catchment is shown as **(ATTACHMENT 6)**.

Amending the minimum lot size of the subject land is not expected to result in any adverse environmental impacts however, future subdivision and subsequent development has the potential to result in environmental impacts if not managed properly. These environmental impacts include waste and stormwater management.

Preliminary service advice addressing waste management has been sort from Hunter Water Corporation with indications that some upgrade works may be required to connect the subject land to water and sewer infrastructure.

A preliminary stormwater plan has been prepared to demonstrate Neutral or Beneficial Effect (NorBE). Best practice management techniques, consistent

with Council requirements and current industry standards have been appropriately used within the stormwater design. Water quality modelling demonstrating neutral or beneficial effect on water quality will be required to be undertaken post-Gateway Determination.

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

The proposal will have positive economic and social implications through the provision of an estimated six rural residential lots in proximity to existing services, roadways, public transport and pedestrian access to the Medowie Town Centre.

SECTION D – State and Commonwealth interests

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

A future subdivision from three lots into seven would require minor upgrades to Hunter Water Corporation (HWC) infrastructure to supply the additional four lots with reticulated water and sewer supply. Electricity is readily available in the Medowie area and to the site. Ausgrid have confirmed in writing that both low and high voltage lines run adjacent to the site and any minor upgrade to the existing network to support the future subdivision can be determined after Development Approval through their normal contestability application process.

The existing drainage system along Waropara Road and Ferodale Road is well under capacity and some cases, there is no existing infrastructure at all. Ferodale Road drainage system from the corner of Waropara Road to the Ferodale Road culvert is under capacity. The area around Ferodale Road and Waropara Road intersection is regularly floods and water enters in to properties No 6,8,10 Ferodale Road.

Details on lot size and how the newly created lots are located in terms of 10m wide drainage easement which is currently running through No 9 Waropara Road are required. A drainage structure (channel or piped drainage) should be installed within 10m wide easement to collect stormwater from upstream properties and run through the existing easement within No9 Waropara Road and then discharge into the Waropara Road drainage system. Additional detailed information is required.

Appropriate drainage software must be used to size the detention basin and all durations of storm events must be considered to size the basin.

Design for the sizing the basin must be carried out for whole subdivision and then apportion the volume to individual lot sizes in accordance with the area.

Water quality matters will be addressed post-gateway and as such, it is not checked at present. Further consultation with State Agencies and a consolidated report will be required prior to exhibition.

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

Consultation with relevant State and Commonwealth Agencies will be undertaken following a Gateway Determination including:

- Hunter Water Corporation;
- NSW Office of Environment and Heritage; and
- NSW Rural Fire Service.

Part 4 - Mapping

The proposed map layer amendments are included as attachments to the planning proposal.

Part 5 - Details of Community Consultation

Community consultation will be undertaken in accordance with the gateway determination.

Notice of the public exhibition period will be placed in the local newspaper, The Examiner. The exhibition material will be on display at the following locations during normal business hours:

- Council's Administration Building 116 Adelaide Street, Raymond Terrace;
- Tomaree Library, Town Centre Circuit, Salamander Bay; and
- Medowie Community Centre, Cnr of Medowie and Ferodale Streets, Medowie.

The proposal will also be available on Council's website.

Part 6 – Project timeline

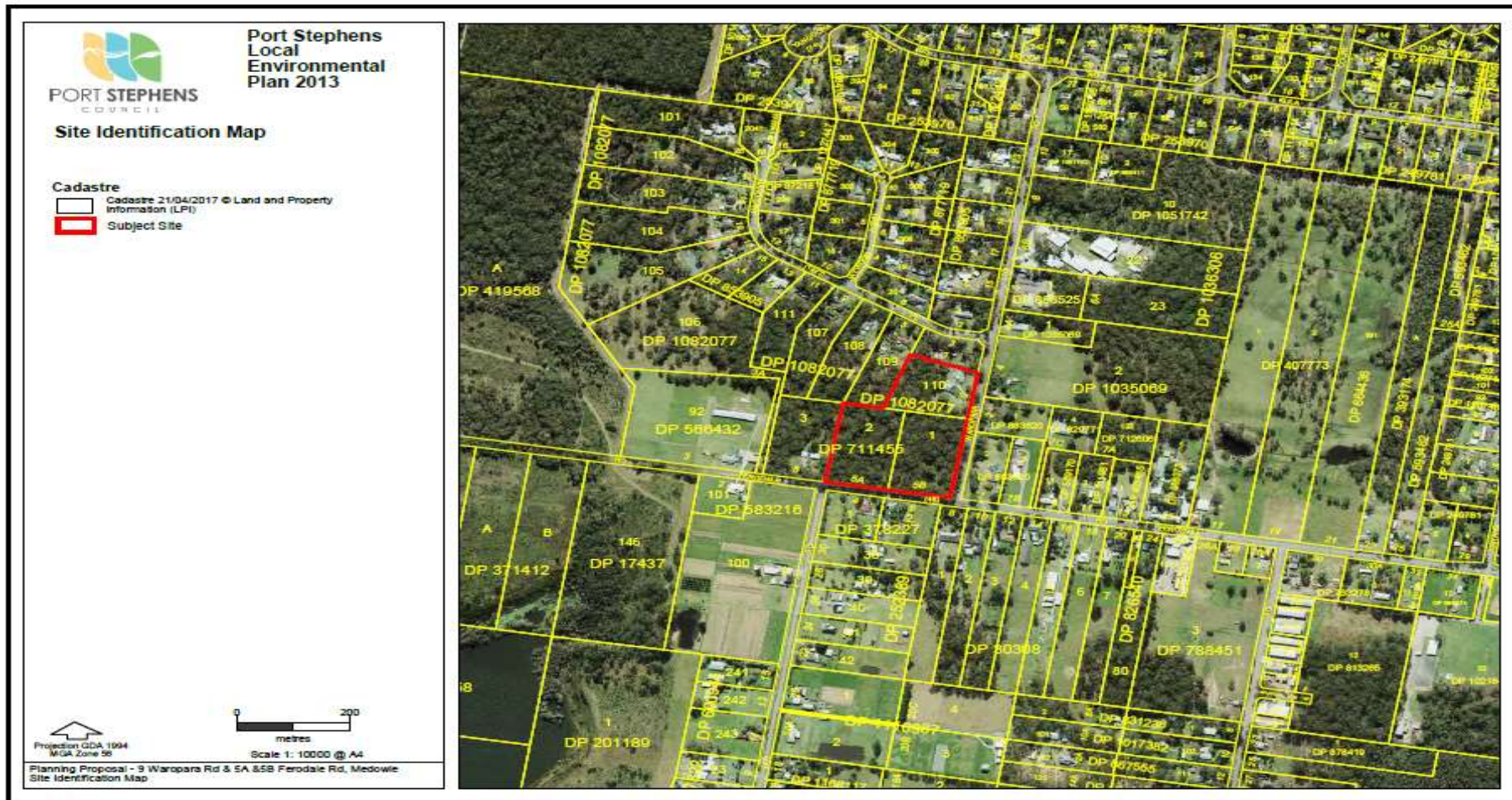
The proposed indicative timeframe is outlined by **FIGURE 7** (below).

FIGURE – Indicative Timeframe

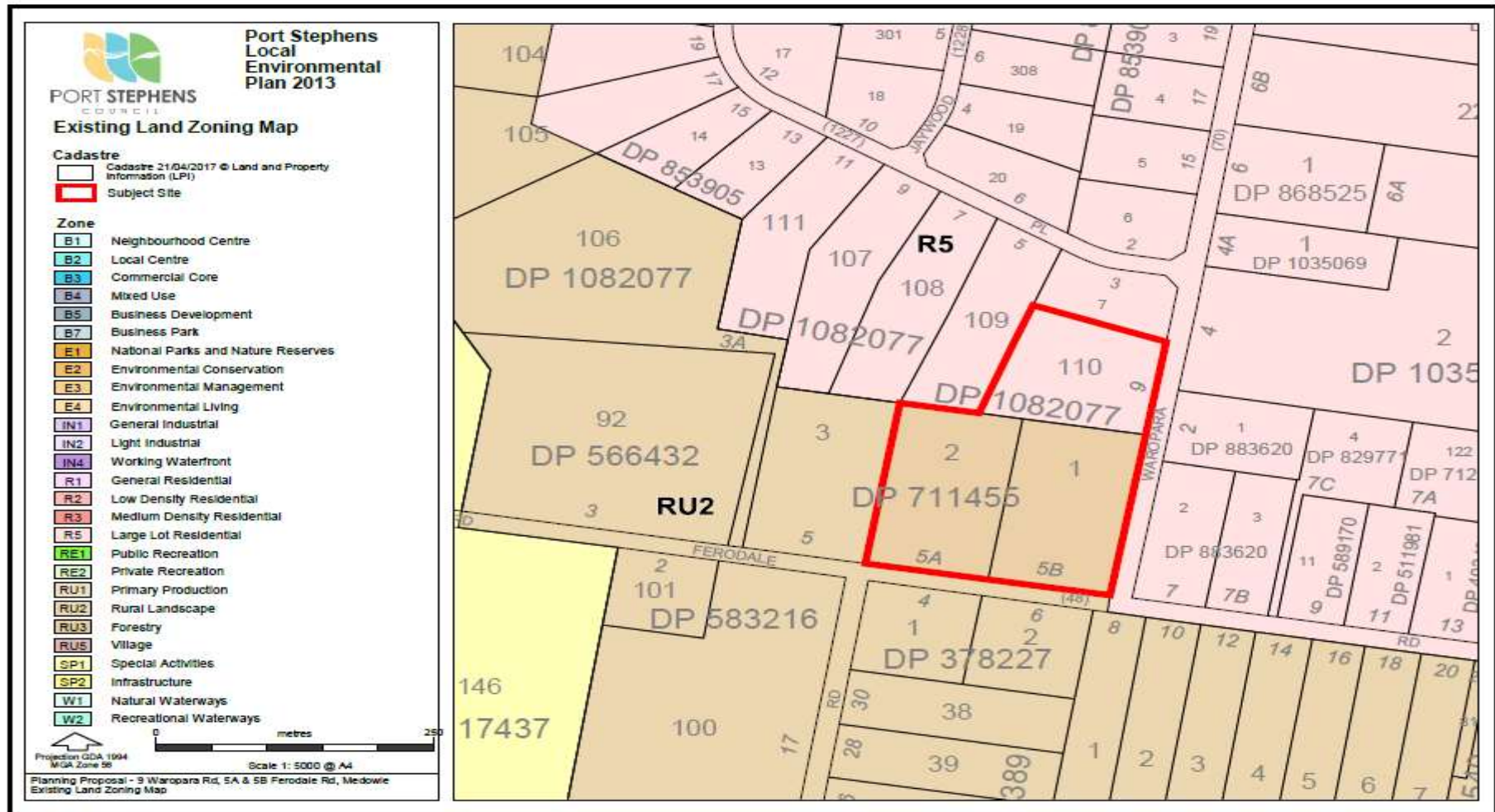
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
<i>Council Report</i>											
<i>Gateway Determination</i>											
<i>Agency Consultation</i>											
<i>Public Exhibition</i>											
<i>Notification of Public Hearing</i>											
<i>Public Hearing</i>											

<i>Council Report</i>											
<i>Parl. Counsel</i>											

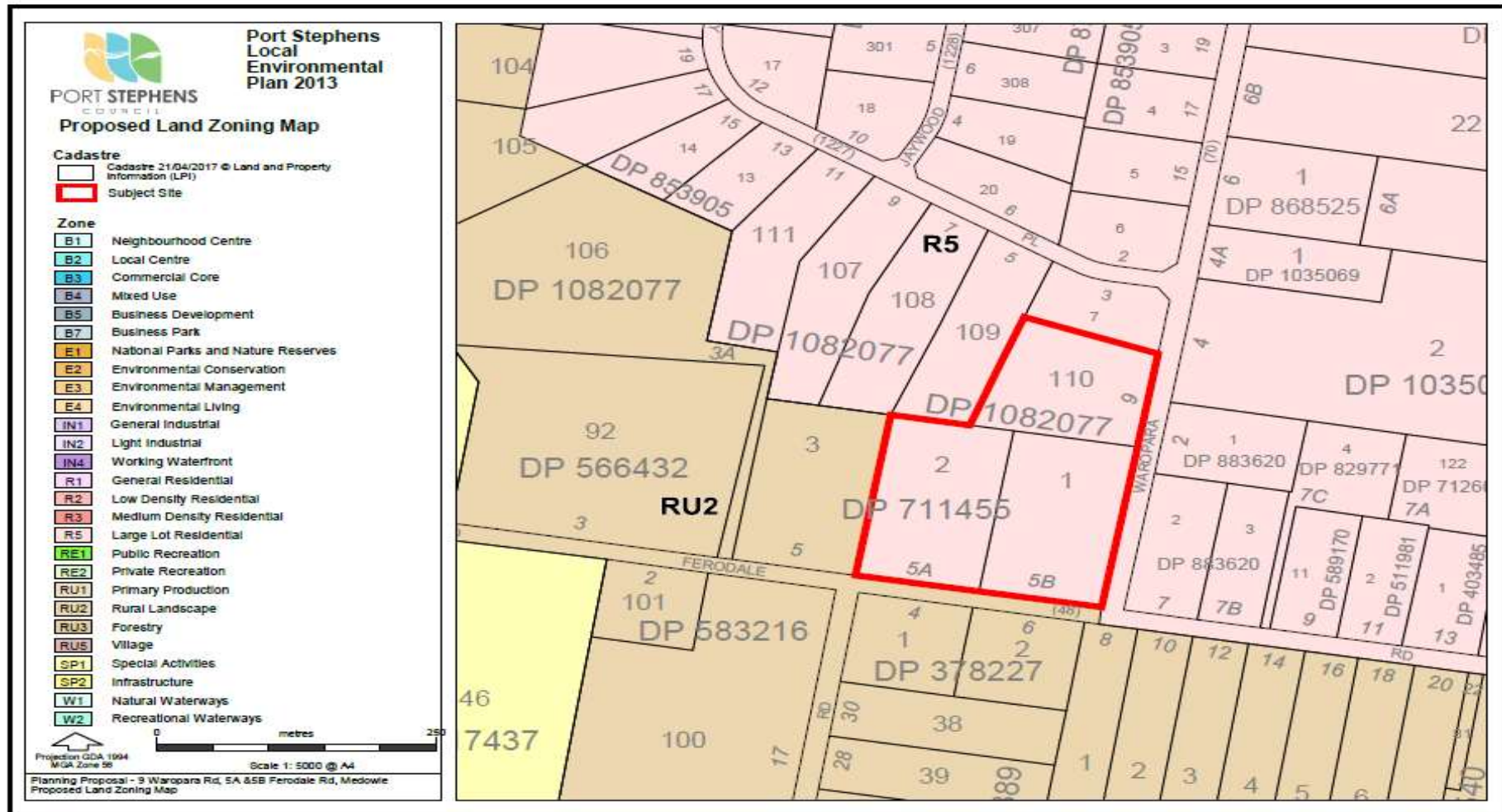
ATTACHMENT 1 – Locality Plan



ATTACHMENT 2 – Existing Land Zoning Plan



ATTACHMENT 3 – Proposed Land Zoning Map



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Port Stephens Local Environmental Plan 2013

Existing Lot Size Map

Cadastral

- Cadastral 21/04/2017 © Land and Property Information (LPI)
- Subject Site

Minimum Lot Size (sq m)

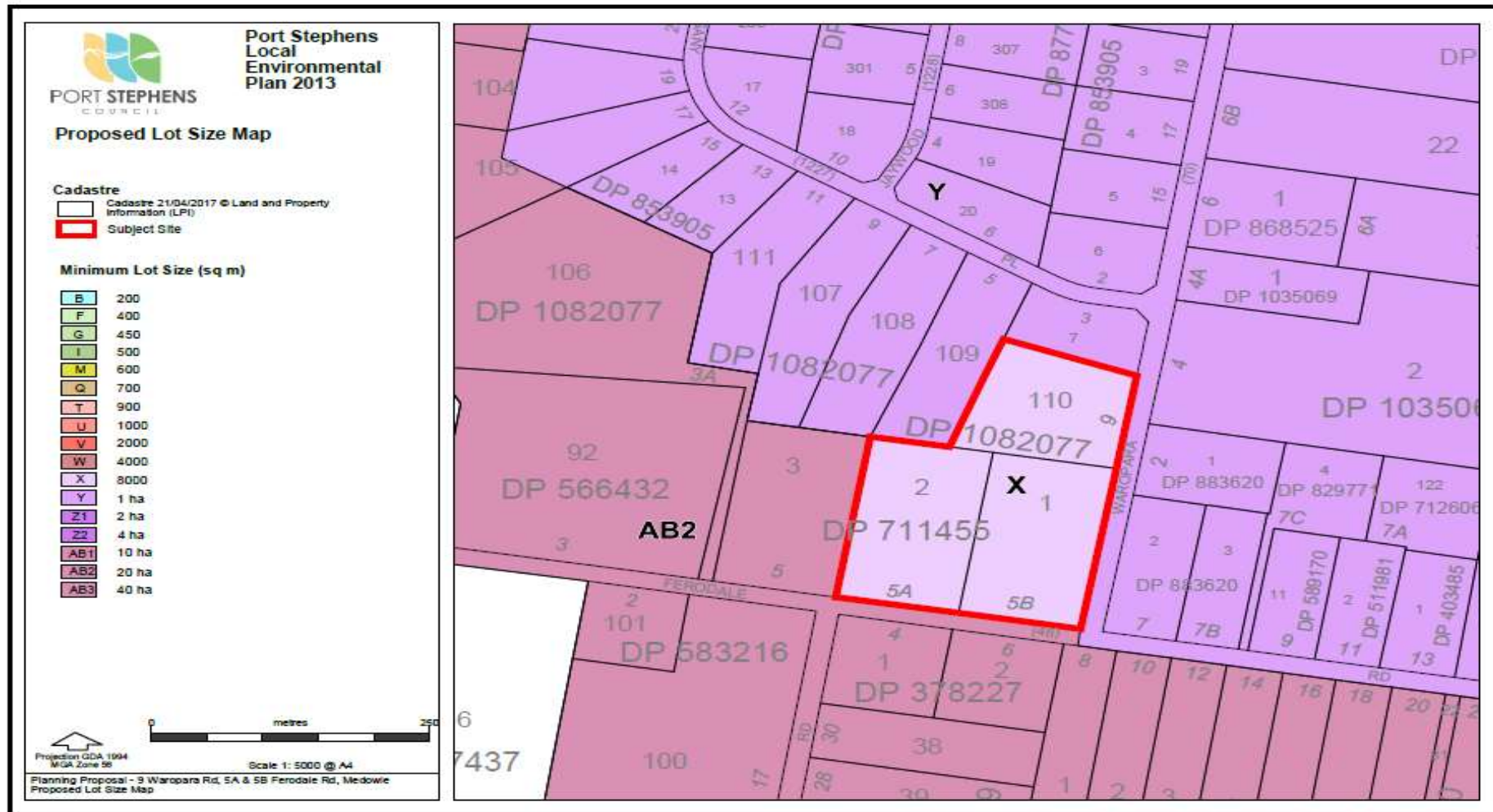
E	200
F	400
G	450
I	500
M	600
Q	700
T	900
U	1000
V	2000
W	4000
Y	1 ha
Z1	2 ha
Z2	4 ha
AB1	10 ha
AB2	20 ha
AB3	40 ha

Projection GDA 1994
MGA Zone 56

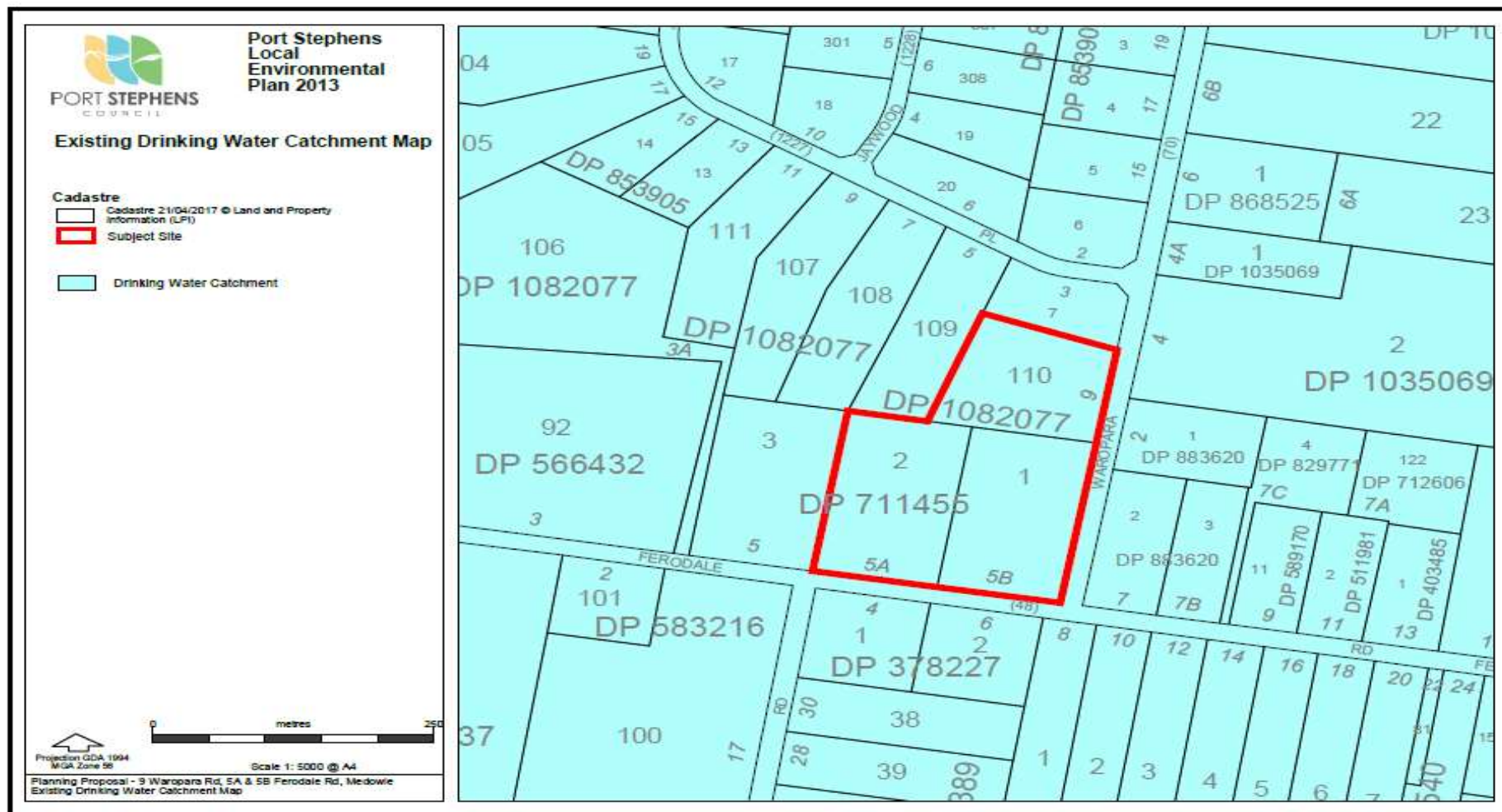
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Planning Proposal - 9 Waropara Rd, Medowle, SA & 5B Ferodale Rd, Medowle
Existing Lot Size Map

ATTACHMENT 5 – Proposed Lot Size Plan



ATTACHMENT 6 – Drinking Water Catchment



ATTACHMENT 7 – Koala Habitat Planning Map

