



PNC001105

Telephone enquiries
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Please quote file no:
PSC2006-6592

The Regional Director
NSW Department of Planning and Infrastructure
PO Box 1226
NEWCASTLE NSW 2300



Dear Sir

Re: Planning Proposal for Boundary Road Medowie

I refer to the Department of Planning and Infrastructure's Gateway Determination for the subject Planning Proposal issued on 30th June 2010 which determined that it should not proceed for the following reasons:

1. *There is no demonstrated strategic need for the Planning Proposal to proceed prior to the completion of the review of the Lower Hunter Regional Strategy; and*
2. *Important consultation needs to be carried out with the Department of Environment, Climate Change and Water (now the Office of Environment and Heritage) and the Port Stephens Comprehensive Koala Plan of Management Steering Committee.*

Significant progress has been made on these matters, as outlined in the enclosed information. It follows that the purpose of this letter is to request that the Department reconsider its Gateway Determination of 30th June 2010.

The following is a summary response to the matters raised in the Gateway Determination:

1. *There is no demonstrated strategic need for the Planning Proposal to proceed prior to the completion of the review of the Lower Hunter Regional Strategy.*

The Proponent has submitted a land supply analysis (Port Stephens LGA and Medowie Land Supply Analysis, Urbis, March 2011) to demonstrate the strategic need for the Planning Proposal to proceed prior to the completion of the review of the Lower Hunter Regional Strategy. It provides the following summary:

- The proposed Boundary Road Medowie residential subdivision should be classified primarily as a large lot residential development with a small component of rural residential;
- The projected land supply within Port Stephens LGA will not be sufficient to meet the requirements of the forecast population growth under the Lower Hunter Regional Strategy and population targets to date have not been met;
- Of all locations throughout the Port Stephens LHGA, Boundary Road Medowie is proposed to accommodate the only notable content of new large residential/rural residential supply over the next 25 years;
- The subject site comprises a significant development in one ownership which is not constrained like many development areas in Medowie that are impacted by

fragmented ownership and environmental constraints that limit their ability to be delivered; and

- The proposed development will help address the undersupply of housing in Port Stephens and will provide suitable stock for families who make up the majority of residents that have moved to Medowie in recent years.

Separate to the land supply analysis submitted by the Proponent, Council has also made submissions to the Minister and the Director General to advocate the inclusion of the Boundary Road Site in the Lower Hunter Regional Strategy for the following reasons:

- Development of the relatively unconstrained southwest part of the Site for large lot residential development is a logical extension of the existing urban footprint and will increase opportunities for future development to meet demand;
- Providing the opportunity for a master-planned and coordinated development with a range of lot sizes;
- Significant public benefit by identifying 73 hectares of land adjoining the existing Medowie State Conservation Area for Environmental Management with potential to transfer that land into public ownership (National Park) for conservation purposes; and
- Identification as Potential Future Large Lot Residential in the Port Stephens Planning Strategy 2011-2036 (adopted by Council December 2011).

For the above reasons Port Stephens Council Development Services Group is of the opinion that there is sufficient strategic planning merit to proceed with the Planning Proposal ahead of the review of the Lower Hunter Regional Strategy.

2. *Important consultation needs to be carried out with the Department of Environment, Climate Change and Water (now the Office of Environment and Heritage) and the Port Stephens Comprehensive Koala Plan of Management Steering Committee.*

Additional consultation has been carried out with the Department of Environment and Heritage since the Gateway Determination and has lead to the preparation of a revised development concept from the Proponent. Advice from the Office of Environment and Heritage on 6th March 2012 indicates that this revised concept enables reconsideration of the Gateway Determination.

The Planning Proposal subject of the Gateway Determination on 30th June 2010 was considered by the Port Stephens Comprehensive Koala Plan of Management Steering Committee on 20th September 2010. The Committee had the following comments:

- Acknowledgement that the land does have some development potential;
- Bushfire Asset Protection Zones need to be contained within the development site;
- Existing Koala habitat is to be taken into consideration during urban planning stages i.e. 88b instruments, no dogs, appropriate fences and large lots to allow for retention of existing trees;
- It was positive that the Koala habitat in the northeast section was being preserved and although it would be best to also retain the Preferred Koala Habitat in the southwest it was acknowledged that this section of the habitat was disturbed;
- Drainage was a concern; and
- It was noted that a number of these issues are points that will be resolved during the development application phase rather than the rezoning stage, if the Planning Proposal proceeds.

The Committee has not commented on the revised Planning Proposal concept. In the event of a revised Gateway Determination the Planning Proposal will be updated and referred to the Committee for further comment.

In summary the Port Stephens Development Service Group considers that the issues raised in the Department's Gateway Determination of 30th June 2010 have been adequately addressed at this stage of the planning process, and seek reconsideration of the Planning Proposal.

If you have any questions in relation to this matter please contact the undersigned on 4980 0247.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Borsato', with a long horizontal flourish extending to the right.

Matthew Borsato

Strategic Planner
Development Services Group

30th March 2012