

# Draft Port Stephens Rural Residential Strategy Volume 2: Investigation areas and Recommendations

Submitted to Port Stephens Council

## Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
04 – For Exhibition	26/08/15	<b>Monica Gibson</b> <i>Regional Director</i>		

This document is preliminary unless approved by a Director of City Plan Strategy & Development P/L.

### CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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# 1. Locational criteria

One of the aims of this Strategy is to provide a framework for Council to use when assessing proposals for rural residential development. A set of spatially-based locational criteria is proposed to be adopted as this framework. This is consistent with Council's approach in other local strategies (Settlement Strategy, Rural Strategy) and can be easily quantified and mapped.

The following locational criteria address the social, environmental and economic issues outlined in Section 3 of Volume 1, and are responsive to the wider local and regional strategies outlined in Section 2 of Volume 1.

Two levels of locational criteria have been proposed for the identification of potential rural residential land; exclusionary criteria and management criteria.

**Exclusionary criteria** - where development is not appropriate due to land suitability, and proposals that are inconsistent with criteria will require extensive justification on land suitability issues at assessment stage.

**Management criteria** - where further assessment is required at Planning Proposal stage to determine lot size, consideration of environmental impacts and infrastructure requirements.

## 1.1. Exclusionary Criteria

The following exclusionary criteria have been applied to the Port Stephens LGA for the purpose of locating rural residential investigation areas:

- Existing urban zones (including business, industrial, residential, village) as they are developed or proposed to be developed for urban purposes.
- Future urban growth areas, as they are proposed to be developed for urban purposes as defined in local strategic plans.
- Existing high conservation land zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation or RU3 Forestry, plus National Park Estate and State Forest/ State Conservation Areas.
- Class 1 and 2 potential acid sulfate soils because of the high risk of exposing acid soils during dwelling and infrastructure construction.




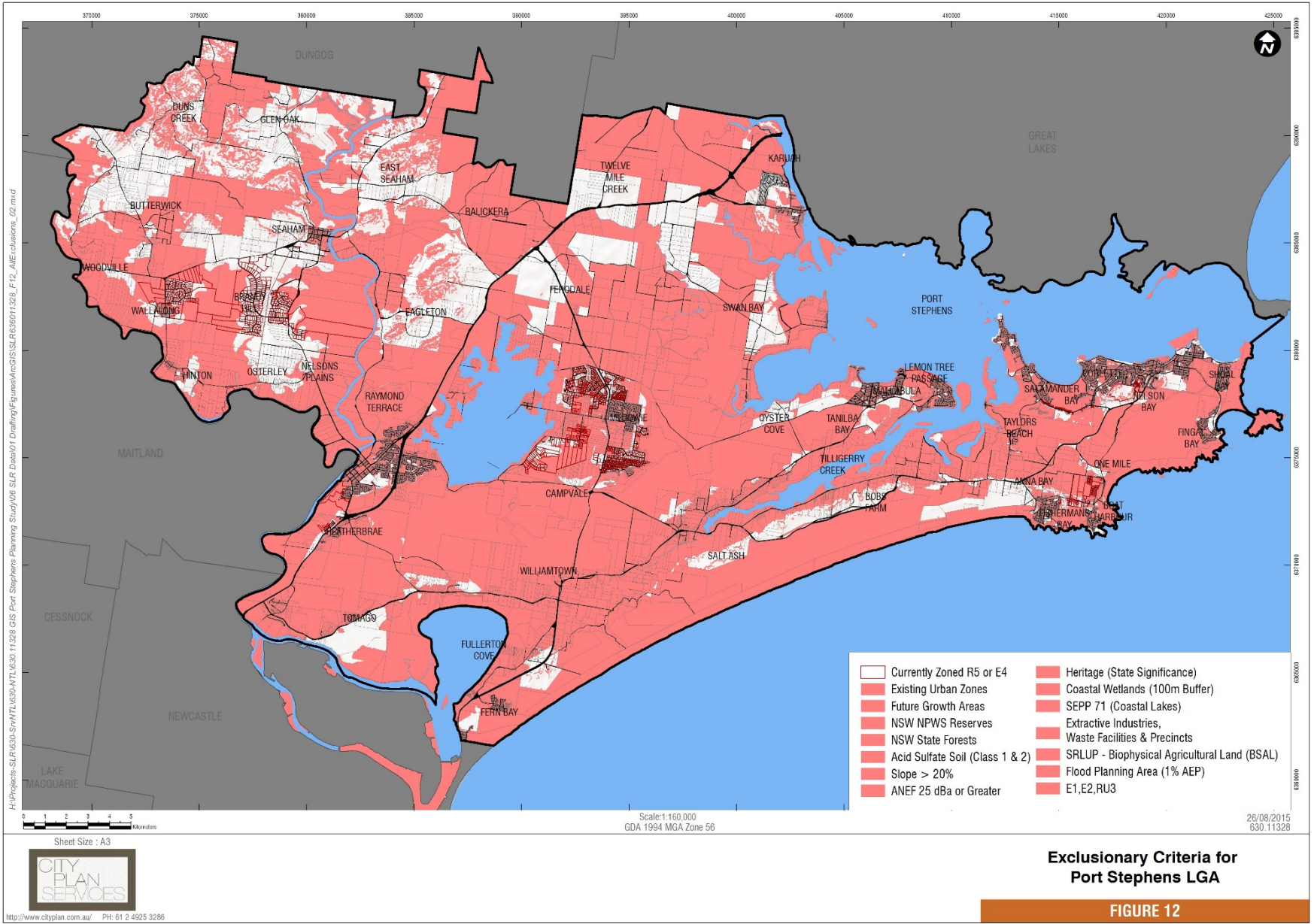
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- Slopes greater than 20% because of slope instability and restrictions on vegetation clearing.
  - Noise exposure areas with an ANEF 25 or greater, in keeping with Australian Standards.
  - State heritage listed properties in order to protect the values and settings of these buildings and places.
  - Important agricultural land, as defined by the biophysical strategic agricultural land (BSAL) mapping prepared by the State government for the purposes of Strategic Regional Land Use Planning.
  - SEPP 14 coastal wetlands, plus a 100m buffer and any SEPP 71 coastal lakes, as these are defined to be environmentally sensitive areas.
  - Known extractive industries that have been mapped in LEP 2013
  - Flood planning areas defined by the 1% AEP flood

Figure 12 shows the exclusionary areas for the LGA.





## 1.2. Management criteria

For the purposes of this Strategy, rural residential development in Port Stephens is grouped into two classes; Rural fringe land and Rural living land. This reflects the current types of rural residential development in Port Stephens, and provides opportunity to respond to environmental constraints and locations that are close to centres and services, and locations that are more remote.

Rural fringe land	Rural living land
Adjoining or in close proximity to an urban area or village centre	Adjoining farmland or vegetated areas
Approximate minimum lot size 4,000sqm to 2ha	Approximate minimum lot size 1ha to 5ha
Existing examples include Medowie	Existing examples include Brandy Hill

The management criteria are proposed to be applied differently to these classes of rural residential land, as explained below.

### Environmental matters

- For areas that have potential to be isolated in flood events, they should have access to an urban centre with emergency services and evacuation facilities, via a public road that is given at least 24 hours warning of flood isolation.
- Building envelopes can be setback at least 100 metres to local wetlands and major waterways.
- There is no significant impact to endangered ecological communities, threatened species or habitats for rural fringe areas.
- There are existing cleared areas for building envelopes that comply with the 10/50 RFS rule for rural fringe areas. Some clearing may be permitted for rural living areas (and impacts offset). Bushfire hazards can be mitigated.
- High priority regional conservation areas and other regional conservation priorities (shown on Map 2 and 3 of the Lower Hunter Regional Conservation Plan) can be protected.
- Koala habitat areas and corridors are protected in accordance with the Port Stephens Comprehensive Koala Plan of Management (CKPoM).

### Infrastructure matters

- Land is serviced by sealed roads, and connected to a reticulated power supply.
- All rural fringe land is connected to a reticulated sewerage network. On-site effluent management needs to be demonstrated for rural living areas, however all dwellings in a drinking water catchment must be connected to a reticulated sewerage network.
- Local infrastructure contributions must not require a level of infrastructure greater than the nexus of apportionment and/or are equivalent to \$20,000 per lot, or less.

### Land Use & Resource matters

- The following setbacks can be achieved:

	Rural fringe	Rural living
Setbacks of dwelling sites to BSAL or equivalent, priority aquaculture areas or clusters of intensive agriculture (including poultry and dairy)	1km	500m
Setbacks of dwelling site to rural industries	1km	500m
Setback of dwelling sites to quarrying, mining or significant extractive resources	400m	400m
Distance from existing and/ or planned urban edge	No greater than 2km	At least 2km
Distance from existing or planned major employment area	At least 2km	At least 2km

### Socio-economic matters

- A visual impact assessment is required for land within a high or very high landscape area, as defined in the Rural Land Study. This assessment will also need to address village character for any land that adjoins or is within 2km of a rural village.
- Rural fringe areas are no more than 15 km by public road to a major regional centre (Maitland/ Raymond Terrace). Rural living areas are no more than 25km.
- A proposal needs to demonstrate that there is less than 10 years supply of zoned and serviceable rural residential land in the district LGA.
- A proposal needs to undertake a lot size analysis to ensure proposed lot sizes are compatibility with the surrounding area.
- The proposal is to create a minimum of 10 lots.

### 1.3. Seeking endorsement for consistency with the Lower Hunter Regional Strategy

As outlined in Section 2.1 of Volume 1, the Lower Hunter Regional Strategy requires future rezoning proposals for rural residential development to be consistent with the Sustainability Criteria. The following table outlines how the locational criteria relate to the Regional Strategy.

Sustainability Criteria	Locational criteria
<b>Infrastructure provision</b>	
Development is consistent with any regional strategy, subregional strategy, State Infrastructure Strategy, or s117 Direction	A number of exclusionary criteria relate to s117 Directions (mineral resources, oyster aquaculture, environmental protection zones, heritage conservation, acid sulfate soils, unstable land, flood prone land).
The provision of infrastructure is costed and economically feasible, based on Government methodology for determining infrastructure development contributions.	Management criterion regarding local infrastructure contributions.
Preparedness to enter into development agreement.	Management criterion regarding local infrastructure contributions.
<b>Access</b>	
Accessibility of the area by public transport and/or appropriate road access in terms of location, network and catchment.	Management criteria regarding servicing by sealed roads, and distance to centres.
No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.	Management criterion regarding local infrastructure contributions.
<b>Housing Diversity</b>	
Contributes to the geographic market spread of housing supply, including any government targets.	Management criterion regarding supply of land.
<b>Employment Lands</b>	Not applicable to a rural residential strategy
<b>Avoidance of Risk</b>	
No residential development within 1:100 floodplain	Exclusionary criterion in relation to 1% AEP.
Avoidance of physically constrained land.	Exclusionary criteria in relation to slope and acid sulfate soils.
Avoidance of land use conflicts with adjacent existing or future land uses.	Exclusionary criteria in relation to existing urban zones and future growth areas, plus management criteria about setbacks to different land uses.

Sustainability Criteria	Locational criteria
Where relevant, available safe evacuation routes.	Management criterion in relation to flood evacuation
<b>Natural Resources</b>	
Demand for water within infrastructure capacity	Management criteria regarding servicing, and sewerage in drinking water catchments.
Demonstrates most efficient and suitable use of land, avoiding significant agricultural land or productive resource lands.	Exclusionary criteria in relation to important agricultural land and extractive industries, as well as management criteria in relation to setbacks.
Demand for energy does not place unacceptable pressure on infrastructure capacity.	Management criteria regarding infrastructure servicing.
<b>Environmental Protection</b>	
Consistent with a Regional Conservation Plan	Management criterion regarding regional conservation plan priorities.
Maintains or improves areas of regionally significant biodiversity.	Exclusionary criteria in relation to publicly owned conservation lands and E2 zoned land. Management criterion in relation to impact on threatened species.
Maintains or improves air quality.	Exclusionary criterion in relation to noise exposure from aircraft noise and minimum setbacks from rural industries, intensive agricultural activities and quarrying, mining or significant extractive resources.
Maintains or improves water quality.	Management criteria in relation to setbacks to waterways, and effluent management in drinking water catchments.
Protects areas of Aboriginal cultural heritage value.	To be addressed at Planning Proposal stage.
<b>Quality and Equity in Services</b>	
Available and accessible services	Management criterion about distance to major centres.



## 2. Locations for Potential Future Rural Residential Development

### 2.1. Summary of investigation areas

This Section identifies areas that could be investigated for rural residential development. Figure 13 shows all the proposed investigation areas, and it also summarised in the following table.

#### **How were these areas identified?**

These areas were identified by applying the exclusionary criteria outlined in Section 1. Each location is mapped, showing the exclusionary constraints (except for slope constraints), with cadastral features (lot boundaries, roads, road names) and an aerial photograph for reference. A summary of the development constraints identified through the analysis of the management criteria is given for each area, but other issues may need to be addressed during site-specific assessment at future planning stages.

#### **How were the number of potential rural residential lots calculated?**

An estimate of the potential yield of rural residential lots is given for each location, which will be additional to any existing rural residential sized lots (less than 5ha). Large lots (greater than 80ha) have not been included in the potential yield, as it is presumed that these lots will be retained for agricultural or biodiversity purposes. It is not expected that all land within the investigation area would be developed (land not capable, owners not willing, development not viable). Therefore the potential yields are based on rates of approximately 50% development of the lots greater than 5ha and smaller than 80ha. In some locations, this could be reviewed if these matters change.

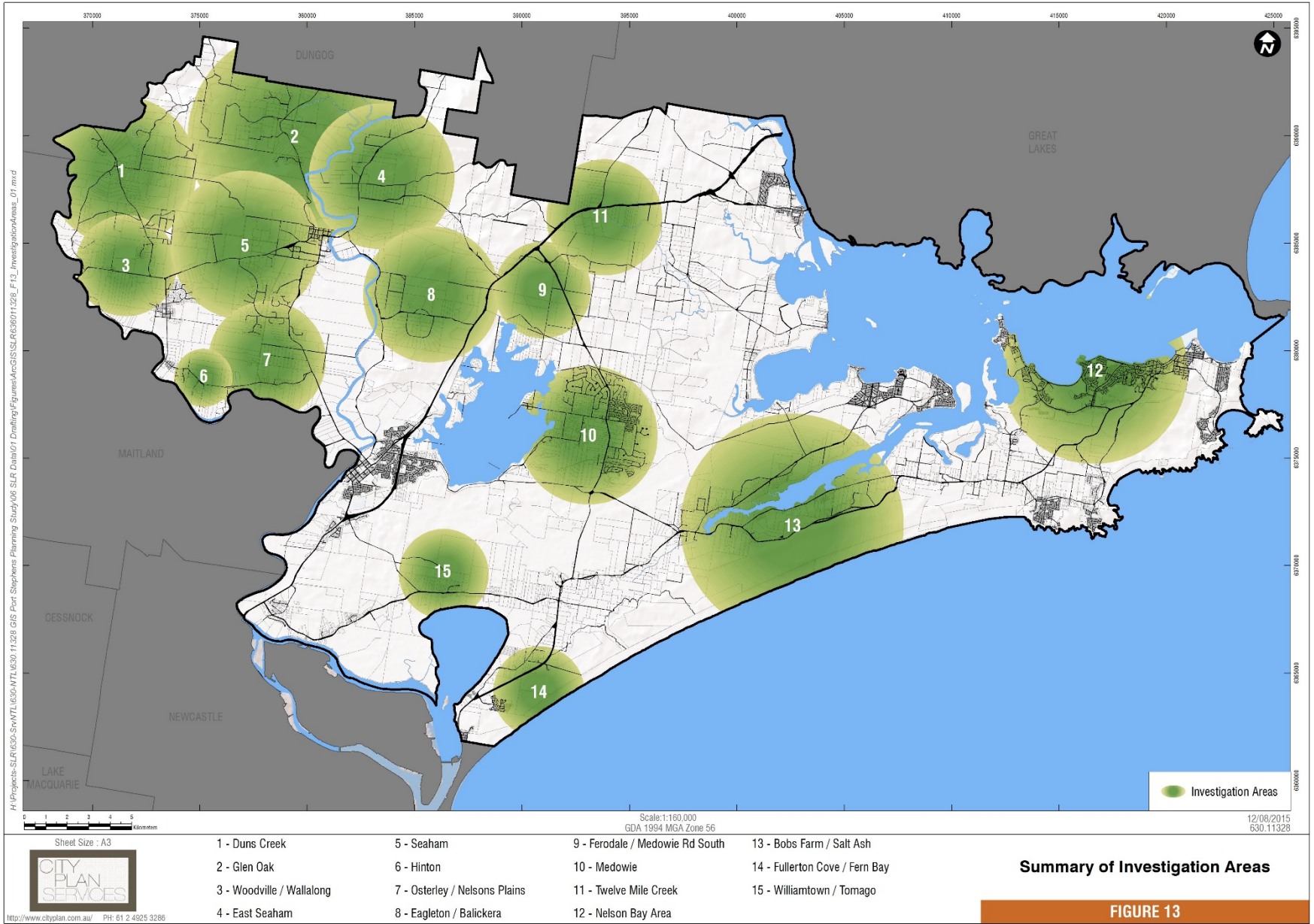
#### **When will the land be developed?**

Development of land is subject to more detailed investigations which may be undertaken by Council for specific areas such as Wallalong and Hinton or through planning proposals for rural residential development. An idea of the broad sequencing and staging program for these investigations is shown in the following table. Short term locations have fewer matters to resolve, are generally closer to existing services or have potential to be developed independently of other growth areas. It is possible that these areas could be investigated for development over the next 5 years. Medium and longer term locations tend to have more difficult and uncertain constraints. Investigations in these areas may not be feasible in the next 5 years.

#### **What planning changes are required?**

Amendment to LEP 2013 is required to enable subdivision of land for rural residential purposes. Planning Proposals should address zoning (R5 or E4 is preferred, some residual land may remain in a rural or environmental zone), minimum lot size for new lots and subdivision of split zoned parcels, and retain local provisions in relation to environmental and physical constraints. Coordinated subdivision concept plans will be required for most investigation areas, and could be addressed through the preparation of a DCP amendment to show a concept area plan prior to any subdivision consent. Section 94 Contribution Plans for rural areas should be prepared, and may apply separate contributions to the catchments.





Catchment	Location	Rural fringe or rural living	Estimate of yield	Timing of development
Rural West	Duns Creek	Living	145 lots	Short - Medium
	Glen Oak	Living	25 lots	Short - Medium
	Woodville/ Wallalong	Fringe	Subject to further investigation	Short - Medium
	East Seaham	Living	30 lots	Medium - Long
	Seaham	Fringe and Living	380 lots	Short - Medium
	Hinton	Fringe/ Village	Subject to further investigation	Short - Medium
	Osterley/ Nelsons Plains	Living	25 lots	Short - Medium
Medowie	Eagleton/ Balickera	Living	140 lots	Medium - Long
	Ferodale/ Medowie Rd South	Living	65 lots	Medium
	Medowie	Fringe/ Residential	Subject to Structure Plan review	Short - Medium
	Twelve Mile Creek	Living	70 lots	Medium - Long
Tomaree Peninsula	Nelson Bay area	Fringe	40 lots	Short
	Bobs Farm/ Salt Ash	Living	65 lots	Medium - Long
Cabbage Tree Road	Fullerton Cove/ Fern Bay	Fringe/Living	80 lots	Short - Medium
	Williamstown/ Tomago	Living	10 lots	Short

## 2.2. Duns Creek

Area: 1,308 hectares without exclusions. The relevant exclusionary criteria for this area include 1% AEP flooding, steep slopes, E2 zoned land, and BSAL land.

Estimated potential yield: 145 Rural living lots, with a 1ha minimum lot size

Timing: Short - medium term, pending infrastructure planning for Wallalong

### **Location characteristics and matters for investigation:**

- Small number of rural living lots along Butterwick Road and Francis Dun Cl. No existing village centre. Closest primary schools at Woodville (Iona) or Hinton. High levels of existing land fragmentation (two thirds of lots are less than 5ha)
- Adjoins areas of significant agricultural potential (in Port Stephens and Maitland LGAs, therefore maintaining the size of agricultural holdings and ensuring that there are suitable buffers between intensive agriculture and dwellings).
- Affected by flooding from Hunter River, so there needs to be provision for flood evacuation to nearest centre (Maitland/ Raymond Terrace) and stock refuge for adjoining agricultural areas.
- Environmentally sensitive land including wetlands, potential acid sulfate soils, native vegetation (potentially poorly reserved vegetation communities) to be avoided.
- Visually sensitive landscape including local heritage items and high landscape values based on river estuary and agricultural settings.
- Remote from services and infrastructure, with some areas of medium- high land capability hazard for on-site sewage management. Paterson Road and Woodville bridges will be affected by increase in traffic.
- Nearest major centre is Maitland - approximately 15 km by road.









### 2.3. Glen Oak

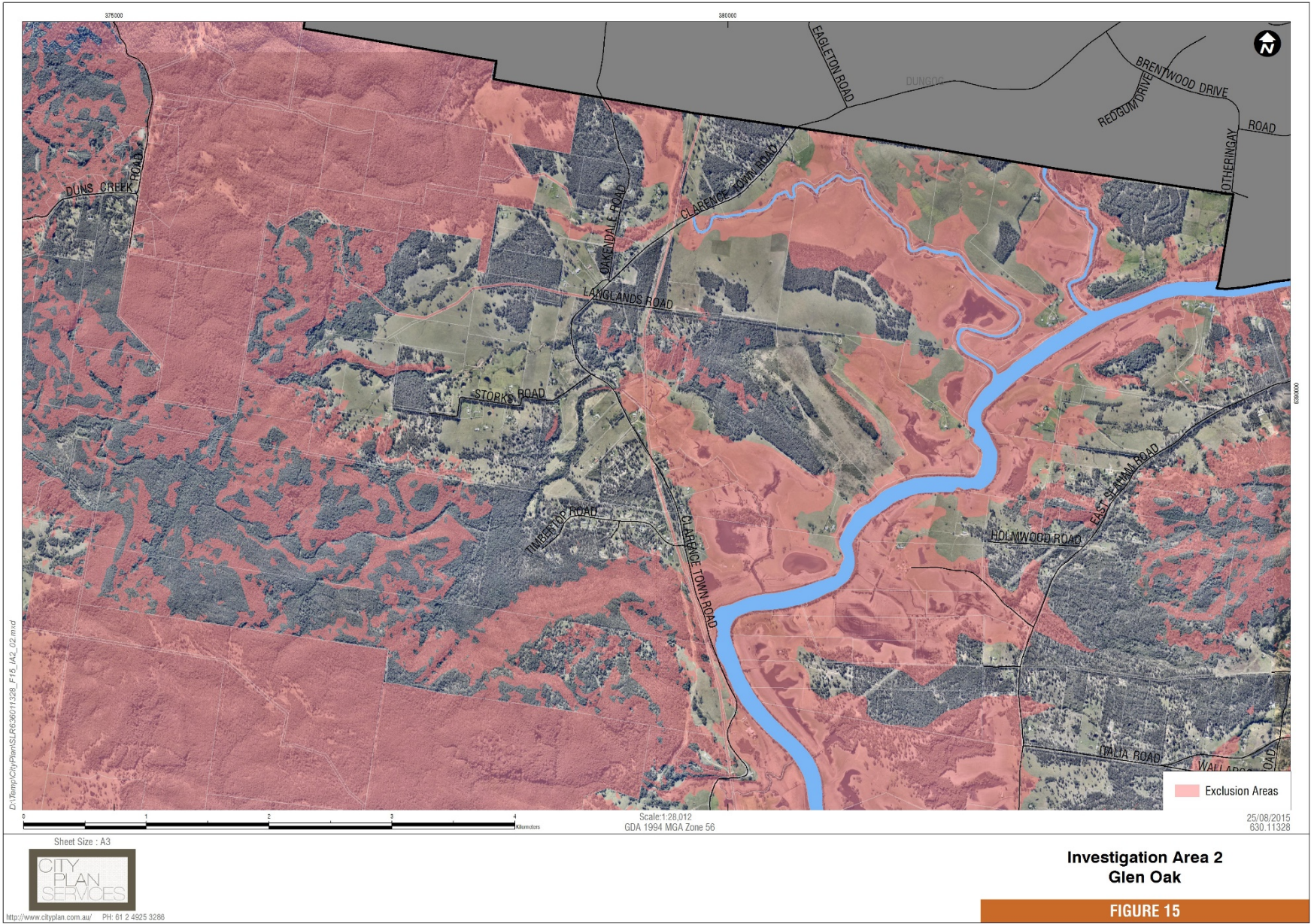
Area: 1,513 hectares without exclusions. The relevant exclusionary criteria for this area include 1% AEP flooding, steep slopes, National Park and conservation land, and BSAL land.

Estimated potential yield: 25 Rural living lots, with a 1ha minimum lot size

Timing: Short - medium term

#### **Location characteristics and matters for investigation:**

- Small number of rural living lots along Timber Top Road. No existing village centre. Nearest primary school at Clarence Town or Seaham.
- High level of existing fragmentation (more than 50% of lots smaller than 5ha), but some large parcels (>100ha).
- Adjoins areas of significant agricultural potential (in Port Stephens and Dungog LGAs, therefore maintaining the size of agricultural holdings and ensuring that there are suitable buffers between intensive agriculture and dwellings).
- Affected by flooding from Williams River and Tumbledown Creek, so there needs to be provision for flood evacuation to nearest centre and stock refuge for adjoining agricultural areas.
- Environmentally sensitive land including some steep slopes and native vegetation to be avoided, but also within the Williams River and drinking water catchments.
- Visually sensitive landscape based on agricultural and hilly setting.
- Remote from services and infrastructure, with some areas of medium- high land capability hazard for on-site sewage management with added significance because of the drinking water catchment. The nearest sewerage facilities are at Clarence Town (approx 5km).
- Nearest major centre is Raymond Terrace - 20 km by road.



## 2.4. Woodville/Wallalong

Area: 130 hectares without exclusions. The relevant exclusionary criteria in this location include 1% AEP flooding, acid sulfate soils, future urban areas (Wallalong) and BSAL land.

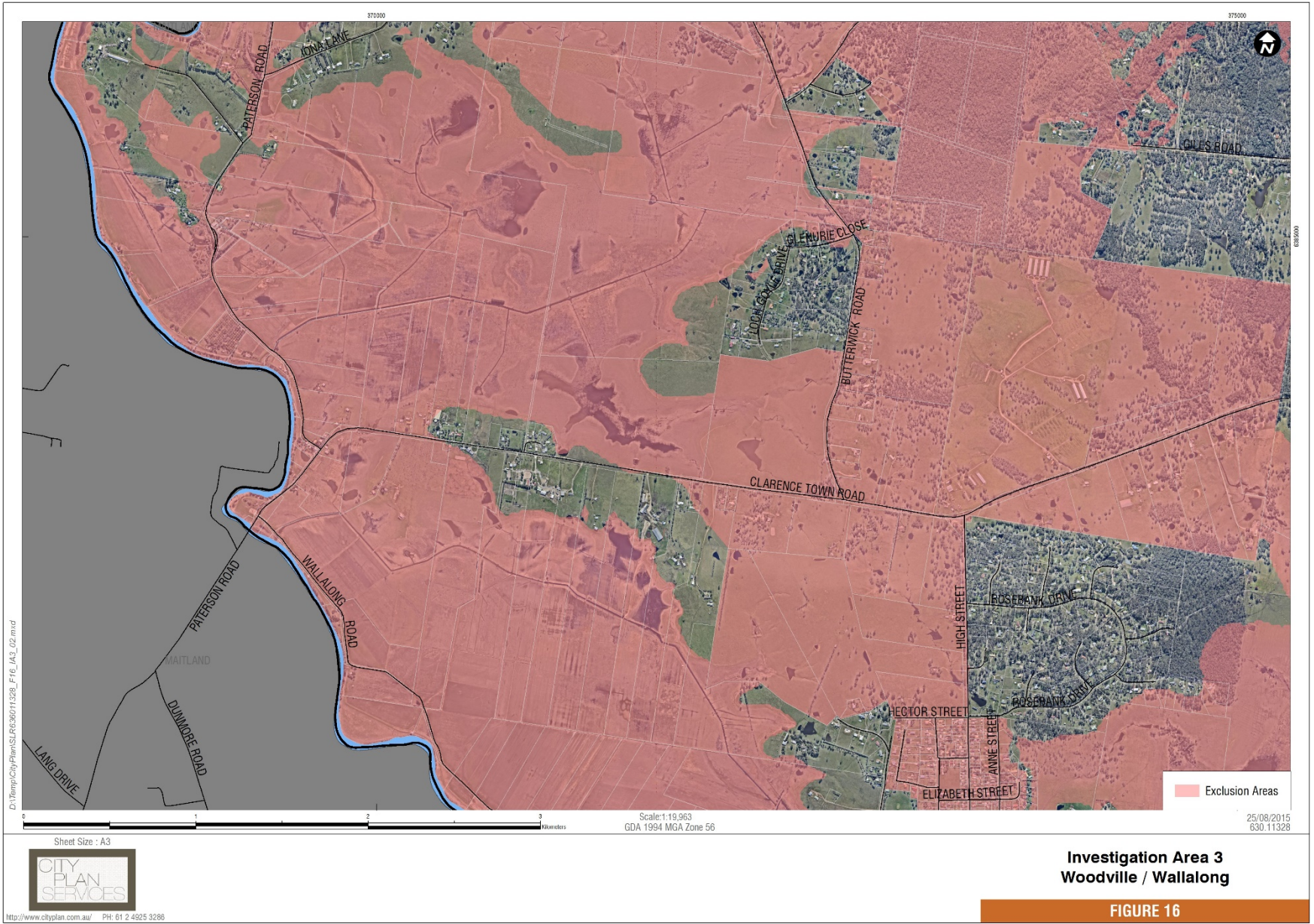
Estimated potential yield: 40 Rural fringe lots, with a 0.4ha minimum lot size

Timing: Short - medium term, pending further investigation

### **Location characteristics and matters for investigation:**

- Existing village at Wallalong, including community and recreation facilities, and rural living areas at Lochgoyle Dr and the Rosebank Estate. Nearest primary school is at Hinton.
- A large urban investigation area has been identified at Wallalong, including a town centre. Fragmentation of land may affect orderly growth. 80% of lots in the area are less than 5ha.
- Adjoins areas of significant agricultural potential therefore maintain the size of agricultural holdings and ensure that there are suitable buffers between intensive agriculture (including clusters of dairying and poultry) and dwellings.
- Affected by flooding from Paterson River and isolated in flood events, so there needs to be provision for flood evacuation to nearest centre and stock refuge for adjoining agricultural areas.
- Mostly cleared land, however some wetlands and potential acid sulfate soils to be avoided.
- Visually sensitive landscape including local heritage items and high landscape values based on river estuary and agricultural settings.
- Remote from services and infrastructure, with some areas of medium- high land capability hazard for on-site sewage management. The nearest sewerage facilities are at Morpeth (approx 5km). New development has potential to add traffic to Hinton and Morpeth Bridges.
- Major centre at Maitland (13km) and Raymond Terrace (15km).





**Investigation Area 3  
Woodville / Wallalong**

**FIGURE 16**



## 2.5. East Seaham

Area: 1,239 hectares without exclusions. The relevant exclusionary criteria for this area include, 1% AEP flooding, steep slopes, acid sulfate soils, conservation land and wetlands, and BSAL land.

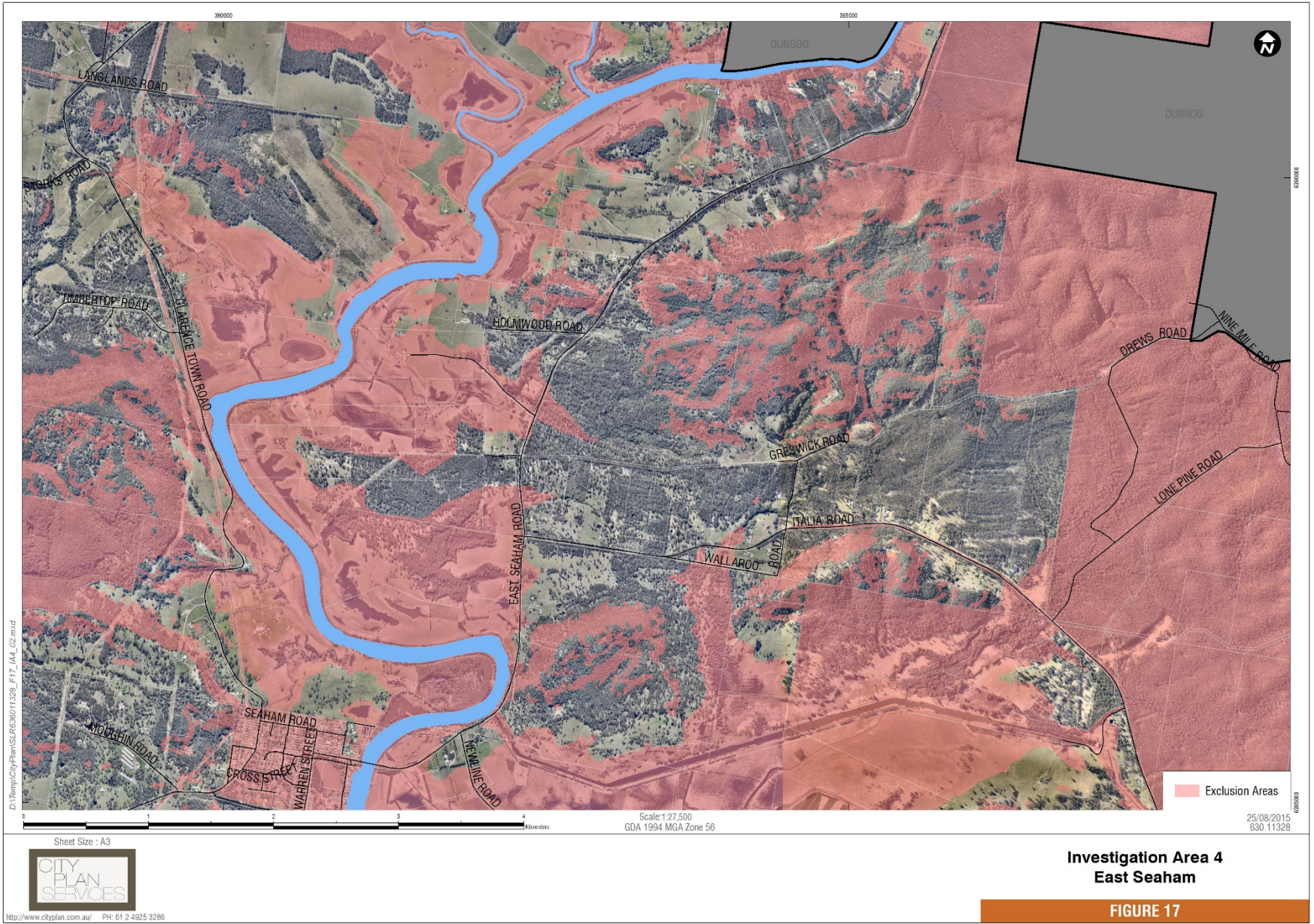
Estimated potential yield: 30 Rural living lots, with a 1ha minimum lot size

Timing: Medium - long term, pending resolution of effluent management

### **Location characteristics and matters for investigation:**

- No existing cluster of rural living lots or village centre. Closest primary school at Seaham.
- Adjoins areas of significant agricultural potential, therefore maintain the size of agricultural holdings and ensure that there are suitable buffers between intensive agriculture and dwellings.
- Affected and isolated by flooding from Williams River, so there needs to be provision for flood evacuation to nearest centre (Maitland/ Raymond Terrace) and stock refuge for adjoining agricultural areas.
- Environmentally sensitive land including wetlands, potential acid sulfate soils, steep slopes and native vegetation (regional priority for lowland coastal forests) to be avoided, and also within the Williams River and drinking water catchments. Hunter Water Corporation have significant drinking water infrastructure in this area, including Seaham Weir and Balickera Canal.
- Visually sensitive landscape including local heritage items and very high landscape values based on river estuary and agricultural settings.
- Remote from services and infrastructure, with some areas of medium to very high land capability hazard for on-site sewage management. The nearest sewerage servicing is at Clarence Town (20 km). More development will increase traffic volumes on Jimmy Scott Bridge.









## 2.6. Seaham

Area: 1,059 hectares without exclusions. The relevant exclusionary criteria for this area include future urban areas and zoned urban land, 1% AEP flooding, steep slopes, E2 zoned land, and BSAL land.

Estimated potential yield: 30 Rural living lots, with a 1ha minimum lot size, and 350 Rural fringe lots, with a 0.4ha minimum lot size for land within 2km of the existing and planned urban investigation areas. Rural fringe lots to be connected to a reticulated sewerage network.

Timing: Short - medium term, pending infrastructure planning for Wallalong

### **Location characteristics and matters for investigation:**

- Urban expansion may occur at Seaham and Wallalong, and fragmentation of land may affect orderly growth. High level of existing fragmentation with more than 50% of lots less than 5ha. Village centre at Seaham, including primary school, community buildings, recreation areas. New centre planned for Wallalong investigation area.
- Eastern edge adjoins areas of significant agricultural potential therefore maintain the size of agricultural holdings and ensure that there are suitable buffers between intensive agriculture (including existing poultry sheds) and dwellings. Buffers to extractive activities are also needed.
- Isolated by flooding, so there needs to be provision for flood evacuation to nearest centre (Maitland/ Raymond Terrace).
- Environmentally sensitive land including potential koala habitat and corridors, partly within the drinking water catchment and wetlands which are all to be avoided.
- Visually sensitive landscape and high landscape values based on river estuary and agricultural settings.
- Remote from services and infrastructure, with some areas of medium- high land capability hazard for on-site sewage management. Potential for expansion of services and infrastructure from Wallalong and Seaham, and shared servicing (for example: garbage collection, school bus routes) with existing rural residential areas at Brandy Hill.
- Nearest major centre is Raymond Terrace - approximately 15km by road.





## 2.7. Hinton

Estimated potential yield: Subject to further investigations to structure planning for the village, considering heritage, flooding and infrastructure matters in more detail.

Timing: Short - medium term, pending structure planning by Council

### **Location characteristics and matters for investigation:**

- Existing village centre at Hinton, including education, community and recreation facilities. There is a primary school at Hinton.
- Adjoins areas of significant agricultural potential therefore maintain the size of agricultural holdings and ensure that there are suitable buffers between intensive agriculture and dwellings.
- Affected by flooding from Hunter River and becomes frequently isolated in flood events, so there needs to be provision for flood evacuation to nearest centre and stock refuge for adjoining agricultural areas.
- Mostly cleared land.
- Visually sensitive landscape including local heritage items (including a heritage conservation area over Hinton) and high landscape values based on river estuary and agricultural settings.
- Remote from services and infrastructure, with some areas of medium land capability hazard for on-site sewage management. The nearest sewerage facilities are at Morpeth (approx 3 km). New development has potential to add traffic to Hinton and Morpeth Bridges.
- Major centre at Maitland (11km) and Raymond Terrace (13km).







## 2.8. Osterley/ Nelsons Plains

Area: 584 hectares without exclusions. The relevant exclusionary criteria for this area include 1% AEP flooding, acid sulfate soils, and BSAL land.

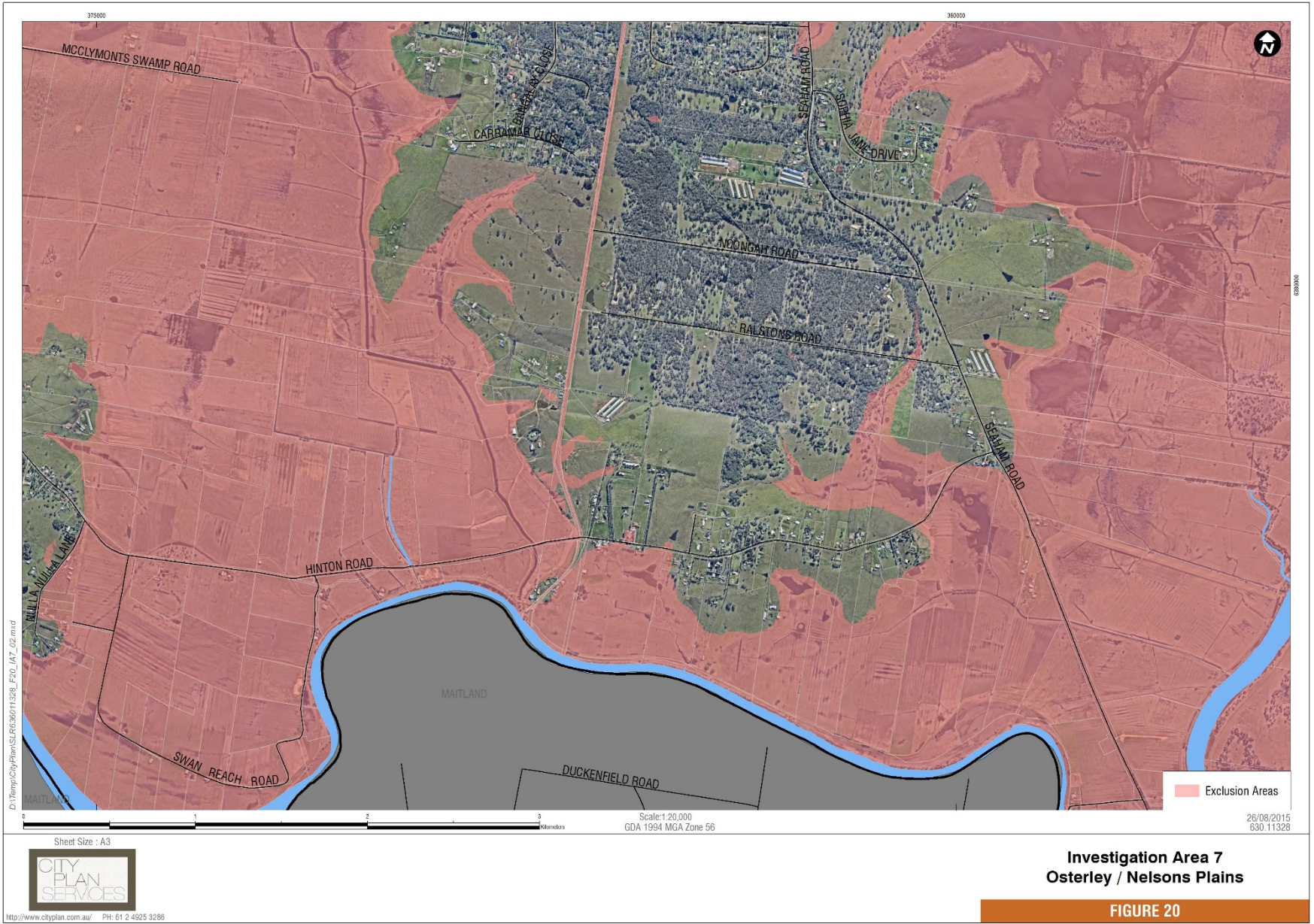
Estimated potential yield: 25 Rural living lots, with a 1ha minimum lot size. A mix of lot sizes, including some lots smaller than 2ha, may be appropriate in keeping with the character of the Brandy Hill area.

Timing: Short - medium term

### **Location characteristics and matters for investigation:**

- Existing cluster of rural living lots on Hinton Road and Ralstons Road, with a small village centre at Osterley around the Mount Kanway Public School. Area also adjoins the large rural residential area of Brandy Hill. High level of existing fragmentation with average lot size of 8ha.
- Southern and western edge adjoins areas of significant agricultural potential therefore maintain the size of agricultural holdings and ensure that there are suitable buffers between intensive agriculture (including existing cluster of poultry sheds to the north) and dwellings.
- Isolated by flooding, so there needs to be provision for flood evacuation to nearest centre (Maitland/ Raymond Terrace) and stock refuge areas.
- Mostly cleared land, but there are some areas of environmental sensitivity including some native vegetation and wetlands, and potential acid sulfate soils to be avoided.
- Visually sensitive landscape and high landscape values based on river estuary and agricultural settings.
- Remote from services and infrastructure, with generally low capability hazard for on-site sewage management. Potential for expansion of services and infrastructure from Hinton and Seaham, and shared servicing (for example: garbage collection, school bus routes) with existing rural residential areas at Brandy Hill.
- Nearest major centre is Raymond Terrace - approximately 8km by road.





## 2.9. Eagleton/ Balickera

Area: 1,283 hectares without exclusions. The relevant exclusionary criteria for this location include acid sulfate soils, steep slopes, wetlands and conservation land, 1% AEP flood and future urban areas (Kings Hill).

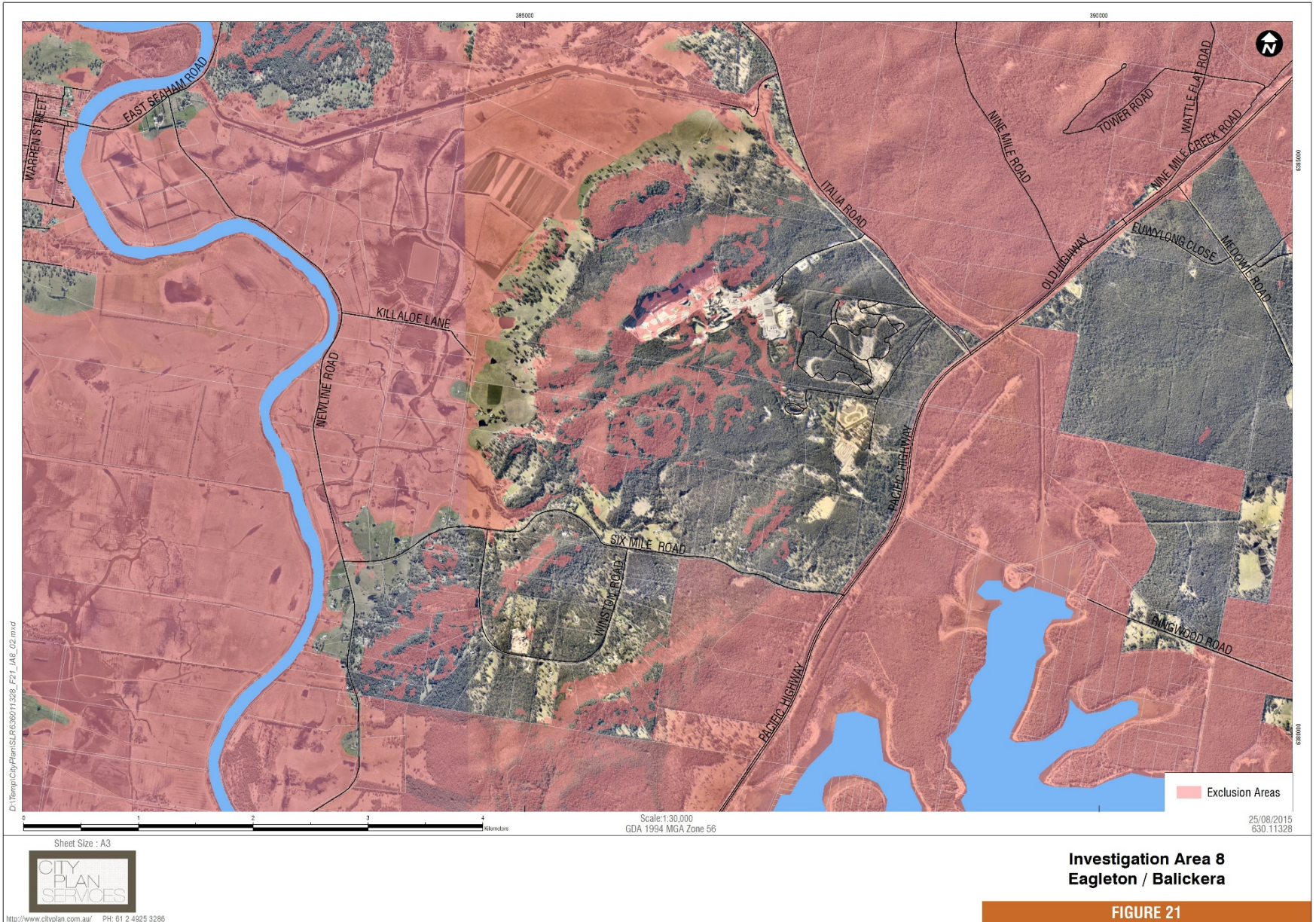
Estimated potential yield: 140 Rural living lots, with a 1ha minimum lot size

Timing: Medium - long term, pending infrastructure planning for Kings Hill and extractive industry buffers

### **Location characteristics and matters for investigation:**

- Cluster of rural living lots along Winston Road, but no village centre. Closest primary school is at Raymond Terrace.
- Close to the Kings Hill future urban area, and fragmentation of land may affect orderly growth. Some existing very large holdings (>100ha) in the area.
- No significant agricultural enterprises or holdings, but appropriate setbacks required to a large quarry on the northern edge of the area (off Italia Rd).
- Environmentally sensitive land including wetlands, significant vegetation (potentially regional priority coastal forest habitat), steep land, and potential acid sulfate soils to be avoided. Part of the site is also within the drinking water catchment.
- Visually sensitive landscape with high landscape values based on hilly setting. Development on ridge tops to be avoided.
- Remote from services and infrastructure, with some areas of medium to very high land capability hazard for on-site sewage management. Extension of services from the Kings Hill urban area may be possible in the medium - long term.
- Nearest major centre is Raymond Terrace - 7km by road.





## 2.10. Ferodale/ Medowie Rd South

Area: 625 hectares without exclusions. The relevant exclusionary criteria in this location include land zoned for special purposes (Hunter Water), conservation areas, and aircraft noise.

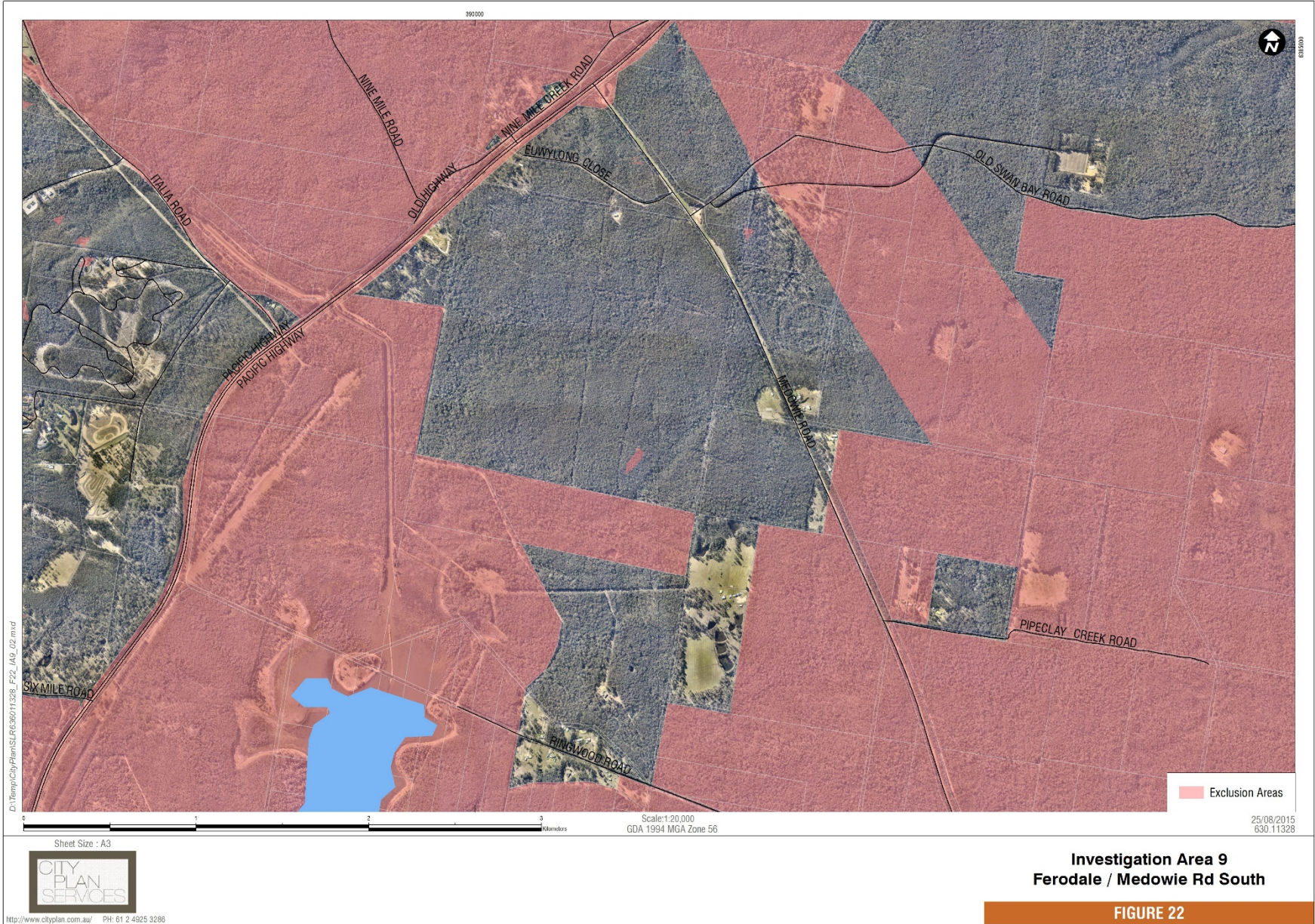
Estimated potential yield: 65 Rural living lots, with a 1ha minimum lot size

Timing: Medium term, pending environmental offsets

### **Location characteristics and matters for investigation:**

- No existing cluster of rural living or village character. Nearest primary school is at Medowie.
- Not directly affected by flooding or adjoining to agriculturally significant land. Moderate value landscape.
- Environmentally sensitive land, including some wetlands, native vegetation and potential koala habitat and is close to National Park Estate, within the drinking water catchment and adjoins noise planning area for Williamtown airport and Pacific Highway.
- Remote from services and infrastructure, with medium - high land capability hazard for on-site sewage management. The nearest sewerage facilities are at Medowie (approx 6 km).
- Major centre at Raymond Terrace - 15km by road.







## 2.11. Medowie

The Medowie Structure Plan is currently undergoing review. Council has endorsed a principle that there will be further rural residential development in Medowie.

Estimated potential yield: Current strategy identifies 790 Rural Fringe lots (some as small as 0.1ha). This is currently under review.

Timing: Short - medium term









## 2.12. Twelve Mile Creek

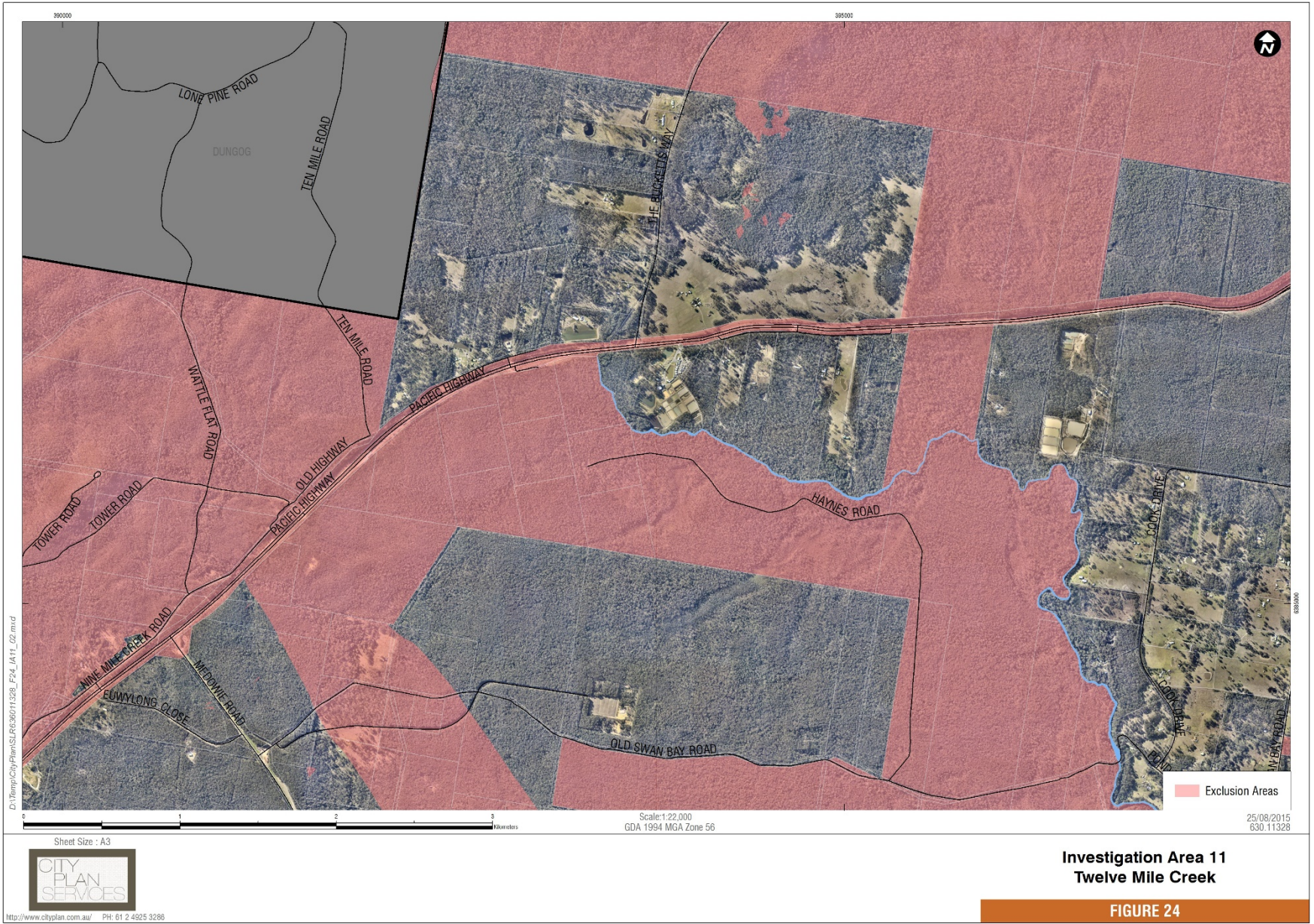
Area: 980 hectares without exclusions. The relevant exclusionary criteria for this location include conservation land and aircraft noise.

Estimated potential yield: 70 Rural living lots, with a 1ha minimum lot size

Timing: Medium - long term, subject to coordination of land holdings

### **Location characteristics and matters for investigation:**

- Cluster of rural living lots on The Bucketts Way, but no village centre. Closest primary school is at Karuah. There is a number of very large holdings (> 100ha) in the area.
- Environmentally sensitive land including wetlands, significant vegetation and steep land. The area is also surrounded by State Forest and National Park estate.
- Visually sensitive landscape with very high landscape values based on hilly setting.
- Remote from services and infrastructure, with some areas of low to medium land capability hazard for on-site sewage management. The closest sewerage infrastructure is at Karuah.
- Nearest major centre is Raymond Terrace - 18 km by road.







## 2.13. Nelson Bay area

Area: 170 hectares without exclusions. The relevant exclusionary criteria in this location include existing urban areas, 1% AEP flooding, conservation land, wetlands and some steep slopes.

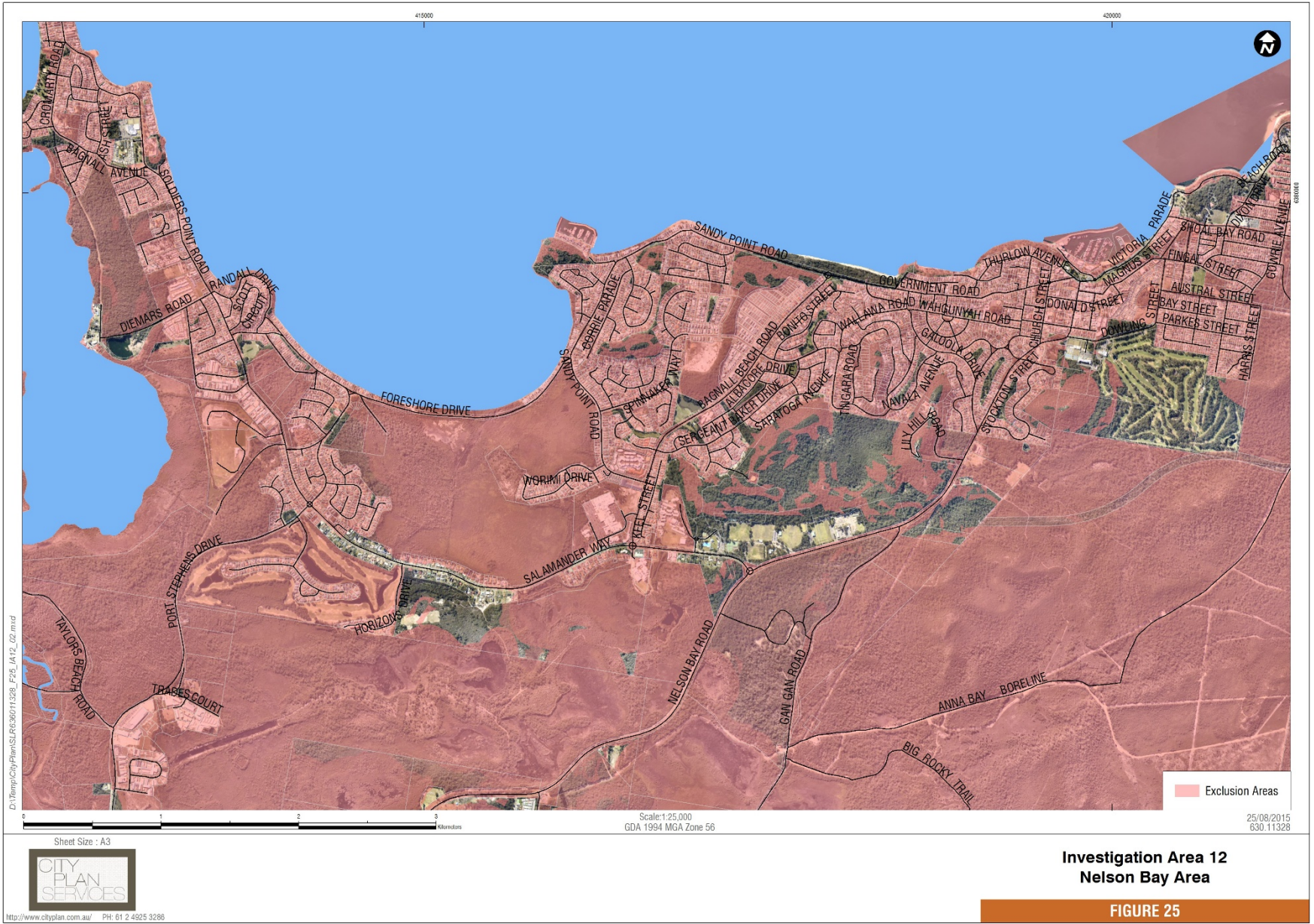
Estimated potential yield: 40 Rural fringe lots, with a 0.5 - 2ha lot size in an environmental living zone.

Timing: Short term, pending environmental assessment.

### **Location characteristics and matters for investigation:**

- There are a number of small areas surrounding the urban settlements near Soliders Point, Salamander Bay, Nelson Bay and Fingal Bay that could be investigated for rural residential development, or other forms of development.
- Potential for urban expansion needs to be considered, as fragmentation for rural residential development may affect orderly future growth.
- The area contains primary, secondary and tertiary education, as well as major commercial, industrial, community and recreation facilities. No rural residential development is proposed on Council's recreation assets on Nelson Bay Road.
- Some areas adjoin priority oyster areas and other potential sustainable aquaculture activities, therefore need to maintain the size of agricultural holdings and priorities areas and ensure that there are suitable buffers between intensive aquaculture/ agriculture and dwellings.
- Some areas are affected by flooding and coastal processes, so there needs to be provision for flood evacuation to nearest centre (Nelson Bay).
- Environmentally sensitive land including wetlands, potential acid sulfate soils, native vegetation to be avoided.
- Visually sensitive landscape including local heritage items and high landscape values based on the Port headlands and wetlands.
- Some areas may be remote from services and infrastructure, and are mostly high to very high land capability hazard for on-site sewage management. There is sewerage infrastructure at Boulder Bay to service the Tomaree Peninsula.





## 2.14. Bobs Farm/ Salt Ash

Area: 525 hectares without exclusions. The relevant exclusionary criteria in this location include steep land, aircraft noise, conservation lands, and 1% AEP flooding

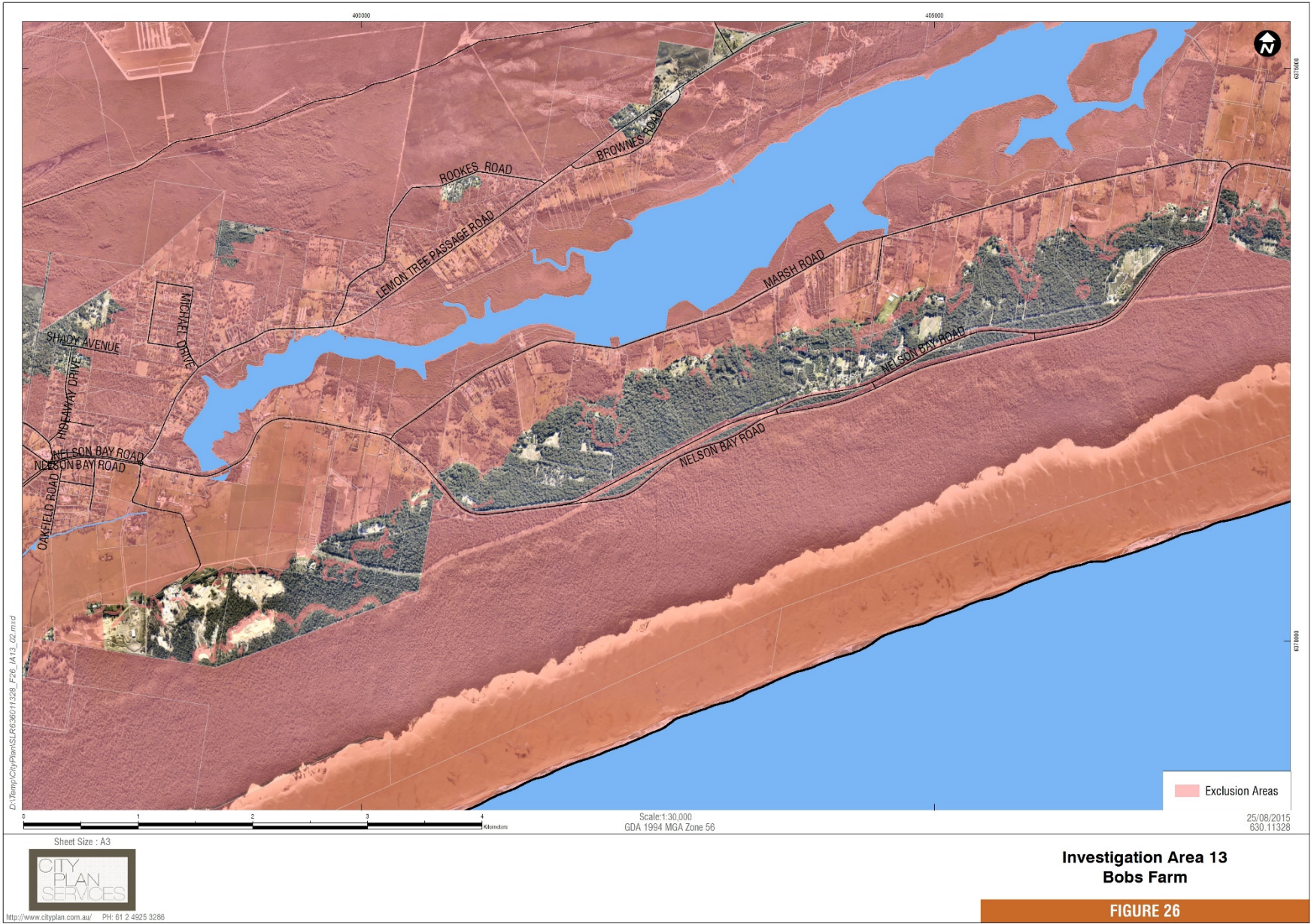
Estimated potential yield: 65 Rural living lots, with a 1ha minimum lot size

Timing: Medium - long term

### **Location characteristics and matters for investigation:**

- Existing cluster of rural living and small agricultural holdings at Bobs Farm and Salt Ash. There are primary schools at Bobs Farm and Salt Ash, but there are no established villages at either location.
- There are areas of significant agricultural potential (including oyster growing in Tillegary Creek, existing horticultural and mineral resources) therefore maintain the size of agricultural holdings and ensure that there are suitable buffers between intensive agriculture and dwellings.
- Affected by flooding and some areas can be isolated in flood events, so there needs to be provision for flood evacuation to nearest centre and stock refuge for adjoining agricultural areas.
- Environmentally sensitive land including wetlands, coastal zone, potential acid sulfate soils, steep slopes and native vegetation to be avoided.
- Aircraft noise from Williamtown airport and RAAF base, as well as the Salt Ash bombing range needs to be addressed.
- Visually sensitive landscape including local heritage items and high landscape values based on the vegetation and dune setting.
- Remote from services and infrastructure, with some areas of medium- high land capability hazard for on-site sewage management. The nearest sewerage facilities are at Raymond Terrace (approx 15 km).
- Major centre at Raymond Terrace (15km) and Nelson Bay (18km).





## 2.15. Fern Bay/ Fullerton Cove

Area: 243 hectares without exclusions. The relevant exclusionary criteria in this location include conservation land, urban land, extractive industries, steep slopes, and 1% AEP flooding.

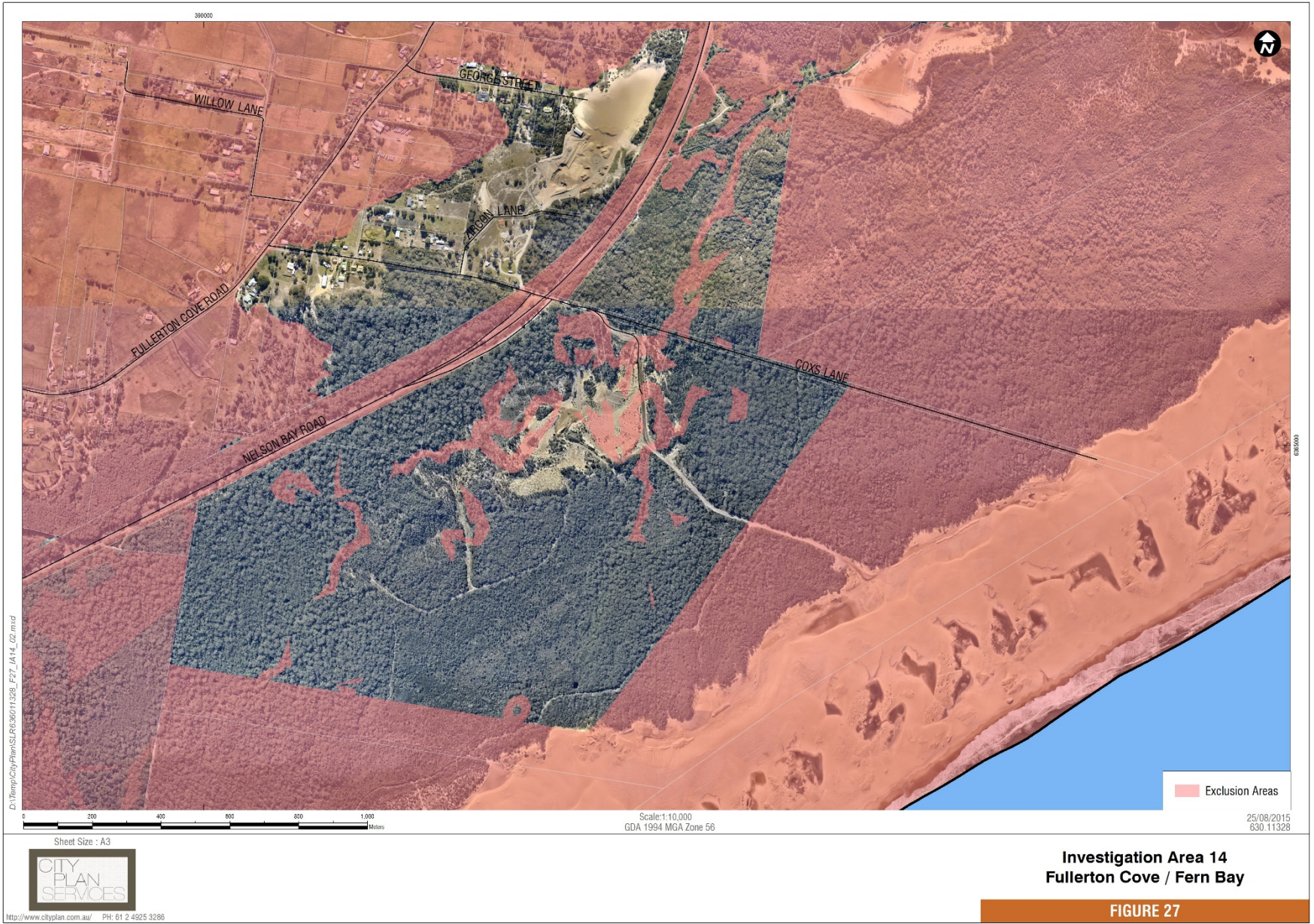
Estimated potential yield: 75 Rural fringe lots, with a 0.4ha minimum lot size, and 5 Rural living lots, with a 1ha minimum lot size

Timing: Short - medium term

### **Location characteristics and matters for investigation:**

- Existing village centre at Fern Bay and small rural living settlement at Fullerton Cove. There is a primary school at Fern Bay. Potential for urban expansion may exist around Fern Bay, and fragmentation of land may affect orderly development.
- Adjoins areas of agricultural and primary resources potential. Therefore need to ensure that there are suitable buffers between intensive agriculture/ resource extraction and dwellings.
- Affected by flooding, so there needs to be provision for flood evacuation to nearest centre and stock refuge for adjoining agricultural areas.
- Environmentally sensitive land including wetlands, potential acid sulfate soils and native vegetation, which is part of the Stockton coastal heath that is a regional priority for conservation, to be avoided.
- Visually sensitive landscape including local heritage items and some high landscape values based on dune and vegetation settings.
- Remote from services and infrastructure, with some areas of medium - high land capability hazard for on-site sewage management. The nearest sewerage facilities are at Raymond Terrace and Stockton.
- Major centre at Raymond Terrace (25 km) and in Waratah in Newcastle LGA (15km).





## 2.16. Williamstown/ Tomago

Area: 116 hectares without exclusions. The relevant exclusionary criteria in this location include conservation land, aircraft noise, 1% AEP flooding, and zoned urban areas.

Estimated potential yield: 10 Rural living lots, with a 1ha minimum lot size

Timing: Short term

### **Location characteristics and matters for investigation:**

- There is a small cluster of rural living lots off Barrie Close and Cabbage Tree Road, however there is no established village centre. The closest primary school is at Raymond Terrace.
- Adjoins a large industrial estate, therefore need to ensure that there are suitable buffers between industrial activities and dwellings.
- Affected by flooding from Hunter River and partly isolated in flood events, so there needs to be provision for flood evacuation to nearest centre (Raymond Terrace/ Newcastle).
- Environmentally sensitive land including wetlands, potential acid sulfate soils, native vegetation to be avoided. Also within the drinking water catchment and coastal zone.
- Visually sensitive landscape including State heritage item and moderate landscape values based on river estuary settings.
- Remote from services and infrastructure, with some areas of high - very high land capability hazard for on-site sewage management. Nearest sewerage treatment at Raymond Terrace (Heatherbrae).
- The closest Major Centre is at Raymond Terrace - which is about 11km by road.







## 3. Next steps

### 3.1. Monitoring & reporting

Regular monitoring of rural residential development activity is recommended. On an annual basis, Council should publish information about the approvals of rural residential subdivisions and dwellings. This will assist in tracking the supply and demand for land as well as providing more detailed information to infrastructure planners and providers.

Investigation areas and timing of development should be reviewed every 5 years.

### 3.2. Matters for further research and investigation

Further investigation into the mapping of vegetation communities and their significance is recommended to gain a greater understanding of preferred land uses and priority conservation areas.