



Medowie Precinct D Planning Proposal

**Proposed amendment to Port Stephens Local
Environmental Plan 2013**

Rezoning of Lots 3 to 8 in DP 243518, 46 to 54
Ferodale Road and 754 Medowie Road, Medowie

CONTENTS

SUMMARY	3
BACKGROUND	4
SITE.....	5
PART 1 – Objectives or intended outcomes.....	7
PART 2 – Explanation of provisions	7
PART 3 – Justification of strategic merit and site specific merit.....	9
Section A – Need for the planning proposal	9
Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?.....	9
Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	10
Section B – Relationship to strategic planning framework.....	10
Q3. Will the planning proposal give effect to the objectives and actions of the Hunter Regional Plan and/or Greater Newcastle Metropolitan Plan (or any exhibited draft plans that have been prepared to replace these)?	10
Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?	19
Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?	24
Q6. Is the planning proposal consistent with applicable SEPPs?	25
Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?	27
Section C – Environmental, social and economic impact	31
Q8. 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?	31
Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	32
Q10. Has the planning proposal adequately addressed any social and economic effects?	34
Section D – Infrastructure (Local, State and Commonwealth)	34
Q11. Is there adequate public infrastructure for the planning proposal?	34
Section E – State and Commonwealth Interests	35
Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?	35
PART 4 – Mapping	35
PART 5 – Community consultation	36
PART 6 – Project timeline	36

VERSION CONTROL

Version	Date	Details
1	February 2025	Planning proposal as submitted to Council
2	May 2025	Planning proposal amended to address Council RFI dated 21 December 2024
3	September 2025	For submission to Gateway

FILE NUMBERS

Council: 58-2024-2-1

Department: 2025-340

SUMMARY

Subject land: 46 to 54 Ferodale Road and 754 Medowie Road, Medowie NSW 2318 (Lots 3 to 8 DP 243518)

Proponent: VC Management Pty Ltd

Proposed changes: Rezone the subject land from RU2 Rural Landscape to:

- R3 Medium Density Residential (approximately 3.8 hectares)
- E1 Local Centre (approximately 1.9 hectares)
- C3 Environmental Management (approximately 2 hectares)

Amend the permitted minimum lot size from 20 hectares to:

- 300m² within the proposed R3 Medium Density Residential zone
- 'no applicable minimum lot size' within the proposed E1 Local Centre zone
- 20 hectares within the proposed C3 Environmental Management zone

Amend the permitted height of building from no specified height to:

- 12m within the proposed R3 Medium Density Residential zone
- 15m within the proposed E1 Local Centre zone
- no height specified within the proposed C3 Environmental Management zone

Amend the Urban Release Area map to identify the site as an urban release area.

Area of land: Approximately 7.7 hectares

Dwelling yield: Approximately 108 dwellings

BACKGROUND

The planning proposal seeks to amend the Port Stephens Local Environmental Plan 2013 (LEP) to enable residential, commercial and conservation outcomes at 46-54 Ferodale Road and 754 Medowie Road, Medowie.

The subject site is currently zoned RU2 Rural Landscape and has a total area of approximately 7.7 hectares. The planning proposal seeks to rezone the land to a combination of R3 Medium Density Residential, E1 Local Centre and C3 Environmental Management and amend corresponding height of building and minimum lot size provisions of the LEP.

The planning proposal is consistent with planning strategies including:

- Hunter Regional Plan 2041 (HRP)
- Port Stephens Local Strategic Planning Statement (LSPS)
- Port Stephens Local Housing Strategy (LHS)
- Medowie Place Plan (MPP)
- Medowie Planning Strategy (MPS)

The following technical studies are provided with the planning proposal:

- 1 Medowie Village Precinct Masterplan (EJE, Revision G, 20 May 2025)
- 2 Landscape Masterplan (Terras Landscape Architects, 16 May 2025)
- 3 Commercial Assessment (Hill PDA, 21 November 2024)
- 4 Flood Impact Risk Assessment (Northrop, 20 December 2024)
- 5 Water Sensitive Urban Design Assessment (Northrop, 23 May 2025)
- 6 Biodiversity Assessment Report (Firebird, 28 May 2025)
- 7 Strategic Bushfire Study (Firebird, 21 January 2025)
- 8 Traffic Impact Assessment (SECA Solution, 21 May 2025)
- 9 Detailed Site Investigation (NEO Consulting, 31 July 2023)

SITE

The site is located in Medowie, within the Port Stephens Local Government Area (LGA). Medowie is situated approximately 15 kilometres from Raymond Terrace, 35 kilometres from Newcastle and 8 kilometres from Williamtown RAAF Base and Newcastle Airport.

The site has a combined area of approximately 7.7 hectares with access from both Ferodale Road to the north and Medowie Road to the west. It is currently zoned RU2 Rural Landscape and is comprised of large lots with single residential dwellings and ancillary structures, with partially cleared areas interspersed with native vegetation.

A drainage corridor traverses the site from east to west, with denser vegetation concentrated adjacent to Medowie Road.

Mapping identifies the site as bushfire prone, partially flood affected, within a drinking water catchment and comprising some patches of vegetation with high environmental values which are concentrated within the drainage corridor.

The surrounding area features a mix of residential development, public recreation areas, rural landscape, commercial land and Wirreanda Public School further east.

Figure 1. Subject Site



Figure 2. Overall General Arrangement (concept only)



PART 1 – Objectives or intended outcomes

The planning proposal seeks to achieve the following outcome:

- To amend the Port Stephens Local Environmental Plan 2013 (LEP) to enable residential, commercial and environmental development at 46-54 Ferodale Road and 754 Medowie Road, Medowie.


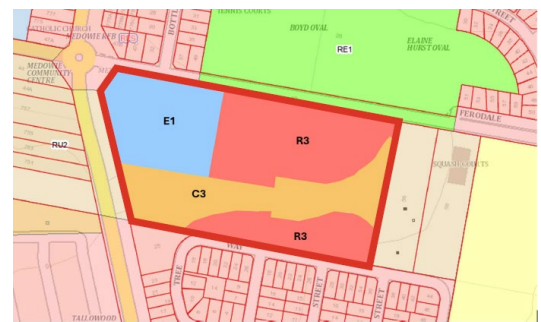





PART 2 – Explanation of provisions

The objectives of the planning proposal will be achieved by the following amendments to the LEP maps for the subject land:

- Amend Land Zoning Map from RU2 Rural Landscape to a combination of R3 Medium Density Residential, E1 Local Centre and C3 Environmental Management Zone.
- Amend Lot Size Map from 20 hectares to:
 - 300m² within the proposed R3 Medium Density Residential zone
 - No applicable minimum within the proposed E1 Local Centre zone
 - 20 hectares within the proposed C3 Environmental Management zone.
- Amend Height of Building Map from no applicable height limit to:
 - 12m within the proposed R3 Medium Density Residential zone
 - 15m within the proposed E1 Local Centre zone
 - no applicable height limit within the proposed C3 Environmental Management zone.
- Identify the site as an Urban Release Area on the Urban Release Area Map.

Figure 3. Existing and Proposed LEP Map Changes identifies the proposed mapping changes to the LEP.

Figure 3. Existing and Proposed LEP Map Changes

Existing land zoning map	Proposed land zoning map
	
Existing lot size map	Proposed lot size map
	
Existing height of building map	Proposed height of building map
	
Existing urban release area map	Proposed urban release area map
N/A	

PART 3 – Justification of strategic merit and site specific merit

Strategic merit

Section A – Need for the planning proposal

Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The planning proposal is the result of the Port Stephens Local Strategic Planning Statement (LSPS) and the identification of the site and the Medowie in various planning strategies for housing, including the Hunter Regional Plan 2041 (HRP), Greater Newcastle Metropolitan Plan 2036 (GNMP), Port Stephens Local Housing Strategy (LHS) and accompanying Housing Supply Plan (HSP), the Medowie Place Plan (MPP) and the Medowie Planning Strategy (MPS).

Proceeding with the planning proposal will implement the following relevant planning priorities and related actions of the LSPS:

- Priority 1 ‘Support the growth of strategic centres’

The planning proposal will support the growth of Medowie which is identified as an emerging strategic centre.

- Priority 4 ‘Ensure suitable land supply’

The planning proposal will deliver land for housing identified in local planning strategies including the HSP.

- Priority 5 ‘Increase diversity of housing choice’

The planning proposal will create more varied housing options within an existing centre.

- Priority 7 ‘Conserve biodiversity values and corridors’

The planning proposal places an area of the site with high environmental values within the C3 Environmental Management zone and maintains an environmental corridor through the site.

- Priority 11 ‘Integrate land use and transport planning’

The planning proposal will create housing opportunities with a walkable catchment of the town centre.

The consistency of the planning proposal with the range of strategic plans is set out in the following sections of this document.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This planning proposal seeks to amend the LEP zoning, height of building and minimum lot size maps for the site and is the appropriate means to achieve the intended objectives and intended outcomes.

The existing zoning of RU2 Rural Landscape of the site does not permit the development outcomes envisioned by land use planning strategies. Rezoning the site to a combination of R3 Medium Density Residential, E1 Local Centre and C3 Environmental Management is required. Amending the accompanying LEP maps for height of building and minimum lot size will facilitate the intended built form height, density and subdivision outcomes.

The R3 Medium Density Residential zone is the best means to facilitate density outcomes given the proximity of the site to the Medowie town centre, community facilities and major road networks. It provides flexibility for medium density and diverse residential dwelling types and supporting housing supply.

The proposed E1 Local Centre zone is confined to the north-west portion of the site. It will facilitate commercial development that supports the existing and future residential release areas of Medowie, business activities and economic growth in the town centre. It will assist in servicing the community, particularly those neighbourhoods on the eastern side of Medowie Road. The use of the E1 Local Centre zone for the site is consistent with the zoning of the existing Medowie town centre commercial area.

To achieve the intended environmental outcomes for the riparian area of the site, the use of a conservation zoning is appropriate, rather than retention of the existing RU2 Rural Landscape zone or a residential zoning. The drainage and environmental investigations undertaken for the planning proposal support a change in zoning to C3 Environmental Management, which will best reflect the biodiversity corridor and drainage functions of this part of the site.

Section B – Relationship to strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the Hunter Regional Plan and/or Greater Newcastle Metropolitan Plan (or any exhibited draft plans that have been prepared to replace these)?

Hunter Regional Plan 2041

The HRP identifies Medowie as a centre and a priority location for future housing to service the growing region including the nearby Astra Aerolab and RAAF Base Williamtown-Newcastle Airport. Medowie is located within the Greater Newcastle District.

The HRP has projected a need for an additional 11,100 dwellings in Port Stephens to 2041. The planning proposal will contribute to meeting this projection. It seeks to provide additional residential land in a strategic location.

It is estimated that the planning proposal will facilitate approximately 108 dwellings within the R3 Medium Density Residential zone.

The site is strategically located within an existing residential area in close proximity to services and facilities to support walking, cycling and public transport in 15-minute neighbourhoods envisioned by the HRP.

The planning proposal supports the HRP priorities and objectives to provide greater housing choice and encourage residential development within proximity to Medowie town centre, local services and schools and the employment hubs of RAAF Base Williamtown-Newcastle Airport, Tomago and Heatherbrae.

The location of Medowie is shown on Figure 4. HRP Housing Map.

Figure 4. HRP Housing Map



Table 1 'Response to Hunter Regional Plan 2041 Objectives' demonstrates the consistency of the planning proposal with the relevant objectives and applicable strategies of the HRP.

Table 1. Response to Hunter Regional Plan 2041 Objectives

Hunter Regional Plan 2041	
PART 2 OBJECTIVES	
Objective 3 Create 15-minute neighbourhoods to support mixed, multi modal, inclusive and vibrant communities.	
Strategy	Consistency
<p>Strategy 3.1 Planning proposals that propose a residential, local centre or commercial centre zone will not prohibit the following land uses within urban core, general urban, inner suburban and general suburban contexts:</p> <ul style="list-style-type: none"> • business premises • restaurants or cafes • take-away food and drink premises • neighbourhood shops and supermarkets • educational establishments • early education and care facilities • health services facilities • markets • community facilities • recreation areas 	<p>The planning proposal is for a combination of the R3 Medium Density Residential and E1 Local Centre zones within an urban area and will not prohibit any of the uses set out in HRP Strategy 3.1.</p>
<p>Strategy 3.2 Planning proposals will incorporate:</p> <ul style="list-style-type: none"> • a small neighbourhood centre if the proposed residential yield exceeds 1,500 dwellings or • a large neighbourhood centre if the proposed residential yield exceeds 4,000 dwellings. The neighbourhood centre will: • support a floor area informed by a local retail demand analysis 	<p>The site is within close proximity to the existing Medowie town centre, which includes a range of local shops, restaurants and cafes, two supermarkets, child care centre and a community centre.</p> <p>The planning proposal includes rezoning approximately 1.9 hectares of land at the corner of Medowie Road and Ferodale Road to E1 Local Centre. This will</p>

<ul style="list-style-type: none"> • have enough developable area to accommodate the uses over one level with at grade parking to reduce costs • be located to maximise its convenience for the vast majority of residents of which it serves • be located in a high profile location (i.e. main arterial road or precinct with strong pedestrian traffic) • be supported by a walkable catchment and pedestrian friendly environment. 	<p>support and enhance the existing town centre by catering to the needs of a growing population and increased housing supply in the immediate area. It is well located to maximise convenience for residents, in a high profile location and is supported by access from pedestrians by the shared path network and future pathway connections.</p> <p>The location of the proposed commercial land is consistent with the Medowie Place Plan.</p> <p>The proposed commercial land is supported by the accompanying Medowie Commercial Assessment and the Port Stephens Centres and Employment Land Study.</p>
<p>Strategy 3.3 Local strategic planning will identify the location of urban core, general urban, inner suburban and general suburban contexts that apply to the LGA and consider strategies to achieve 15-minute neighbourhoods in these areas.</p>	<p>The planning proposal including application of the R3 Medium Density Residential zone, 12m height of building limit and 300m² minimum lot size provides flexibility to achieve medium density outcomes for the site and achieve 15-minute neighbourhood outcomes.</p>
<p>Strategy 3.5 Local strategic planning should consider strategies to ensure 90% of houses are within a 15-minute walk of open space, recreation areas or waterways.</p>	<p>Rezoning the site for residential use will create additional housing opportunities within a 15-minute walk of open space and recreation areas. Sporting facilities and ovals are within an 800m radius walking distance.</p>
<p>Objective 4 – An inter-connected and globally focused Hunter without car dependent communities.</p>	
<p>Strategy 4.1 Local strategic planning will consider opportunities to:</p> <ul style="list-style-type: none"> • connect existing coastal walkways and cycleways to enhance the user experience and link coastal towns and villages 	<p>The subject site is located to support an efficient network for walking, cycling and public transport. Future development will provide a 15-minute neighbourhood fostering a diverse, healthy and well-connected lifestyle for future residents. The site has access to</p>

<ul style="list-style-type: none"> • integrate walking and cycling networks into the design of new communities • prioritise walking and cycling in areas around schools, health services, aged care facilities, sporting, cultural and recreational facilities • explore ideas from the Streets as Shared Spaces program. 	<p>a shared path network along Medowie road, providing access to a range of facilities including schools, the town centre and recreation opportunities.</p>
<p>Strategy 4.6 Local strategic planning should be integrated with transport planning to ensure:</p> <ul style="list-style-type: none"> • places maximise sustainable transport opportunities, including active and public transport that supports compact urban area • ease of use and connection across the network, including mobility, accessibility, parking and how people get to and from transport • inclusive and accessible systems for people of all ages and abilities. 	<p>Bus routes operate along Medowie Road and Ferodale in the vicinity of the subject site, offering convenient access to public transport.</p>
<p>Objective 5 – Plan for ‘nimble neighbourhoods’, diverse housing and sequenced development.</p>	
<p>Strategy 5.2 Local strategic planning will consider amendments to planning and development controls that reflect the desired density targets for the urban core, general urban, inner suburban and general suburban contexts.</p>	<p>The planning proposal seeks to apply the R3 Medium Density Residential zone with an accompanying height of building limit of 12m and a minimum lot size of 300m². These LEP planning controls will facilitate the site achieving a density of at least 30 dwellings per hectare.</p>
<p>Strategy 5.3 Planning proposals will not prohibit the following housing typologies within residential zones that apply to urban core, general urban, inner suburban and general suburban contexts:</p> <ul style="list-style-type: none"> • attached dwellings • boarding houses 	<p>The proposed R3 Medium Density Residential zone will not prohibit any of the housing typologies identified by Strategy 5.3 of the HRP.</p>

<ul style="list-style-type: none"> • dual occupancies • group homes • multi dwelling housing • secondary dwellings • semi-detached dwellings. 	
Objective 6 – Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments.	
Strategy 6.3 Planning proposals will ensure the biodiversity network is protected within an appropriate conservation zone unless an alternate zone is justified following application of the avoid, minimise, offset hierarchy.	The planning proposal will ensure the biodiversity network is protected by rezoning the environmental corridor through the site from RU2 Rural Landscape to C3 Environmental Management.
Strategy 6.11 Planning proposals will demonstrate that development within a drinking water catchment or sensitive receiving water catchment will achieve a neutral or beneficial effect on water quality.	The site is located within the Grahamstown Dam Drinking Water Catchment. The proposal includes water quality modelling seeing to demonstrate that the proposed rezoning and development of the site will have a Neutral or Beneficial Effect (NorBE) on water quality. The planning proposal will be referred to the Hunter Water Corporation for comment following a Gateway determination.
Objective 7 – Reach net zero and increase resilience and sustainable infrastructure	
<p>Strategy 7.7 Local strategic planning will demonstrate alignment with the NSW Government's natural hazard management and risk mitigation policy framework including:</p> <ul style="list-style-type: none"> • Planning for Bushfire Protection 2019 • NSW Coastal Management Framework • Floodplain Development Manual and the Flood Prone Land Policy • Planning for a more resilient NSW: A strategic guide to planning for natural hazards 	The site is identified as bushfire prone and partly flood affected. A Flood Impact and Risk Assessment and Strategic Bushfire Study have been prepared. Both assessments confirm that the site is suitable for future residential and commercial development provided that recommended mitigation measures are implemented to create a safe and hazard-resilient neighbourhood.

• any other natural hazards guidance that is released.	
Objective 8 – Plan for businesses and services at the heart of healthy, prosperous and innovative communities	
Strategy 8.2 Planning proposals will accommodate new commercial activity in existing centres and main streets unless it forms part of a proposed new community or is an activity that supports a 15-minute neighbourhood.	The proposed E1 Local Centre zone is confined to the northwest portion of the site and will facilitate future commercial development to support the existing community, future residential areas and economic growth. Its location will better service those neighbourhoods on the eastern side of Medowie Road.

Table 2 'Response to Hunter Regional Plan 2041 Priorities' sets out the consistency of the planning proposal with HRP Part 3 District Planning and Growth Areas of the HRP and the relevant planning priorities.

Table 2. Response to Hunter Regional Plan 2041 Priorities

Hunter Regional Plan 2041	
PART 3 DISTRICT PLANNING AND GROWTH AREAS – GREATER NEWCASTLE DISTRICT	
Planning Priority 1: Prioritise housing within 30 minutes of Williamtown Special Activation Precinct (SAP)	The HRP identifies Medowie as a priority location for future housing to service the (now cancelled) Williamtown SAP. Although the Williamtown SAP was cancelled, the site is close to jobs and services, being a 15-minute drive to the strategic centre of Raymond Terrace and approximately 10 minutes to minutes to RAAF Base Williamtown - Newcastle Airport and the Astra Aerolab employment hub.
Planning Priority 6: Support the NSW Koala Strategy	<p>The proposed C3 Environmental Management zone and the masterplan concept provide an environmental corridor through the site from the western side of Medowie Road to vegetated land to the east.</p> <p>The corridor will retain trees and other vegetation beneficial to the</p>

	local koala population and can be enhanced with additional planting. Edge treatment of the corridor is proposed to discourage koalas entering residential areas within the site.
Planning Priority 9: Protect drinking water catchments	The site is located within a drinking water catchment. The Water Sensitive Urban Design Assessment demonstrates (NorBE) on water quality can be achieved.

Greater Newcastle Metropolitan Plan 2036

The Greater Newcastle Metropolitan Plan 2036 (GNMP) applies to part of the Port Stephens LGA, including Medowie.

The planning proposal is consistent with the GNMP as it will deliver houses close to jobs and contribute to meeting housing targets. The consistency of the planning proposal with the relevant strategies of the GNMP is addressed in the following table.

Table 3. Response to Greater Newcastle Metropolitan Plan 2036

Greater Newcastle Metropolitan Plan 2036	
Strategies	Consistency
9. Plan for jobs closer to home in the metro frame	The subject site is located close to the town centre of Medowie, the strategic centre of Raymond Terrace as well as employment clusters at Williamstown, Tomago and Heatherbrae.
12. Enhance the Blue and Green Grid and the urban tree canopy	The planning proposal is supported by a Landscape Masterplan designed to protect and enhance the existing riparian corridor, urban habitat linkage and the public and private domains. The Landscape Masterplan includes new tree plantings that will enhance the urban tree canopy, strengthen ecological features and improve visual amenity.

<p>14. Improve resilience to natural hazards</p>	<p>The site is identified as bushfire prone and partly flood affected.</p> <p>The accompanying Flood Impact and Risk Assessment and Strategic Bushfire Study confirm that the site is suitable for development, provided that the recommended mitigation measures are implemented.</p> <p>A key feature is the retention of a corridor through the site for drainage, flood management and biodiversity corridor functions.</p>
<p>16. Prioritise the delivery of infill housing opportunities within existing urban areas.</p>	<p>The planning proposal facilitates the delivery of housing within an established and growing urban area.</p>
<p>17. Unlock housing supply through infrastructure coordination and delivery.</p>	<p>The planning proposal will provide housing opportunities close to strategic centres. Medowie is linked by road and public transport to Raymond Terrace, Williamtown RAAF Base-Newcastle Airport and other centres in Port Stephens.</p> <p>Preliminary servicing advice from Hunter Water Corporation demonstrates that reticulated water and sewer is feasible.</p> <p>State significant infrastructure is not required.</p>
<p>18. Deliver well-planned rural residential housing areas</p>	<p>The planning proposal proposed will maximise the potential of underutilised and non-productive RU2 Rural Landscape zoned land identified for residential and commercial development in land use planning strategies.</p>

Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Port Stephens Local Strategic Planning Statement

The LSPS identifies the 20-year vision for land use in Port Stephens. It sets out social, economic and environmental planning priorities for the future and identifies when they will be delivered.

The planning proposal is consistent with the LSPS, which identifies Medowie as an emerging strategic centre.

Table 4. Port Stephens Local Strategic Planning Statement

Port Stephens Local Strategic Planning Statement	
Planning Priorities	Consistency
1. Support the growth of strategic centres and major employment areas	The planning proposal aims to deliver additional housing and a local commercial centre in close proximity to Medowie town centre and the strategic hub of Raymond Terrace including significant employment clusters at Williamstown, Tomago and Heatherbrae.
4. Ensure suitable land supply	The planning proposal provides additional land supply for residential and commercial development consistent with planning strategies.
5. Increase diversity of housing choice	The proposed R3 Medium Density Residential zone permits a diverse range of housing typologies including detached dwellings, dual occupancies, townhouses and residential flat buildings. A minimum lot size of 300m ² is proposed to facilitate smaller lot housing and diversity in housing choice.
6. Plan infrastructure to support communities	Medowie is linked by roads and public bus transport to Raymond Terrace, Williamstown RAAF Base-Newcastle Airport, and other centres in Port Stephens. State significant infrastructure is not required.
7. Conserve biodiversity values and corridors	The planning proposal and accompanying Medowie Village Masterplan concept incorporates an environmental and drainage corridor, enhancing koala movement across the

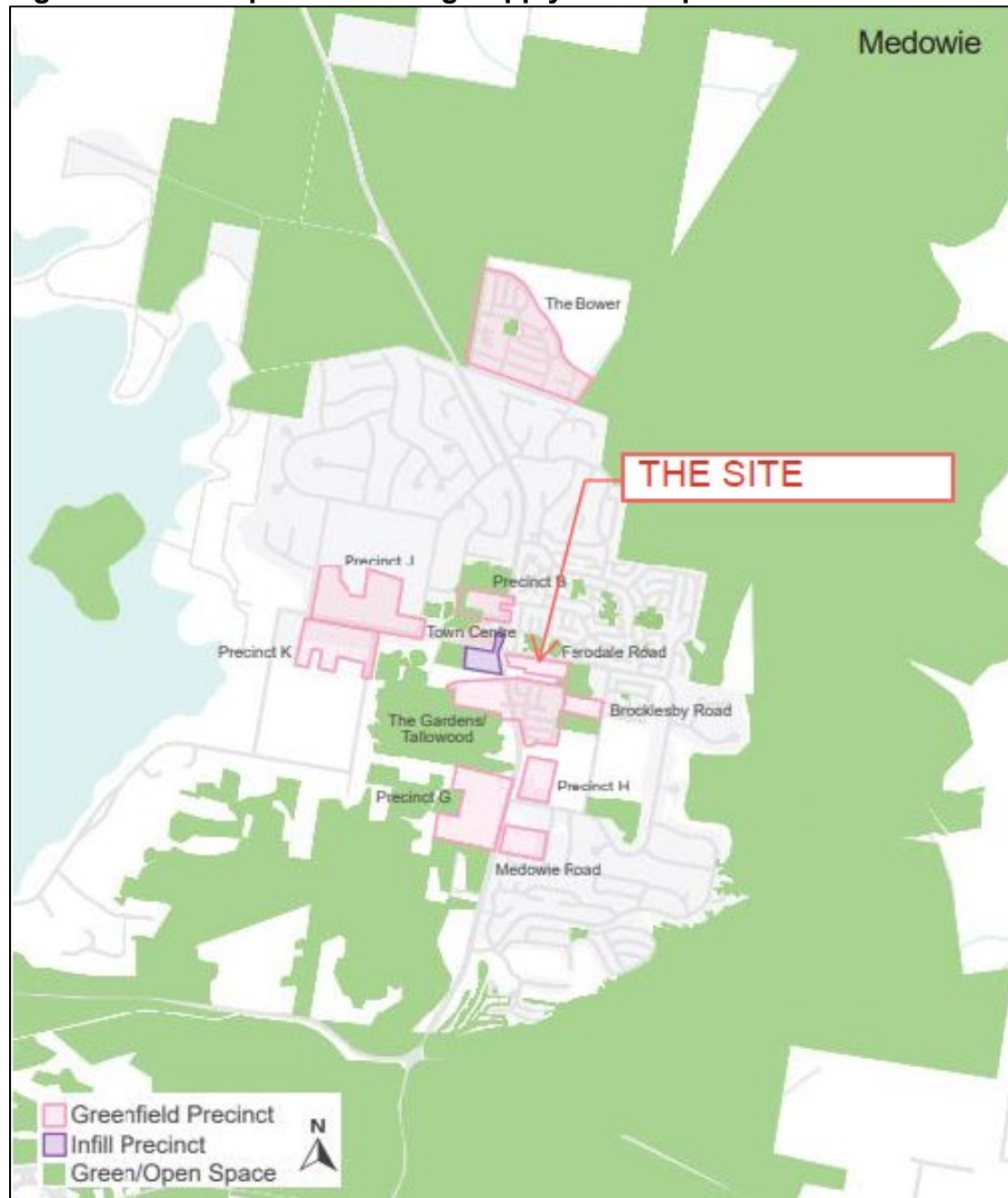
	<p>site. The corridor will retain trees and other vegetation beneficial to local koala populations and can be enhanced with additional planting. Edge treatment of the corridor is designed to discourage koalas entering future residential areas by the proposed future installation of a rock type faced retaining wall.</p> <p>The Landscape Masterplan includes proposed Koala feed tree plantings within the environmental and drainage corridor to improve food source and habitat.</p>
8. Improve resilience to hazards and climate change	The planning proposal is consistent with environmental, sustainability and risk management directions in local, regional and state planning framework. The proposed urban zones seek to avoid land identified as flood prone. Additional modelling will be undertaken to confirm the suitability of the planning proposal concept to account for future climate change scenarios.
9. Protect and preserve productive agricultural land	The planning proposal will not impact on productive rural landscapes. The site is fragmented with multiple lots and does not contribute to broader agricultural viability of the area. No agricultural activities are occurring.
10. Create people friendly spaces in our local centres where people can come together	The site is located in close proximity to the existing Medowie town centre and social and recreational opportunities. End uses within the proposed E1 Local Centre will provide the opportunity for new uses such as a café, fast food outlets and a variety of retail shops to foster social interaction and community engagement. A potential child care centre is also indicated on part of the site.
11 Integrate land use and transport planning	Medowie is linked by road and public transport to Raymond Terrace, Williamtown RAAF base, and other centres in Port Stephens. The site is well located, with public bus services in the locality. The site is within the town centre area and provides opportunity for walking and cycling for day to day needs.

Port Stephens Local Housing Strategy (Live Port Stephens)

Medowie is recognised in the LHS as an emerging centre that will play an important role both within Port Stephens and Greater Newcastle.

The site is identified in the LHS and Housing Supply Plan for residential development as shown in Figure 4 'Port Stephens Housing Supply Plan Map' and is consistent with the greenfield housing criteria.

Figure 5. Port Stephens Housing Supply Plan Map



The consistency of the planning proposal with the relevant key outcomes and priorities from the LHS is set out in the following table.

Table 5. Port Stephens Local Housing Strategy

Port Stephens Local Housing Strategy	
Outcomes	Consistency
<p>Outcome 1 Ensure Suitable Land Supply</p> <p>1.1 Ensure adequate supply of new housing</p> <p>1.2 Remove barriers to unlock housing supply</p> <p>1.3 Increase the proportion of infill housing</p>	<p>The planning proposal will contribute towards ensuring the adequate supply of new housing by rezoning land for residential development identified in the HSP. Rezoning the land will remove a barrier to unlocking supply. The proposed R3 Medium Density zoning will facilitate infill housing.</p>
<p>Outcome 2 Improve Housing Affordability</p> <p>2.1 Respond to housing stress</p> <p>2.2 Provide more affordable housing near jobs</p> <p>2.3 Reduce the cost of new housing</p>	<p>Future development of the site will provide a diverse range of housing with convenient links to major employment areas, and public transport, alleviating housing stress within the LGA. The potential mix of housing typologies including dual occupancies, terraces and residential flat buildings will assist in the delivery of improved housing affordability. Increased supply will assist in responding to housing stress.</p>
<p>Outcome 3 Increase diversity of housing choice</p> <p>3.1 Facilitate new housing within existing urban areas</p> <p>3.2 Encourage a range of housing types and sizes</p> <p>3.3 Enable better planning for diverse lifestyles</p>	<p>Rezoning of the site will provide new residential housing within an existing urban area. The accompanying masterplan concept demonstrates how the site could provide more than 100 dwellings of varying typologies such as single detached dwellings, dual occupancies, townhouses and residential flat buildings. The range of potential dwelling types provides flexibility to accommodate a diverse lifestyles in proximity to the town centre.</p>
<p>Outcome 4 Facilitate liveable communities</p> <p>4.1 Housing enhance local character</p>	<p>Future housing and commercial opportunities within this part of Medowie will strengthen the sense of place. The junction of Ferodale</p>

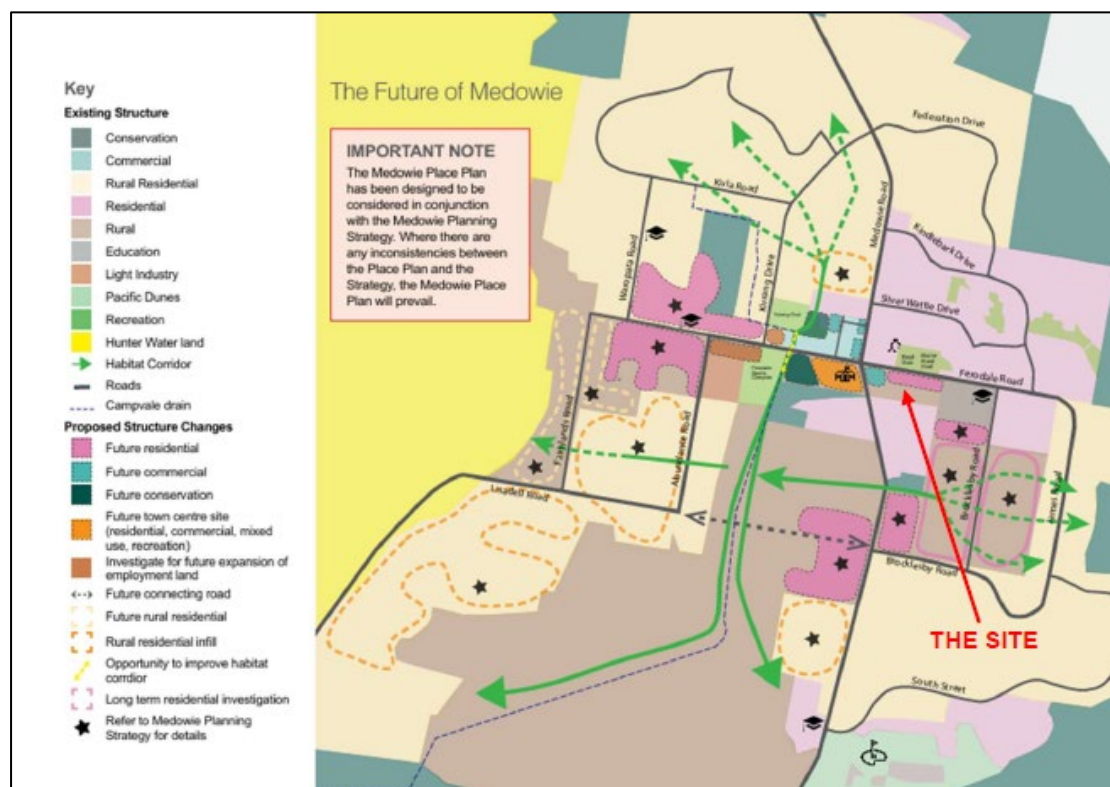
4.2 Communities are connected	Road and Medowie Road will be an anchor point for the town centre. The central location of the site supports its suitability for residential and commercial development and improving the liveable community.
4.3 Sustainable and resilient communities	
4.4 Supported communities	

Medowie Place Plan

The Medowie Place Plan (MPP) acknowledges and responds to the values and priorities of the Medowie community. It supports the Medowie Planning Strategy (MPS) by identifying additional opportunities for residential development and employment lands.

The site is identified on the MPP 'Future of Medowie Map' as containing opportunities for both future residential and commercial development. The planning proposal is consistent with the intended outcomes for the site.

Figure 6. Medowie Place Plan Future of Medowie Map



The supporting investigations undertaken for the planning proposal on flooding and drainage, ecology and bushfire confirm that additional areas of the site can support residential development. This expansion will enhance connectivity to the recently developed Gardens Estate to the south while preserving and improving the existing riparian corridor, which provides environmental and drainage corridor functions.

Medowie Planning Strategy

The MPS identifies the site for residential development on the Strategy Map and includes the sites within Precinct D as a potential future residential release area.

Figure 7. Medowie Planning Strategy Map



Through site detailed investigations, the planning proposal aims to facilitate a potential dwelling yield of approximately 108 dwellings in a range of housing typologies, consistent with the strategic identification of the site for residential development in the MPS.

The planning proposal aligns with the vision and objectives of the MPS by facilitating development in close proximity to local services and amenities, ensuring efficient land use and supporting a well-connected community. The retention of the east-west corridor within the site is consistent with the biodiversity and flooding and drainage principles of the MPS.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no other applicable State and regional studies or strategies that directly apply to the planning proposal. The planning proposal may generally contribute towards the implementation of State plans to increase housing supply and diversity, and to provide housing opportunities in proximity to major employment areas for example at RAAF Base Williamstown-Newcastle Airport and Astra Aerolab.

Q6. Is the planning proposal consistent with applicable SEPPs?

An assessment of the relevant applicable State Environmental Planning Policies (SEPPs) against the planning proposal is provided in the table below.

Table 6. Relevant State Environmental Planning Policies

SEPP	Consistency and Implications
SEPP (Housing) 2021	
Chapter 3 Diverse Housing	The planning proposal is consistent with the principles of the SEPP (Housing) 2021. The proposal seeks to rezone land for residential purposes in a location with existing infrastructure and services, and encourage a range of housing typologies homes and lot sizes.
SEPP (Resilience and Hazards) 2021	
Chapter 4 Remediation of Land	<p>A Detailed Site Investigation report has been prepared to support the planning proposal and investigate potential contamination risk.</p> <p>The report found that based on site investigation and analytical results, the potential for significant contamination on the site is low. The report concludes that the site can be considered suitable for the proposed development and residential use, provide that the recommendations within the report are undertaken. The report recommends:</p> <ul style="list-style-type: none">• Hazardous Materials Survey to be undertaken on onsite structures prior to demolition.• The demolition of structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements.• Any soils requiring excavation, on-site reuse and/or removal must be classified in accordance with Waste Classification Guidelines Part 1: Classifying Waste NSW EPA (2014).
SEPP (Transport and Infrastructure) 2021	
Chapter 2 Infrastructure	Relevant provisions of this SEPP are addressed in the Traffic Impact Assessment (TIA) accompanying this planning proposal.

	<p>Given the scale of the development, which will include more than 200 car parking spaces within the E1 Local Centre zone, future development will qualify as a traffic generating development under Schedule 3 'Traffic-generating development to be referred to TfNSW' of the SEPP. Future development will likely require referral to and concurrence from Transport for NSW (TfNSW). The potential for access onto Medowie Road (a classified regional road MR518) also triggers Schedule 3 of the SEPP. In summary the TIA found that:</p> <ul style="list-style-type: none"> • Upgrade works to Medowie Road and Ferodale Road will not be directly required for the proposal. • SIDRA results demonstrate that the key intersection of Medowie Road and Ferodale Road will continue to operate at an acceptable Level of Service for the current design year of 2024 and shall have capacity for a number of years until such time as upgrade works are undertaken. • The proposed rezoning is acceptable on traffic and access grounds. • Additional traffic movements generated by future development would have an acceptable impact on the surrounding road network.
SEPP (Biodiversity and Conservation) 2021	
Chapter 3 Koala habitat protection 2020 & Chapter 4 Koala habitat protection 2021.	<p>Relevant provisions of this SEPP have been addressed in the Biodiversity Assessment Report (BDAR) including supplementary Koala Corridor Assessment accompanying this planning proposal.</p> <p>The BDAR and Koala Corridor Assessment addresses the performance criteria for rezoning in the Port Stephens Comprehensive Koala Plan of management (CKPOM).</p> <p>Although existing fragmentation has already disrupted Koala movement, the Medowie Village Masterplan concept incorporates green space that will function as both an environmental and drainage corridor, improving connectivity and facilitating Koala movement across the site.</p> <p>The planning proposal will provide a green linkage through the site from bushland on the western side of Medowie Road to vegetation to the east. The</p>

	<p>corridor on the site is to be rezoned from RU2 Rural landscape to C3 Environmental Management.</p> <p>The planning proposal would lead to the removal of a portion of Koala feed trees on the site, however the patch of vegetation within the southwest portion of the site mapped as having high environmental values is to be retained and will be zoned C3 Environmental Management (refer to Figure 13 - Habitat Tree Map in the BDAR).</p> <p>The Landscape Masterplan details proposed Koala feed tree plantings within the environmental and drainage corridor to improve food sources and habitat.</p>
--	--

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

An assessment of relevant Ministerial Directions against the planning proposal is provided in the table below.

Table 7 – Relevant Ministerial Directions

Ministerial Direction	Consistency and Implications
1. PLANNING SYSTEMS	
1.1 Implementation of Regional Plans	<p>The Hunter Regional Plan 2041 and the Greater Newcastle Metropolitan Plan 2036 are applicable to this planning proposal. The planning proposal is consistent with both strategies as it seeks to provide additional residential development in an area identified in a local strategy, located in proximity to existing urban areas and RAAF Base Williamtown-Newcastle Airport and Astra Aerolab.</p> <p>The planning proposal is consistent with this direction.</p>
3. BIODIVERSITY AND CONSERVATION	
3.1 Conservation Zones	<p>The site contains land that is mapped as comprising biodiversity values. This area will be retained and rezoned from RU2 Rural Landscape to C3 Environmental Management. The planning proposal includes the provision of an environmental corridor, linking vegetation in the west to vegetation in the east. The corridor will be zoned C3 Environmental</p>

	Management. The planning proposal is consistent with this direction.
3.2 Heritage Conservation	<p>The site does not support any items of heritage significance listed in the LEP, nor is it located within a heritage conservation area.</p> <p>A search of the Aboriginal Heritage Information Management System (AHIMS) was undertaken by the proponent in 2022 with a 1,000m buffer around the site with no Aboriginal sites or places recorded within the study area. A further search was undertaken by the proponent in February 2025, again resulting in no records. Based on this, it is envisaged the proposed development will not require an Aboriginal Heritage Impact Statement at this stage, with further consideration to be made at future development application stages. Any inconsistency of the planning proposal with this direction is of minor significance.</p>
4. RESILIENCE AND HAZARDS	
4.1 Flooding	<p>This direction applies because parts of the site are mapped within the Flood Planning Area and are proposed for rezoning for residential and commercial use.</p> <p>The planning proposal is generally consistent with this policy through the consideration of items (1) (a) to (1) (d). Further justification for the planning proposal in relation to flooding and drainage is provided within the Flood Impact and Risk Assessment (FIRA) accompanying the planning proposal. The FIRA assesses future development to be flood free in major storm events without causing increased flood levels to adjacent land. Additional modelling will be undertaken to confirm the suitability of the planning proposal concept to account for the range of future climate change scenarios.</p> <p>Any inconsistency of the planning proposal with this Direction is justified as being of minor significance. The proposed zoning layout has been provided to retain the majority of the land subject to main flood risk as a drainage and environmental corridor. There is only minor intrusion of proposed urban zones onto land within the Flood Planning Area.</p>
4.3 Planning for Bushfire Protection	This direction applies because the site is mapped as bushfire prone land. The planning proposal is consistent with this direction with the RFS document

	<p>Planning for Bushfire Protection. A Strategic Bush Fire Study has been prepared and concludes that the development can satisfy the bushfire protection measures in the PBP.</p> <p>The planning proposal is consistent with this direction.</p>
4.4 Remediation of Contaminated Land	<p>A Detailed Site Investigation report has been prepared to support the planning proposal and investigate potential contamination risk.</p> <p>The report found that based on site investigation and analytical result, the potential for significant contamination of on-site soil is low. The report concludes that the site can be considered suitable for the proposed development and residential use, provide that the recommendations within the report are undertaken with future development.</p> <p>The planning proposal is consistent with this direction.</p>
4.5 Acid Sulfate Soils	<p>LEP maps indicate the site is located in a low risk Class 5 acid sulphate soil area and the risk in relation to this issue is low. The planning proposal does not require an acid sulfate soils management plan and is consistent with this direction.</p>
5. TRANSPORT AND INFRASTRUCTURE	
5.1 Integrating Land Use and Transport	<p>The planning proposal will encourage a 15-minute neighborhood by integrating commercial and residential development within proximity of the Medowie town centre.</p> <p>The planning proposal is consistent with sustainable transport objectives and is consistent with this Direction.</p>
6. HOUSING	
6.1 Residential Zones	<p>The proposed amendments to LEP will facilitate the development of the site to provide approximately 108 dwellings and one commercial allotment within proximity to the Medowie town centre. Indicative lots have been sized to accommodate a variety of housing typologies (single detached dwellings, dual occupancies, multi-dwelling housing and residential flat buildings). The planning proposal is consistent with this direction.</p>

7: INDUSTRY AND EMPLOYMENT	
7.1 Business and Industrial Zones	<p>The planning proposal does not affect land within an existing business or industrial zone.</p> <p>The rezoning of part of the site for commercial use is consistent with strategic planning for the area. The MPP identifies land at the corner of Medowie Road and Ferodale Road for commercial use.</p> <p>The proposed E1 Local Centre zone will facilitate future commercial development that supports existing and future residential release areas. Its location will better service those neighbourhoods on the eastern side of Medowie Road.</p> <p>The proposed centre is located in close proximity to several community facilities such as the Medowie community centre, indoor sports centre and sporting fields. This increases its appropriateness for commercial land uses.</p> <p>This direction is addressed in further detail by the Commercial Assessment accompanying this planning proposal.</p> <p>The planning proposal is consistent with this Direction.</p>
9.1 Rural Zones	<p>The subject land is zoned RU2 Rural Landscape however does not support existing rural uses.</p> <p>The site is identified for urban uses in land use planning strategies. The agricultural production value of the land is significantly diminished.</p> <p>Any inconsistency of the planning proposal with this direction is justified by the inclusion of the site in various planning strategies identifying the land for future residential and business uses.</p>
9.2 Rural Lands	<p>The site does not support existing rural uses and is located within an existing town on fragmented lots.</p> <p>Any inconsistency of the planning proposal with this direction is justified by the inclusion of the site in various planning strategies identifying the land for future residential and business uses.</p>

Site-specific merit

Section C – Environmental, social and economic impact

Q8. 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?

No. The biodiversity values of the site have been assessed and discussed in the accompanying BDAR, which establishes the biodiversity values of the site and potential impacts of the planning proposal using the Biodiversity Assessment Method (BAM).

The BDAR describes existing vegetation as highly disturbed consisting predominantly of managed exotic grassland with scattered trees. The site contains a mix of vegetation types, assessed to be in poor condition due to past and existing land uses including management practices for bushfire protection.

The BDAR describes that 1.5 hectares of vegetation will be impacted. A total of 24 ecosystem credits will be necessary to offset the residual impacts to native vegetation and 27 species credits required (for Koala).

The southwest corner of the site contains mapped biodiversity values. Vegetation within this section of the site is identified as Swamp Sclerophyll Forest on Coastal Floodplains (a Threatened Ecological Community) and will be retained within the proposed C3 Environmental Management zone.

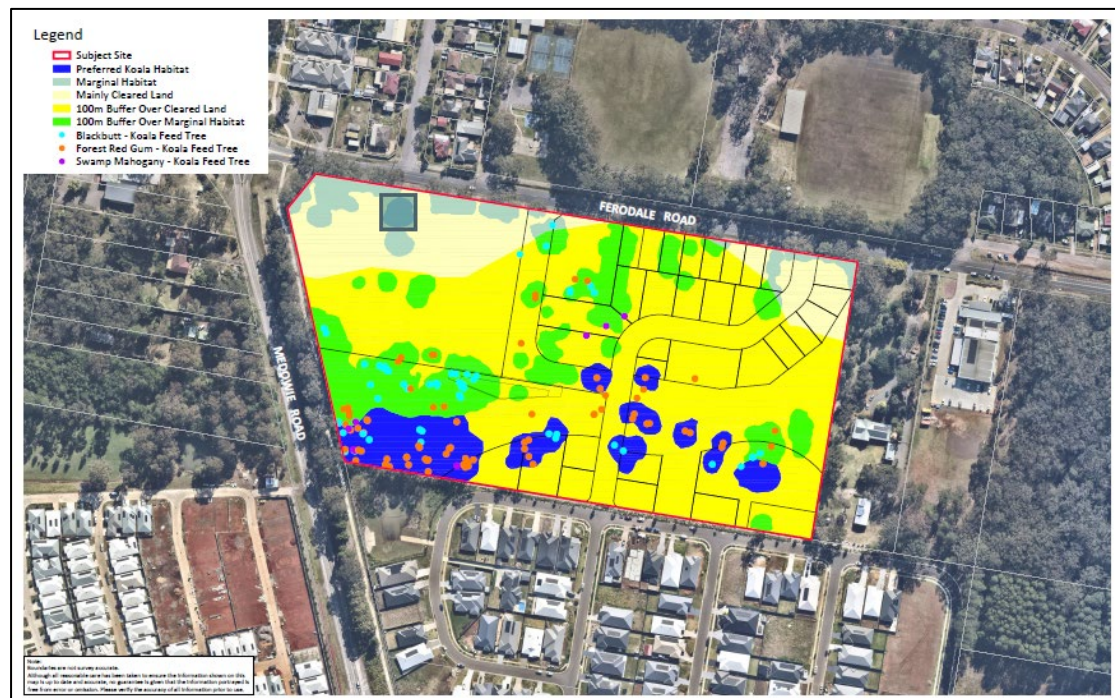
Mitigation measures are proposed to minimise potential impacts to the sites biodiversity values which are summarised in Table 8-5 'Summary of proposed mitigation and management measures for residual impacts (direct, indirect and prescribed)' of the BDAR. These measures will serve to minimise any potential direct or indirect impacts associated with the future development of the land.

There are no serious and irreversible impact (SAII) entities identified by the BDAR. No significant impacts under the Environment Protection and Biodiversity Conservation (EPBC) Act 1999 (Cwlth) were identified.

The BDAR recorded no Koalas or Koala activity within the site. Figure 8. Koala Habitat Map is an extract from the BDAR, showing Koala habitat and buffers surveyed for the site in relation to the development concept.

Although existing fragmentation has already disrupted Koala movement, the masterplan concept incorporates green space that will function as both an environmental and drainage corridor, improving connectivity and facilitating potential Koala movement across the site. The corridor will assist in linking vegetated land on the western side of Medowie Road to vegetated land to the east of the site.

Figure 8. Koala Habitat Map



The environmental corridor will retain trees and other vegetation beneficial to local Koala populations and will be enhanced with additional planting. Edge treatment of the corridor is designed to discourage Koalas entering future residential areas by the installation of a rock type faced retaining wall greater than 1.2m in height.

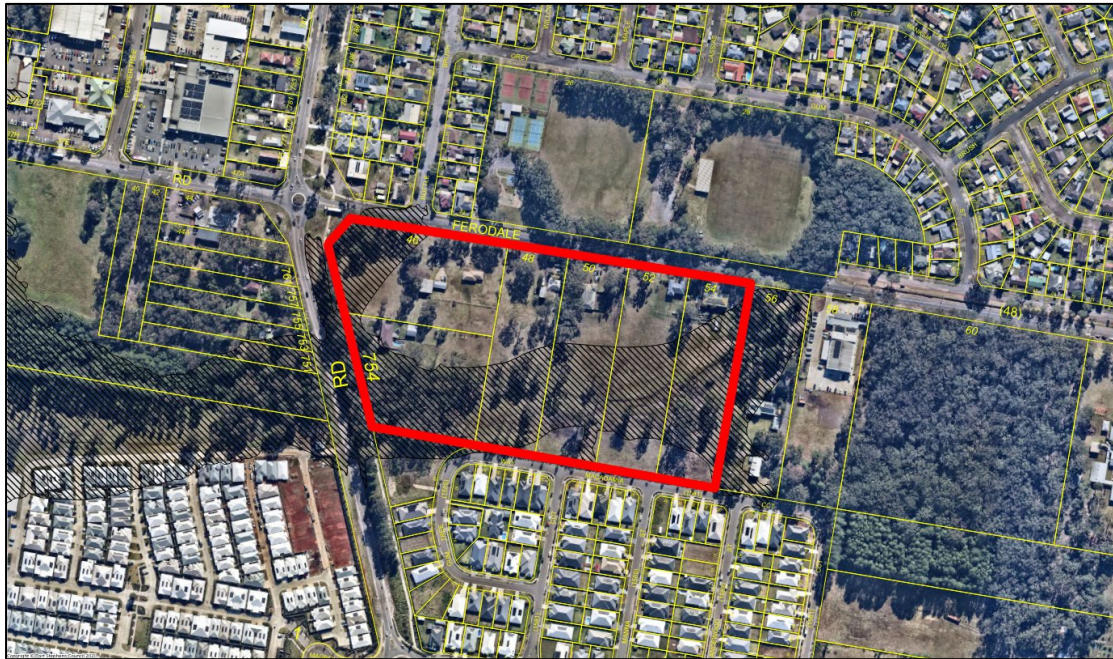
The Landscape Masterplan accompanying the planning proposal details proposed Koala feed tree plantings within the environmental and drainage corridor to improve food source and habitat.

Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Flooding

The land is partly flood affected and within the Flood Planning Area as shown in Figure 9. Flood Planning Area Map.

Figure 9. Flood Planning Area Map



The FIRA for this planning proposal concludes the site is suitable for the proposed rezoning and future development is not expected to create a significant adverse impact to the existing flood behaviour on the site, surrounding areas or downstream properties. The planning proposal and future development will:

- include appropriate measures to manage risk to property
- include appropriate measures to manage risk to life
- include appropriate measures to manage risk to the environment

Overall, the FIRA confirms that potential floodwaters will be contained within the environmental and drainage corridor. The assessment demonstrates that future development on the site will remain flood free during major storm events and will not result in increased flood levels on adjacent land.

The masterplan concept accompanying this planning proposal responds to the FIRA and flood modelling findings, adopting a layout that aligns with flood behaviour.

Stormwater Management and Water Quality

The site is identified within the Grahamstown Dam drinking water catchment. Hunter Water Corporation require that development sites have Neutral or Beneficial Effects (NorBE) on water quality. The Water Sensitive Urban Design (WSUD) Assessment accompanying this planning proposal demonstrates that stormwater quality management measures can be provisioned as part of the ultimate development such that both NorBE outcomes and stormwater quality objectives may be achieved.

The WSUD recommends that treatment for the development site be provided via a combination of on-lot treatment including rainwater harvesting tanks and end of line treatment via a gross pollutant trap and biofiltration basin.

Bushfire Risk

The site is mapped as bushfire prone land. The accompanying Bushfire Threat Assessment considers relevant characteristics of the site and makes recommendations in respect to perimeter roads and other access ways, setbacks to achieve required asset protection zones, building construction standards, and management of retained lands. Asset protection zones necessary to protect future development on the site can be provided.

Q10. Has the planning proposal adequately addressed any social and economic effects?

The planning proposal rezone land to meet the housing needs of a growing community and increase housing supply in a housing crisis. The accompanying masterplan concept demonstrates a potential yield of 108 dwellings over a variety of housing forms including single lot dwellings, dual occupancies, townhouses and apartments. The ability to provide a mix of housing types provides opportunity for people entering the housing market and those wanting to downsize to a location close to retail and other commercial and support services.

The planning proposal will provide both short and long-term employment opportunities, through the construction of buildings and infrastructure and ongoing within the commercial precinct and proposed childcare centre.

The proposed commercial land at the corner of Medowie Road and Ferodale will facilitate business and employment growth opportunities.

Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

The site is adequately serviced by public infrastructure and services. There is the ability to augment services to cater for future demand.

Ausgrid has provided preliminary advice that electricity is readily available in the Medowie area via two high voltage substation feeders and low voltage mains within Medowie and Ferodale Road. The network will be extended during the subdivision phase of development.

Preliminary servicing advice was provided by Hunter Water Corporation. No objections were raised regarding connecting to the reticulated water and sewer infrastructure with sufficient capacity likely available to accommodate the proposed subdivision.

The site is well located to access education facilities. For example, it is located within 500m of Wirreanda Public School, 1km of Medowie Public School, 2km of Catherine McAuley Catholic College and 3 kilometres from the proposed new Medowie Public High School.

Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The planning proposal and supporting studies have been prepared partly in response to the matters raised during the scoping process. Further consultation with relevant authorities will be undertaken following a Gateway determination. It is anticipated that the following agencies will be consulted with:

- NSW Rural Fire Service
- Hunter Water Corporation
- Transport for NSW
- NSW Department of Climate Change, Energy, the Environment and Water

PART 4 – Mapping

The proposed LEP map layer amendments are shown in Figure 3. 'Existing and Proposed LEP Map Amendments' of this planning proposal.

The amendments for the subject land are summarised as:

- Amend Land Zoning Map from RU2 Rural Landscape to a combination of R3 Medium Density Residential, E1 Local Centre and C3 Environmental Management Zone.
- Amend Lot Size Map from 20 hectares to:
 - 300m² within the proposed R3 Medium Density Residential zone
 - No applicable minimum lot size within the proposed E1 Local Centre zone
 - 20 hectares within the proposed C3 Environmental Management zone.
- Amend Height of Building Map from no applicable height limit to:
 - 12m within the proposed R3 Medium Density Residential zone
 - 15m within the proposed E1 Local Centre zone
 - no applicable height limit within the proposed C3 Environmental Management zone.

- Identify the site as an Urban Release Area on the Urban Release Area Map.

PART 5 – Community consultation

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

The exhibition material will be on display at the following locations during normal business hours:

- Council's Administration Building, 116 Adelaide Street, Raymond Terrace
- Raymond Terrace Library, 18a Sturgeon Street, Raymond Terrace
- Tomaree Library, Town Centre Circuit, Salamander Bay

The planning proposal will also be available on Council website and the NSW Planning Portal. Adjoining landowners will be notified in writing.

PART 6 – Project timeline

The following timeline is intended for completing the planning proposal:

	Sept 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	March 2026	April 2026	May 2026	June 2026	July 2026	Aug 2026
<i>Council decision</i>												
<i>Gateway Determination</i>												
<i>Pre-exhibition</i>												
<i>Public exhibition</i>												
<i>Consideration of submissions</i>												
<i>Post-exhibition review & Council report</i>												
<i>Gazettal of LEP amendment</i>												