

# REVIEW AND STRATEGY FOR RU4 PRIMARY PRODUCTION

(SMALL LOTS) ZONED LAND



# ACKNOWLEDGEMENT OF COUNTRY

We remember and respect the Ancestors who cared for and nurtured this Country.

*Dhumaan ngayin ngarrakalu kirraanan barayidin.*

It is in their footsteps that we travel these lands and waters.

*Ngarrakalumba yuludaka bibayilin barayida baaduka.*

Lake Macquarie City Council acknowledges the Awabakal people and Elders past, present and future.

*Lake Macquarie City Council dhumaan Awabakala ngarrakal yalawaa, yalawan, yalawanan.*

Wording by the Aboriginal Reference Group and translated by Miromaa Aboriginal Language and Technology Centre.

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## Section 1

# INTRODUCTION

This paper comprises the summary and recommendations from a review of all land zoned RU4 Primary Production Small Lots undertaken to address the actions of the Greater Newcastle Metropolitan Plan, Council's Local Strategic Planning Statement and Housing Strategy, with regard to the recent release of the Hunter Regional Plan 2041 (HRP 2041).

While agriculture is a relatively small part of Lake Macquarie's current economy (0.4 per cent of total output or \$104.8 million a year and 291 jobs (Census 2021)), it still serves an important function, and there is potential capacity for our agricultural economy to expand in the future with the rise of more intensive forms of agriculture. There is scope to capitalise on our close proximity to road and rail infrastructure and the Lower Hunter and Sydney food bowl areas to increase our overall agricultural production. It is important to protect our rural areas, outside of identified growth areas to ensure there is capability for future agricultural use.

## Section 2

# RU4 LAND SUITABILITY FOR PRIMARY PRODUCTION ASSESSMENT

To address the Greater Newcastle Metropolitan Plan and Housing Strategy actions, a review of all sites zoned RU4 Primary Production (Small Lots) was undertaken. This ranked all RU4 land from low to high primary production priority. It considered aspects such as the current use of the site, proximity and location to other rural land and primary production, proximity to residential areas and centres, whether the land has been identified as important agricultural land through previous work such as that undertaken in the Important Agricultural Land mapping, and proximity to major transport infrastructure. These factors were considered in Table 1, and the various RU4 sites were given a primary production suitability priority as follows:

### Primary production suitability priority

#### The review was undertaken using the following priority categories:

- **Low** – Currently used for ‘rural lifestyle’ or large lot residential uses. Limited primary production use, located near other residential areas and not located nearby to other rural uses.
- **Medium** – Contains a mixture of large lot residential properties and also contains some primary production use. Located nearby to some other rural uses and has proximity to transport infrastructure.
- **Medium/High** – Contains land being used for primary production or has potential for primary production and has proximity to other rural land uses and good access to transport infrastructure.
- **High** – Currently majority of the site is used for primary production use and is in close proximity to RU2 Rural Landscape zoned land. Located within known important agricultural land. Has good access to transport infrastructure.

The majority of the RU4 land parcels scored as having low primary production suitability. The majority of the RU4 areas are largely used for rural lifestyle uses rather than agricultural production and are adjoining existing residential areas or have poor access to economically viable rural areas and transport infrastructure.

Areas around Cooranbong ranked as having medium/high primary production suitability with these areas containing existing primary production value and being located nearby to other rural areas, having good access to the M1 Motorway for goods distribution. Sites around Wyee ranked as having a medium level of priority, however these areas were not as central to large scale rural uses and have existing residential areas closer. The exception to this assessment is the land west of the M1, which was identified as being actively used for agricultural production.

The ranking of all sites is illustrated in Figure 1, showing the sites in south-western Lake Macquarie having an overall higher level or suitability for primary production than those in eastern and northern Lake Macquarie. However, further consideration will need to be given to site constraints and the planning framework, which is contained in the next section.

TABLE 1: RU4 LAND SUITABILITY FOR PRIMARY PRODUCTION

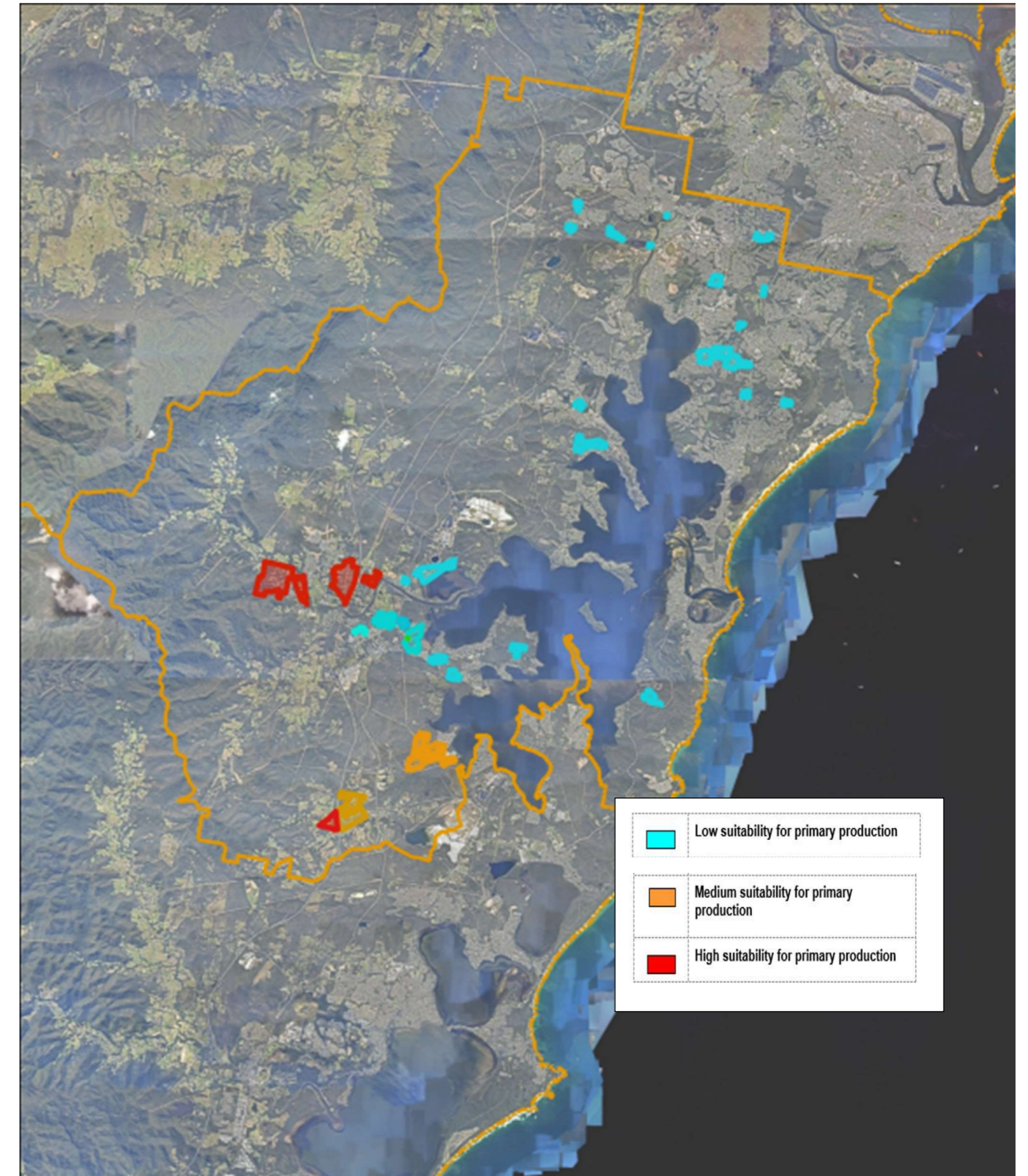
Site no.	Site name	Direct access to M1	Current use (rural lifestyle, primary production)	Located close to other rural land	Located close to other residential areas/ town centres	Important agricultural land map	Vegetation condition	Primary production priority
1	Cams Wharf Road, Cams Wharf	Good access to Pacific Highway	Rural lifestyle	No, surrounded by bushland	No	A very small part of site	Partly cleared	Low
2	Cherry and Burton Road, Eleebana and Warners Bay Road, Warners Bay	Poor	Rural lifestyle	No	Yes	A very small part of site	Mostly cleared	Low
3	Violet Town Road, Tingira Heights	Poor	Rural lifestyle	No	Yes	No	Mostly cleared	Low
4	Ntaba Road, Jewells	Poor	Used for a seniors housing development	No	Yes	No	Nil. Covered by housing	Low
5	Bayview Street, Warners Bay	Poor	Rural lifestyle	No	Close to some houses and bushland	No	Partly cleared	Low
6	70 Hillsborough Road, Hillsborough	Poor	Nursery	No	Yes	No	Partly cleared	Low
7	Wimbledon Grove, Garden Suburb and 6 Harrisons Lane, Cardiff Heights	Poor	Rural lifestyle	No	Yes	No	Mostly cleared	Low
8	Blaxland Road, Macquarie Hills	Poor	Large lot residential	No	Yes	No	Mostly cleared	Low
9	15 Fletcher Street, Edgeworth	Average	Rural lifestyle	No	Yes	No	Mostly cleared	Low
10	The Weir Road and Racecourse Road, Teralba	Average	Rural lifestyle	No	No	No	Mostly cleared	Low
11	Appletree and Bendigo Road, Barnsley	Average	Rural lifestyle	No	Close by to residential area	No	Mostly cleared	Low
12	Ridge Road, Kilaben Bay	Poor	Large mostly vegetated lot	No	Yes	A small part	Mostly vegetated	Low
13	Fennell Crescent, Blackalls Park	Average	Large lot residential	No	Yes	No	Mostly cleared	Low
14	Freemans Drive, Cooranbong	Good	Some primary production occurring in the area, though mostly rural lifestyle lots	Yes	Yes	Majority of site	Partly cleared	High



**TABLE 1: RU4 LAND SUITABILITY FOR PRIMARY PRODUCTION**

Site no.	Site name	Direct access to M1	Current use (rural lifestyle, primary production)	Located close to other rural land	Located close to other residential areas/ town centres	Important agricultural land map	Vegetation condition	Primary production priority
15	Newport Road, Cooranbong	Good	Some primary production occurring in the area, though mostly rural lifestyle lots. Also includes some residential	Yes	The Newport Road east properties adjoin residential land	Approximately half of site	Mostly cleared	High
16	Border Street, Eraring and Coorumbung Road, Dora Creek	Average	Rural lifestyle	No. Adjoins Eraring Power station	The Coorumbung Road area is close to residential areas, though this area is flood liable	Majority of site	Mostly cleared	Low, as area has already been fragmented by rural lifestyle lots
17	Moira Park Road and Marconi Road, Morisset	Good	Rural lifestyle	The Moira Park Road adjoins rural land, whereas other sites do not.	South East Marconi Road adjoins residential areas	A small part of site	Partly cleared	Low
18	Stockton Street and Woodward Road, Morisset	Good	Rural lifestyle	No	Yes	No	Mostly cleared	Low
19	Fishery Point Road, Bonnells Bay and Morisset Park Road, Morisset Park	Average	Rural lifestyle	No	Within proximity to residential area	No	Partly cleared	Low
20	Ruttleys Road, Wye	Average	Rural lifestyle / some production	No	Yes	A small part of site	Partly cleared	Medium
21	Fishery Point Road and Hillcrest Road, Mirrabooka	Poor	Rural lifestyle	No	Yes	No	Largely vegetated	Low
22	Hue Hue and Wye Road, Wye	Good	Rural lifestyle and some primary production	Yes	Yes	A small part of site	Mostly cleared	Medium / High
23	62 Boundary Street, West Wallsend	Average	Large lot residential	No	No	No	Cleared	Low

**FIGURE 1: RU4 LAND SUITABILITY FOR PRIMARY PRODUCTION**





## Section 3

# METHODOLOGY OF SITE SUITABILITY ASSESSMENT AND PRIORITY RANKING FOR FURTHER URBAN INTENSIFICATION

Following the review of RU4 land for primary production suitability, a review of all sites zoned RU4 Primary Production (Small Lot) was undertaken through a site suitability assessment and ranking method for future urban intensification. This included GIS and desktop assessment of physical and planning constraints to determine an overall priority ranking for each site's potential for further urban intensification. The methodology for this suitability assessment and the findings are detailed below.

All sites were assessed as to their current suitability for potential zone changes/urban intensification through two separate mechanisms:



### 1. GIS SITE SUITABILITY ASSESSMENT

Ranking the sites as either suitable or not suitable for further intensification based on a range of physical constraints and planning parameters.



### 2. DESKTOP SITE SUITABILITY ASSESSMENT

Considering a site's strategic priority, landuse capability and primary production use or potential for intensification.

The desktop site suitability assessment was used to verify the GIS findings and to ensure that physical and planning considerations had been adequately considered in the GIS suitability assessment process.

An overall priority ranking was then given to each site, with sites ranked as being low – not suitable, medium – potentially suitable, and high – greatest suitability for intensification.

### 1. GIS site suitability assessment

Suitability assessment for RU4 Primary Production (Small Lot) zoned land was undertaken to identify any potential sites that may be suitable for greater development potential. The site suitability matrix included consideration of a number of physical constraints and planning values. The site suitability assessment considered:

- Distance from major/minor town centres
- Distance to residential and industrial zones
- Distance from public transport (train and bus stops)
- Vegetation condition
- Distances to creeks
- Flood prone land
- Slope.

Each constraint/value was given a weighting based on how the parameter will impact on suitability for more intensive development, including residential. The site suitability factors and weighting used in the assessment are included in Attachment 2.

All sites were assessed and given an average score out of five, which helped to rank each site, based on their potential suitability. In this assessment sites that scored above four were considered as suitable for potential intensification, whereas sites that scored less than four were considered not suitable.

### 2. Desktop site suitability assessment

Consideration was then given to the land and planning capability issues considered in the Issues Paper – Rural Residential Housing in Lake Macquarie. This included consideration of:

**Strategic priority** - The site's strategic location suitability including consideration of the Greater Newcastle Metropolitan Plan, Hunter Regional Plan, Council's Local Strategic Planning Statement and Housing Strategy and accessibility to services, centres and public transport.

**Land capability** - Largely focused on major constraints such as flooding, geotechnical and biodiversity.

**Primary production use** – Consideration of whether a site is currently being used for primary production use or is in an identified important rural area, such as those mapped as important agricultural land.

These factors were used for an overall priority ranking considering the site's consistency with Council's Local Strategic Planning Statement, the Greater Newcastle Metropolitan Plan, land capability and primary production use or potential.

Sites were categorised as low, medium and high priority based on the following considerations:

### Strategic priority:

**Low** – Not identified near town centres or within an intensification or investigation area in a relevant strategy.

**Medium** – Located outside of urban intensification or growth area, but bordering these and within two kilometres of these centres.

**High** – Identified as an urban intensification or future growth investigation area in Council's Local Strategic Planning Statement and is located in close proximity to centres.

### Land capability:

**Low** – Has very limited potential for intensification due to constraints such as high hazard flooding.

**Medium** – Has some environmental constraints such as native vegetation, endangered ecological communities, some sections subject to flooding, geotechnical constraints etc., though some areas may be suitable.

**High** – Has limited environmental constraints.

### Primary production priority:

**Low** – Currently used for large lot residential. Limited primary production use.

**Medium** – Contains a mixture of large lot residential properties and also contains some primary production use.

**High** – Currently majority of the site is used for primary production use and surrounded by adjoining RU2 land. Located within known important agricultural land areas.



## Section 4

# FINDINGS OF SITE SUITABILITY ASSESSMENT AND PRIORITY RANKING FOR FURTHER URBAN INTENSIFICATION

The findings of the GIS and desktop site suitability assessment are illustrated in Figure 2 and included in Table 2 (pages 12-13).

Detailed information on each RU4 site is included in Attachment 1, which considers strategic priority, a high level desktop assessment of land capability and existing agricultural use and proximity to land that is important for rural industries.

Figure 2 identifies sites ranked as:

- **High priority (red)** – Suitable for further investigation and intensification.
- **Medium priority (yellow)** - May be suitable for investigation and intensification, however, have some constraints or not as well located as high priority sites.
- **Low priority (blue)** – Not suitable for further investigation and intensification. These areas are either being used or have greater potential for primary production, are environmentally constrained and would be very difficult to develop or are remote and not suitable for residential development.

High priority areas include sites around Eleebana and Warners Bay, Wyee, Morisset and Macquarie Hills. These areas are considered suitable for investigation given proximity to centres and public transport. However, there are also environmental constraints on these parcels, which would still need to be investigated and may limit the development potential.

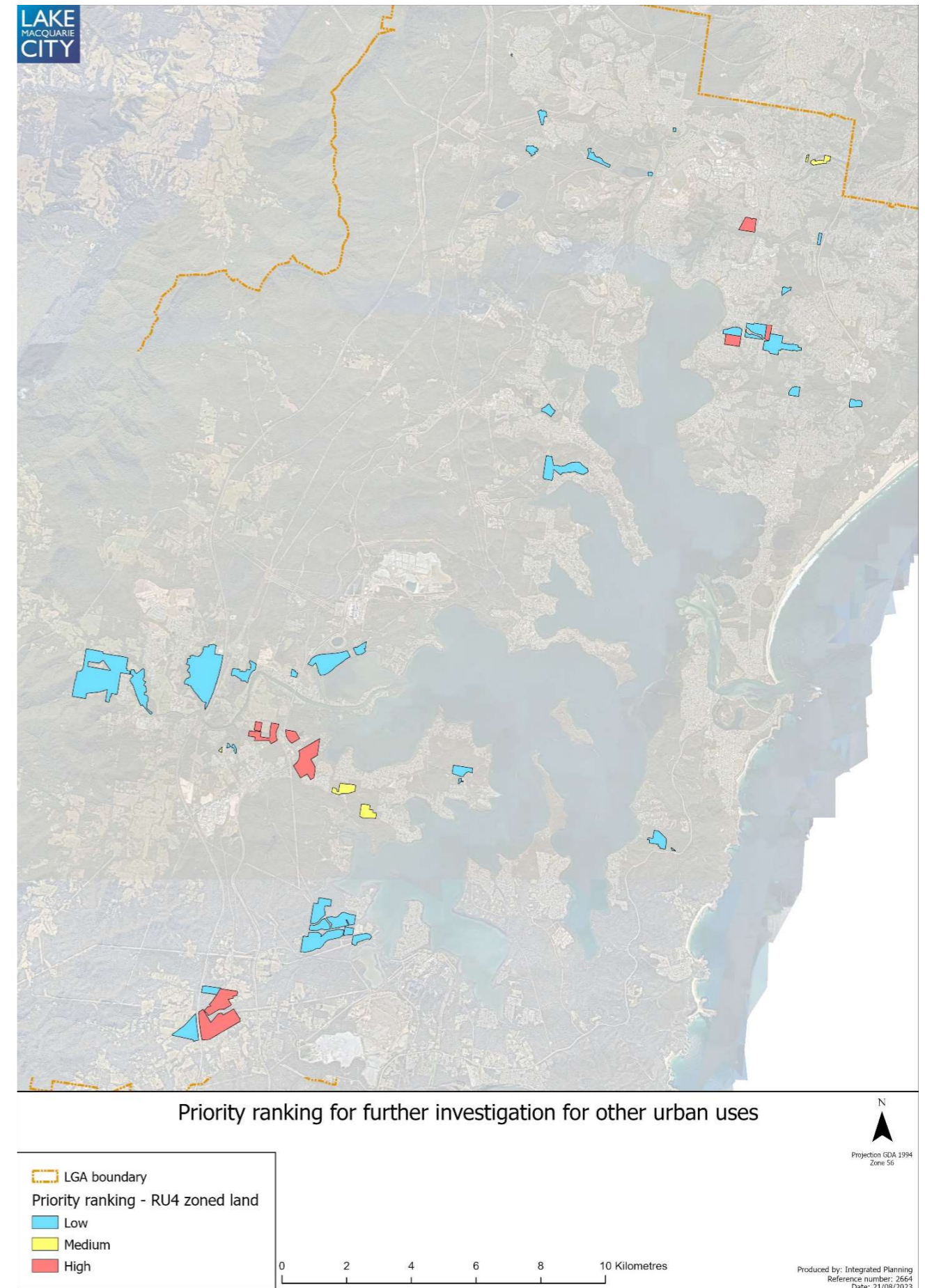
Medium priority sites are located at Garden Suburb /Cardiff Heights and Morisset Park. These areas are located close to centres and have potential for further intensification.

There are low priority areas identified around Cooranbong. The Cooranbong sites were not identified as having greater priority given the significant existing greenfield supply capacity around this area. These sites are also not as well located to centres and public transport such as those sites around Morisset and Eleebana/Warners Bay. Our current Urban Development Program already has a significant proportion of greenfield housing capacity in this area with more than 3000 lots in the Cooranbong area alone. These lands may be more suitable for other uses, such as more intensive agriculture/employment use. They are also located where there is greater capacity for primary industries in the city.

There are a number of low priority RU4 areas scattered through the city, which are typically constrained and not suitable for development or outside of identified investigation and growth areas. Some of the low priority areas such as Blackalls Park and Kilaben Bay are also considered more suitable for the zone R5 Large Lot Residential due to low level rural use and having some degree of land capability constraints.

It should be noted this assessment has produced a tool to measure land suitability. Further investigation into these sites would be required to assess the capability of each area, having regard to additional constraints and social outcomes, including but not limited to contamination, environmental corridor connections, bush fire risk, housing need and consistency with planning policies.

FIGURE 2: OVERALL PRIORITY RANKING MAP





**TABLE 2: SUMMARY OF SITE SUITABILITY ASSESSMENT FINDINGS**

Site no.	Site name	GIS site suitability assessment (Yes/No)	Desktop Site Suitability Assessment			Overall priority ranking
			Strategic priority (High, Medium, Low)	Land capability (High, Medium, Low)	Primary production priority (High, Medium, Low)	
1	Cams Wharf Road, Cams Wharf	No	Low	Medium	Low	Low
2	Cherry and Burton Road and Casson Avenue, Eleebana and Warners Bay Road, Warners Bay	Yes	High	Medium	Low	High for southern side of Cherry Rd (west of Jonathan St) and western side of Burton Rd (north of Casson Ave). Low for all other areas.
3	Violet Town Road, Tingira Heights	Yes	Medium	Low (contains heritage item)	Low	Low
4	Ntaba Road, Jewells	Yes	Site currently used for seniors development		Nil	Low
5	Bayview Street, Warners Bay	Yes	Low	Low	Low	Medium
6	68-70 Hillsborough Road, Hillsborough	Yes	Low	Low	Low	Low
7	Wimbledon Grove Garden Suburb and 6 Harrison Lane, Cardiff Heights	Yes	Medium	Medium	Low	Medium
8	Blaxland Road, Macquarie Hills	Yes	High	Medium	Low	High
9	15 Fletcher Street, Edgeworth	No	Medium	Low	Low	Low
10	The Weir Road and Racecourse Road, Teralba	No	Medium	Low	Low	Low
11	Appletree and Bendigo Road, Barnsley	Apple Tree Road – Yes Bendigo Road - No	Low	Apple Tree Road – Medium Bendigo Road – Low	Low	Low
12	Ridge Road, Kilaben Bay	Yes	Medium	Low	Low	Low
13	Fennell Crescent, Blackalls Park	No	Medium	Low	Low	Low
14	Freemans Drive, Cooranbong	Yes	Medium	Medium	High	Low
15	Newport Road, Cooranbong	Yes	Medium	Medium/High	High	Low
16	Border Street, Eraring and Coorumbung Road, Dora Creek	No	Low/Medium	Medium	Low	Low

Site no.	Site name	GIS site suitability assessment (Yes/No)	Desktop Site Suitability Assessment			Overall priority ranking
			Strategic priority (High, Medium, Low)	Land capability (High, Medium, Low)	Primary production priority (High, Medium, Low)	
17	Moir Park Road and Marconi Road, Morisset	Yes	High	Medium	Low	High
18	Stockton Street and Woodward Road, Morisset	82 Freemans Drive is suitable. Other sites not suitable.	Medium	Low	Low	Low
19	Fishery Point Road, Bonnells Bay and Morisset Park Road, Morisset Park	Yes	Medium	Medium	Low	Medium
20	Ruttleys Road, Wye	Yes	Low/Medium	Medium	Low	Low
21	Fishery Point Road and Hillcrest Road, Mirrabooka	Yes	Low/Medium	Low/Medium	Low	Low
22	Hue Hue and Wye Road, Wye	Yes	High	Low	Medium/High	High east of the M1 (excl. northern lots). Low west of M1.
23	62 Boundary Street, West Wallsend	Yes	High	Medium	Low	Low



## Section 5

# CONCLUSION

This review paper has investigated land zoned RU4 Primary Production (Small Lot) to address actions in the Greater Newcastle Metropolitan Plan 2036 and the Lake Macquarie Housing Strategy 2021. Further assessment has also been conducted following the opportunity to engage with current landowners in 2022, and following the adoption of the Hunter Regional Plan 2041 in December 2022. Land has been identified that has primary production suitability, taking into consideration existing uses, proximity to other rural or residential areas, proximity to transport and whether it is identified as important agricultural land. Further investigation was undertaken using GIS site suitability assessment and desktop assessment, which considered strategic priority, land capability and primary production use. Individual sites were ranked based upon their suitability for investigation for more intensive uses.

This assessment identified that there are land parcels within Lake Macquarie that do have potential for further investigation for more intensive uses. However, consideration needs to be given to the objectives of the Greater Newcastle Metropolitan Plan and the Lake Macquarie Housing Strategy, which focus on infill housing supply. In light of the objectives of the Greater Newcastle Metropolitan Plan and the Lake Macquarie Housing Strategy, the following conclusions are drawn:

- The most significant areas for primary production uses are located in south west Lake Macquarie in the land surrounding the suburbs of Cooranbong, Martinsville, Mandalong, Wyee and Morisset, and are generally located in areas zoned RU2 Rural Landscape.
- The rural areas in south west Lake Macquarie, outside of the Morisset Regionally Significant Growth Area identified in the Hunter Regional Plan 2041 (referred to as the South West Growth Area in Council's Local Strategic Planning Statement 2020), should continue to be maintained for agricultural use, with particular importance given to the Martinsville and Mandalong Valleys.
- While agriculture only currently plays a small role in the Lake Macquarie economy, there is capacity and potential to expand our agricultural production and it is important that rural production areas within the RU2 zone are preserved.

- Those areas located with good access to the M1 Motorway and outside of identified growth areas may have capability in the future for more intensive agricultural use. These are key areas in the city for the location of primary industries.
- The RU4 Primary Production (Small Lots) zone has been historically applied to some areas that have limited to no use for primary production, particularly in north and eastern Lake Macquarie. The low scale nature of agricultural production and employment in north and eastern Lake Macquarie and the surrounding land use being urban, limits the capacity for rural industries in these areas. The review has assessed the appropriateness of the RU4 zone and determined that the favoured option is for these areas to be investigated for their potential for further redevelopment when proponent-initiated pre-lodgement scoping proposals and planning proposals arise.
- High priority areas include flood free sites around Eleebana and Warners Bay, Wyee, Morisset and Macquarie Hills. While there is some need for rural industries in southwestern Lake Macquarie (particularly around Wyee and Cooranbong), these sites have good proximity to centres, services and employment and are identified in Council's planning framework as growth and investigation areas. These areas are considered suitable for investigation should proponent-initiated pre-lodgement scoping proposals and planning proposals be lodged, given proximity to centres and public transport. However, there are also environmental constraints on these parcels, which when accurately defined may impact the development potential of those lands.
- Medium priority sites are located at Garden Suburb, Cardiff Heights and Morisset Park. These areas are located close to centres and have potential for further intensification, subject to detailed examination of environmental constraints.
- Areas around Cooranbong ranked as having low priority, with these areas containing existing primary production value and being located nearby to other agricultural uses and having good access to the M1 for goods distribution.
- There are also a number of other low priority areas that are located outside of identified growth areas and also that contain planning constraints limiting future intensification.

## Section 6

# RECOMMENDATIONS

### High priority sites – Eleebana/Warners Bay, Wyee, Morisset and Macquarie Hills

While it is recommended that all sites considered in the review retain the RU4 zone at present, there are four locations identified as high priority for consideration, should proponent initiated scoping proposals and subsequent planning proposals be lodged.

Consideration now needs to be given to the Hunter Regional Plan 2041, which introduced a new priority system for rezoning, including requirements for the preparation of Place Strategies supported by Infrastructure Delivery Plans for identified locations (e.g. Morisset and North-West Lake Macquarie). The NSW Department of Planning and Environment may insist that a master plan or further strategic planning work be completed prior to the consideration of rezoning proposals for the identified areas. Details about the need for further strategic planning work would be identified at the scoping proposal stage.

To make best use of available resources and address consistency with the Hunter Regional Plan, proponent initiated scoping proposals should be restricted to the identified high priority areas, include all lots within the investigation area, demonstrate strategic and site-specific merit, and identify excluded lands defined by existing physical, or natural landscape features, environmental and other constraints, and natural hazards.

The extent of investigations to inform individual rezoning proposals will vary from site to site, depending on local conditions.

#### Site 2 - Eleebana/Warners Bay sites:

An earlier rezoning proposal for the Cherry Road (south) area was received and considered by Council in 2018. This proposal included a draft master plan for the area, however, as significant community objections were received, the master plan was not adopted by Council and the rezoning did not proceed.

In preparing the review, further consultation with landowners in the area was conducted in April – May 2021, and again in March 2022. This latest consultation showed mixed views on the future for this area. In summary resident feedback was:

- Generally, owners do not support more development of this area, particularly those within Casson Avenue, Burton Road (east) and Sanctuary Grove. A number of submissions supported the additional capacity of a detached dual occupancy, or a secondary dwelling in this area, to allow family to also live on the property more independently.
- A smaller number of the responses (mainly on the southern side of Cherry Road, Warners Bay Road and the western side of Burton Road) supported residential subdivision, noting that Site 2 is in close proximity to the services of Warners Bay with existing infrastructure in place.

The land in this area is being developed in a piecemeal fashion, with seniors housing occurring, with no overall plan to guide development. The majority of sites within Site 2 also have significant flooding and environmental constraints that would need to be investigated by proponents prior to the preparation of rezoning proposals.

Facilitating detached dual occupancy or secondary dwellings in this area could be achieved through the introduction of the R5 Large Lot Residential Zone. This zone includes the following objectives:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities



## Attachment 1

# SITE ANALYSIS - REVIEW OF PRIMARY PRODUCTION (SMALL LOT) ZONED LAND

Based on the recent feedback, it is recommended that Site 2 remain zoned RU4 until the next review of RU4 land is completed with the following exceptions:

1. Land east of Burton Road, including Casson Avenue and Sanctuary Grove where consideration will be given to a proponent - initiated scoping proposal for an R5 Large Lot Residential Zoning (enabling dual occupancies or secondary dwellings) covering all lots within the investigation area.
2. The land on the western side of Burton Road (north of Casson Avenue), and the southern side of Cherry Road (west of Jonathon Street) where consideration will be given to a proponent-initiated scoping proposal for residential development including an appropriate grouping of sites, excluding areas identified as subject to flooding and areas affected by other environmental constraints.

### Site 8 – Blaxland Road, Macquarie Hills

The site is relatively well located near centres and has no evidence of primary production occurring. It is recommended that Site 8 remain zoned RU4 until further investigated as part of a proponent initiated scoping proposal. This area could be suitable for residential use subject to further investigation and excluding environmentally constrained areas and areas subject to flooding. Any future proponent-initiated scoping proposals should include an appropriate grouping of sites. That is, either cover the entire RU4 zoned area or be defined by existing physical or natural features.

### Site 17 – Morisset

These sites east of Morisset have been identified in Council's Local Strategic Planning Statement as being suitable for investigation by proponents for residential development, excluding the lots within the required 400m buffer to be maintained around the sewerage treatment plant, and sites such as the cemetery. However, these sites are outside the Morisset Place Strategy area.

It is recommended that Site 17 remain zoned RU4 until further investigated as part of a proponent initiated scoping proposal. Consideration would be given to a scoping proposal for urban development that includes an appropriate grouping of sites, excluding areas identified as subject to flooding, and areas affected by other environmental constraints.

Local site-specific studies will be required.

### Site 22 – Wyee

The feedback contained a variety of responses, indicating a modest interest in rezoning for residential development for this site. This high priority area at Wyee will require further investigations and evidence of local support.

For land east of the M1 Motorway, consideration could be given to proponent-initiated scoping proposals for urban development that include an appropriate grouping of sites with landowner support and exclude areas subject to flooding and areas affected by other environmental constraints.

It is recommended the RU4 zone be retained for sites west of the M1 Motorway at Wyee. Further consideration of long-term use of these lands will be undertaken at the next review of RU4 land.

### Medium priority sites – Garden Suburb Cardiff Heights and Morisset Park

Medium priority sites are located at Garden Suburb/Cardiff Heights and Morisset Park. It is recommended these sites maintain the current RU4 zone. As these areas are located close to centres, it is also recommended that further investigation for urban development be considered in the next review of RU4 lands.

### Low priority sites

Areas around Cooranbong are ranked as having low urban use priority with high primary production suitability, with these areas containing existing primary production value and being located nearby to other agricultural enterprises and having good access to the M1 for goods distribution. It is recommended these areas maintain the current RU4 zone.

A number of these low priority areas also contain planning constraints or are not well located near centres. Some of these parcels may be suitable for the C4 Environmental Living or R5 Large Lot Residential zone, with no primary production occurring and minimal capacity for primary production into the future. If the zones are altered, the minimum lot sizes would remain similar to existing lot sizes as some of these areas have constraints such as flooding and habitat vegetation that would make them unsuitable for further intensification. It is recommended these areas maintain the RU4 zone.

FIGURE 1: SITE INDEX KEY MAP







# SITE 1.

# CAMS WHARF ROAD, CAMS WHARF



### Area

19 hectares



### Biodiversity

Contains native vegetation and EEC and corridors. Parts of the site are cleared. The site is surrounded by bushland.



### Constraints

Site is not affected by flooding. There are significant biodiversity values with EEC and threatened species habitat.



### Recommendation

Retain RU4 zone. This area is located along Cams Wharf Road off the Pacific Highway. Given the isolated location of the area, it is not recommended that this land be investigated for further residential development, however there may be some capacity to allow secondary dwellings.



### Current Use

Contains a small number of larger lots. Some cleared parcels, but mostly vegetated. No signs of primary production.



### Priority for further investigation for urban uses

Low.



### Consistency with Strategic Plans

Not located close to any town centres or growth corridors and is not adjacent to any other urban development.

This area would be more suited for R5 Large Lot Residential or C4 Environmental Living, given the biodiversity values and the area not being considered for primary production uses. An R5 zone would include capability to allow a secondary dwelling. Priority to be reassessed at next review of RU4 zone.





# SITE 1.

# CAMS WHARF ROAD, CAMS WHARF



Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

- Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
- Corridor narrowed to less than 200 metres in width.
- Crossing Point - Cleared potential barrier of 10-70 metres width that interrupts native vegetation but could be crossed by mobile fauna.
- Rehabilitation Corridor - Partly cleared native vegetation and crossing points that are strategically located and could be rehabilitated to enhance fauna movement.
- Rehabilitation Urban Corridor - Urban land that interrupts fauna movement lines but may be enhanced with individual trees or pockets of trees to assist fauna movement. Full rehabilitation difficult or unlikely.
- Widely Interfaced Crossing Point - Wide interface of bushland (<500 metres) at each side of a crossing point & less than 70 metres in crossing distance. Important areas for fauna movement.

### Native Vegetation (2019)

- Corridor of Remnant Native Vegetation that contributes significantly to movement & viability of flora & fauna in Lake Macquarie City.
- Corridor of Partially Cleared Remnant Native Vegetation that contributes significantly to movement & viability of flora & fauna in Lake Macquarie City.





## SITE 2.

# CHERRY AND BURTON ROAD, ELEEBA NA AND WARNERS BAY ROAD, WARNERS BAY



On 11 February 2019, Council resolved not to adopt this draft master plan due to the community's desire to maintain the current character of the Cherry Road precinct. However, despite the resident objection, the area is changing with seniors housing development. The report to Council recommended that Council engage with the landowners in this precinct as part of the citywide review of land zoned RU4 Primary Production (Small Lot) and Council is continuing to receive rezoning enquiries in this area. Recent consultation in April-May 2021 and March-April 2022 with landowners showed mixed views on the future for this area.

In summary resident feedback was:

- Generally, residents do not support more development of this area, however a number of responses noted it would be good to allow an additional capacity of a few dwellings on their lot or the addition of a granny flat to allow family to also live on property more independently.
- Some responses in the Cherry Road (south) and Burton Road (west) areas would like to see more subdivision allowed, noting the site is in close proximity to the services of Warners Bay with existing infrastructure in place.
- Strong submissions were received against zoning changes at Burton Road (east), Casson Avenue and Sanctuary Grove. Landowners in this area request Council retain RU4, or change to R5, thereby permitting dual occupancies and secondary dwellings.

The property is well located close to the Warners Bay centre, provided a shared path network could be incorporated into the development and a safe crossing connection be implemented across The Esplanade.



### Area

Cherry Road - 28 hectares  
Warners Bay Road, Burton Road and Casson Avenue - 67 hectares



### Constraints

Site contains low and high hazard flooding with South Creek flowing through this area and some minor tributaries.

Parts of the site contains endangered ecological communities, corridors and threatened species.

Parts of site are bush fire prone.



### Current use

There is some agriculture use in this area, however the majority is lifestyle use. There have been a number of senior housings developments in this area under the Seniors Housing SEPP. A draft master plan has been prepared on the section of the site closest to the lake. This draft master plan identified part of the site suitable for residential use (13ha), nine hectares to C4 Environmental Living and the remainder to C2 Environmental Conservation. This would result in about 175 lots.





## SITE 2.

# CHERRY AND BURTON ROAD, ELEEBA NA AND WARNERS BAY ROAD, WARNERS BAY



### Consistency with strategic plans

Area is identified in Council's Local Strategic Planning Statement as a growth area around Warners Bay.



### Recommendation

Retain RU4 zone for majority of site.

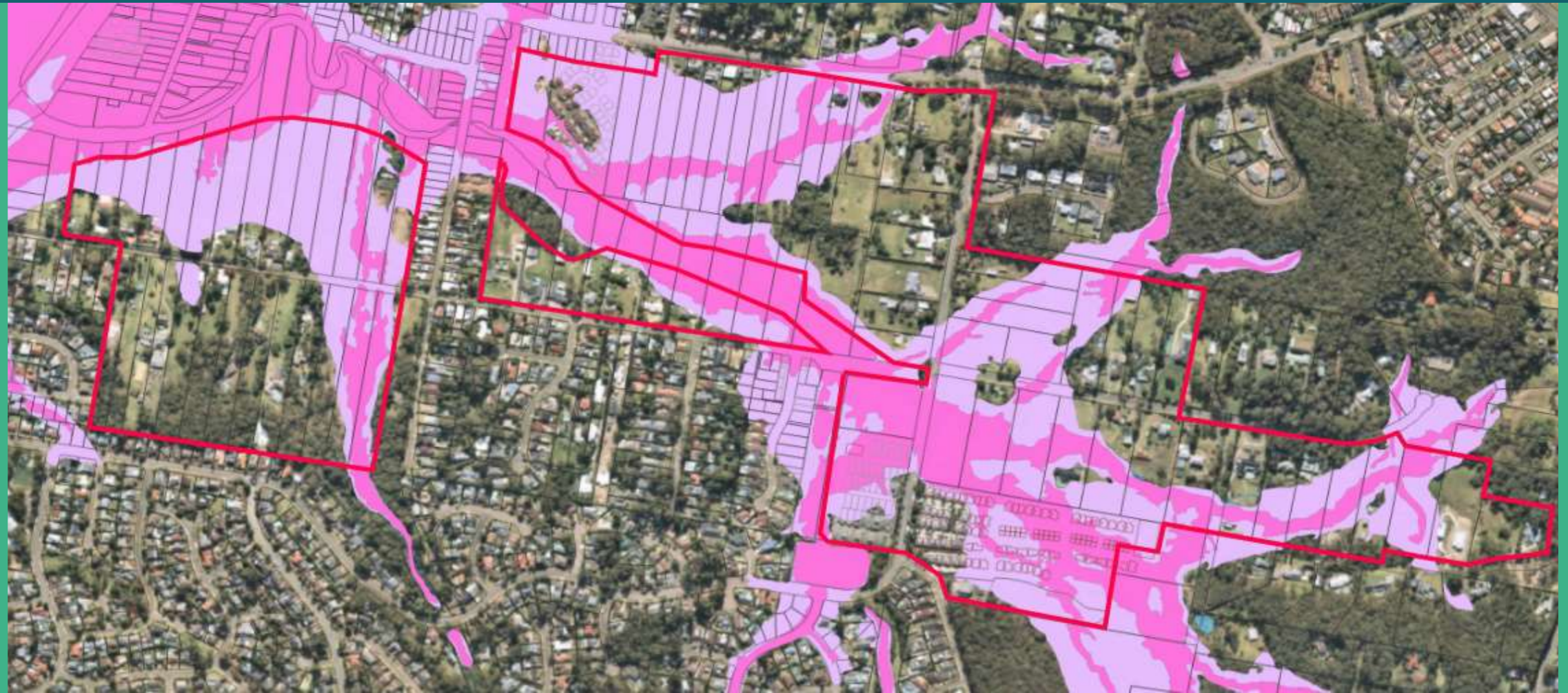
Council would consider proponent-initiated scoping proposals to rezone lands in Cherry Road (south) to the west of Jonathon Street, and on the western side of Burton Road (north of Casson Avenue). Any proposal would need to address land subject to flooding and other environmental constraints. Scoping proposals would need to address all lots identified as having potential to rezone (with a minimum of six existing lots), or be defined by existing physical, or natural features. Proposals could potentially consider a mix of residential uses including standard residential development, large lot residential development, environmental living as well as conservation.

Proponent-initiated scoping proposals could also be considered to rezone lands in Casson Avenue and Sanctuary Grove to R5 Large Lot Residential.



### Priority for further investigation for urban uses

High for southern side of Cherry Road, west of Jonathon Street, and western side of Burton Avenue, north from Casson Avenue. Low for all other areas.



	<b>Flood Control High Hazard (1 in 100 extent or historic)</b>
	<b>Flood Control Low Hazard (0.5m freeboard extent)</b>












## SITE 2.

# CHERRY AND BURTON ROAD, ELEEBA NA AND WARNERS BAY ROAD, WARNERS BAY





 Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

-  Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
-  Corridor narrowed to less than 200 metres in width.
-  Crossing Point - Cleared potential barrier of 10-70 metres width that interrupts native vegetation but could be crossed by mobile fauna.
-  Rehabilitation Corridor - Partly cleared native vegetation and crossing points that are strategically located and could be rehabilitated to enhance fauna movement.
-  Rehabilitation Urban Corridor - Urban land that interrupts fauna movement lines but may be enhanced with individual trees or pockets of trees to assist fauna movement. Full rehabilitation difficult or unlikely.
-  Widely Interfaced Crossing Point - Wide interface of bushland (<500 metres) at each side of a crossing point & less than 70 metres in crossing distance. Important areas for fauna movement.

### Native Vegetation (2019)

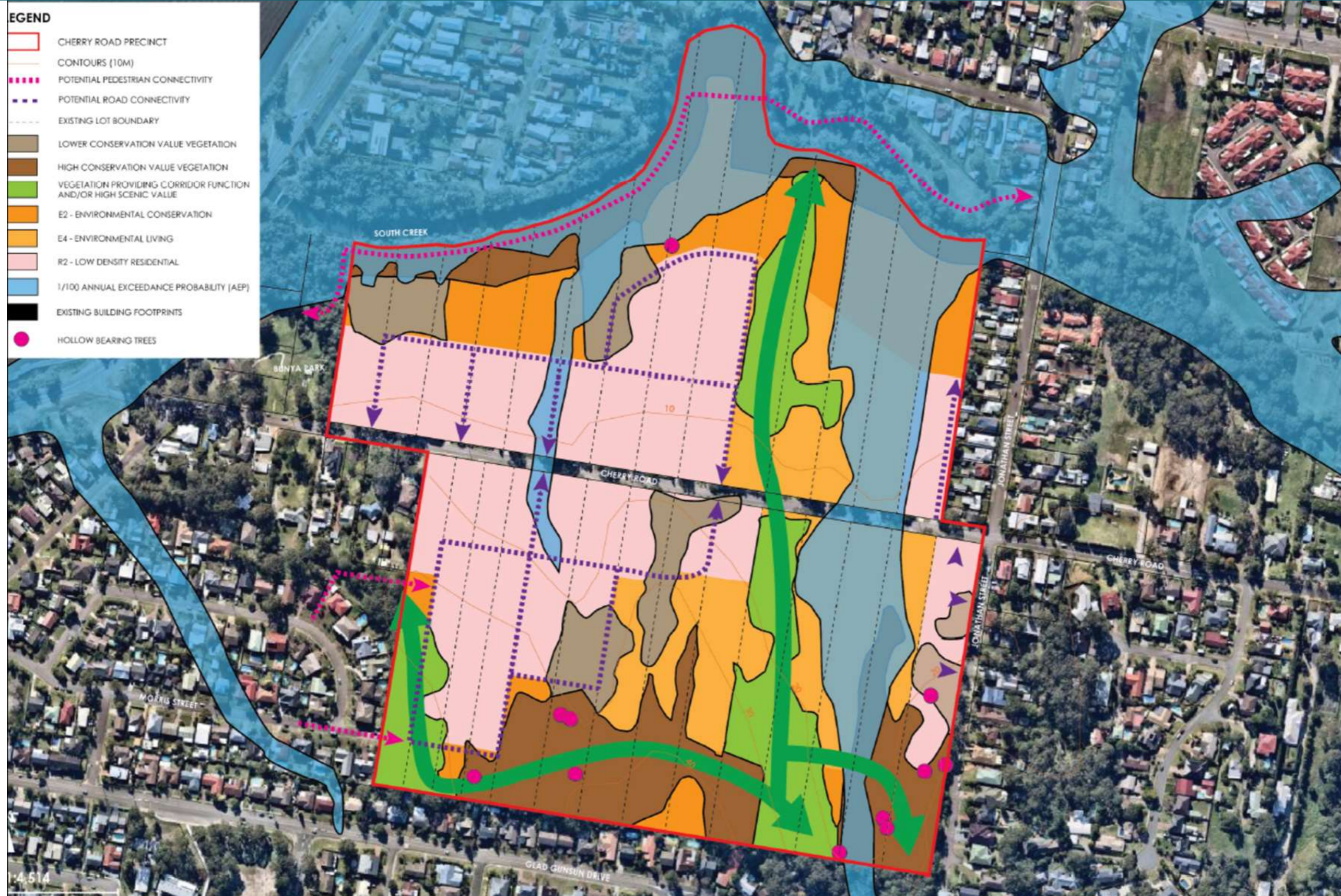
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-  Corridor of Partially Cleared Remnant Native Vegetation that contributes significantly to movement && viability of flora && fauna in Lake Macquarie City.





# SITE 2.

# CHERRY AND BURTON ROAD, ELEEBA NA AND WARNERS BAY ROAD, WARNERS BAY



### Cherry Road Precinct Draft Master Plan (not adopted by Council)

The property is well located close to the Warners Bay centre, provided a shared path network could be incorporated into the development and a safe crossing connection be implemented across The Esplanade.





# SITE 3.

# VIOLET TOWN ROAD, TINGIRA HEIGHTS



### Area

7.8 hectares



### Heritage

The area contains the listed archaeological heritage item – nature reserve being Permian fossil insect horizon.



### Biodiversity

Limited biodiversity constraints, apart from a corridor in the north of the site.



### Constraints

Bush fire prone, heritage item, currently unsewered.



### Current use

Lifestyle use, some potential horse stables.



### Consistency with strategic plans

Area is not identified in the Greater Newcastle Metropolitan Plan as an infill housing opportunity area and is not identified in Council's Local Strategic Planning Statement as an urban intensification area. It is located two kilometres away from the Mount Hutton shops area and is not currently well serviced within a walkable catchment. There are existing bus routes passing the site. The area is also not currently sewered.



### Recommendation

Retain RU4 zone. The site contains a listed heritage item in the middle of the site and it is not identified as within a growth area.



### Priority for further investigation for urban uses

Low.











# SITE 3.

# VIOLET TOWN ROAD, TINGIRA HEIGHTS





 Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

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### Native Vegetation (2019)

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## SITE 4. NTABA ROAD, JEWELLS



### Area

Eight hectares



### Current Use

Seniors living. This site is surrounded by conservation land.



### Recommendation

Retain RU4 zone. Site has already been recently developed for seniors living development, so no greater capacity for residential housing.



### Priority for further investigation for urban uses

Low as already being used for residential use.





# SITE 5.

# BAYVIEW STREET, WARNERS BAY



### Area

Four hectares



### Biodiversity

Contains some native vegetation and corridors, however a large section of the site is cleared.



### Constraints

The area contains steep sections and some areas of slopes greater than 15 degrees making potential development difficult and potential bush fire risks.



### Current use

Single large lot dwelling and cleared area not being used currently.



### Consistency with strategic plans

Site is not identified in Council's Local Strategic Planning Statement, however is adjoining existing residential properties. Rezoning would result in a relatively small yield of dwellings.



### Recommendation

Retain RU4 zone. The area is quite steep and has been filled, and the area is unlikely to yield many houses.

Priority to be reassessed at next review of RU4 zone.



### Priority for further investigation for urban uses

Low.

Council may consider proponent-initiated scoping proposals for R5 zone. Exclude areas with environmental constraints. Any scoping proposal should cover the entire RU4 zoned area.





# SITE 5.

# BAYVIEW STREET, WARNERS BAY



Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

- Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
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### Native Vegetation (2019)

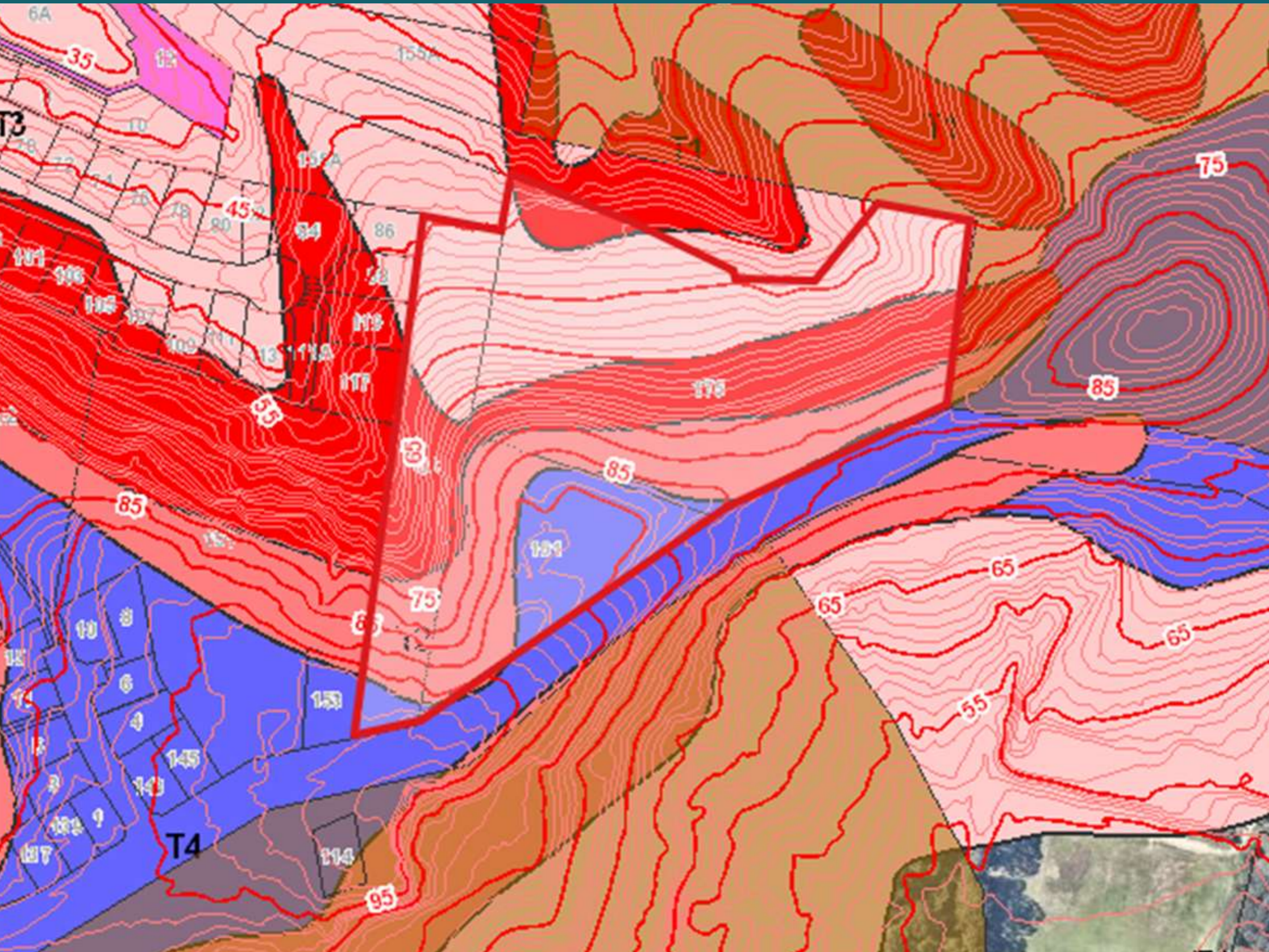
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# SITE 5.

# BAYVIEW STREET, WARNERS BAY



Geotechnical Zones

- T0
- T1
- T1A
- T2
- T2A
- T3
- T3A
- T4
- T5
- T6

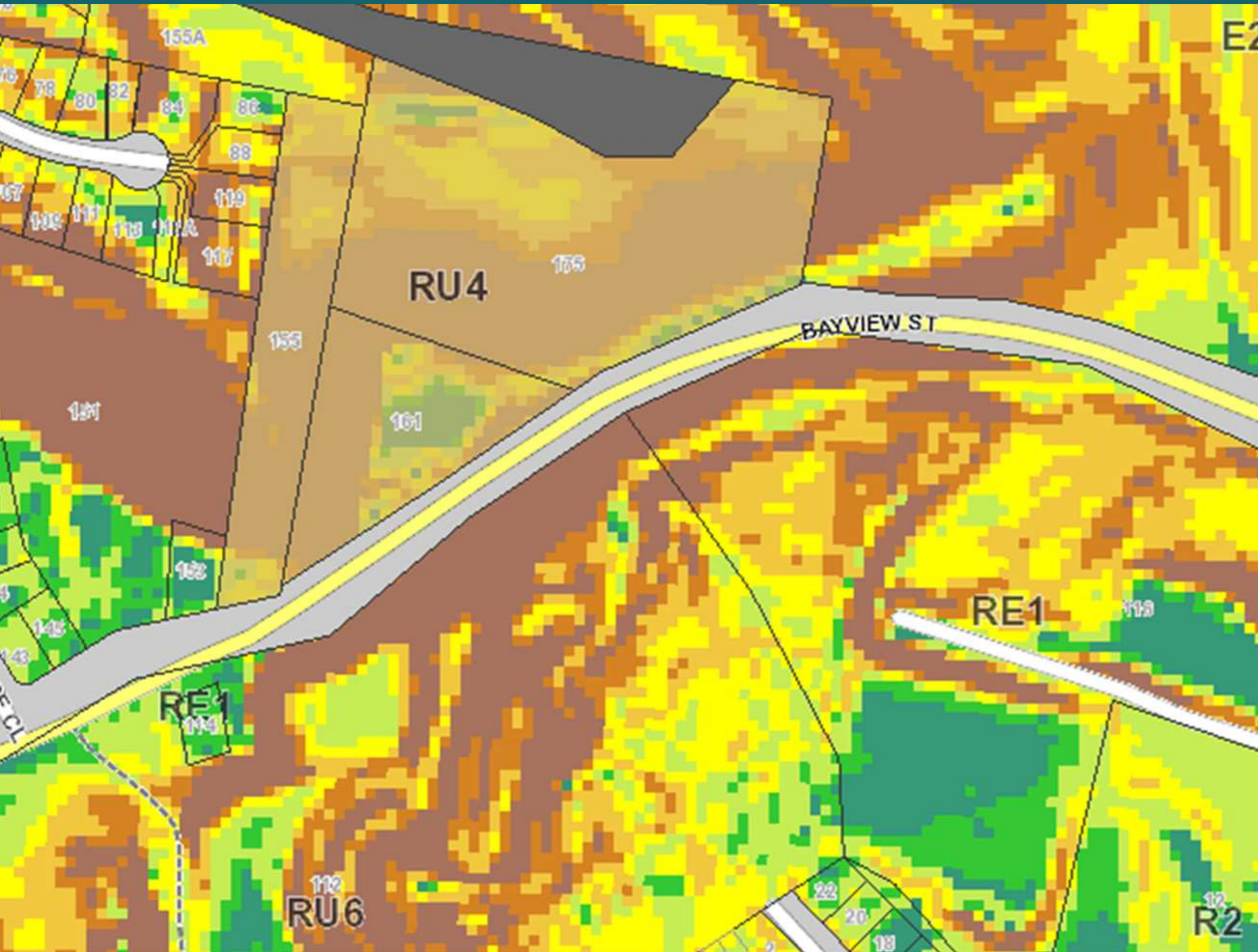






# SITE 5.

# BAYVIEW STREET, WARNERS BAY



### Slope %







## SITE 6.

# 68 AND 70 HILLSBOROUGH ROAD, HILLSBOROUGH



### Area

Three hectares



### Biodiversity

Contains some native vegetation and corridors to the rear of the lot, however a large section of the site is cleared.



### Flooding

Site is affected by high hazard flooding.



### Constraints

Site is affected by flooding and some native vegetation and corridors. It is bush fire prone and also contains a section of Winding Creek. Access is difficult with direct access off Hillsborough Road being needed.



### Current use

Currently used for Whalan's Nursery.



### Consistency with strategic plans

Area not identified in Council's Local Strategic Planning Statement as a growth area.



### Recommendation

Retain RU4 zone.



### Priority for further investigation for urban uses

Low.

Site is currently being used for a nursery. However, the historical use is quite disjointed from any other similar use activities, being located near the dog showground and surrounded by bushland and nearby golf course. Traffic is an issue in the area as well. While the plant nursery is a permitted use within the RU4 zone, the site is not a typical RU4 site. An employment/industrial zone, such as E4 General Industrial, may be more suitable in the long term, however development potential would be impacted with the site having flooding and ecological constraints.





# SITE 6.

# 68 AND 70 HILLSBOROUGH ROAD, HILLSBOROUGH



Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

- Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
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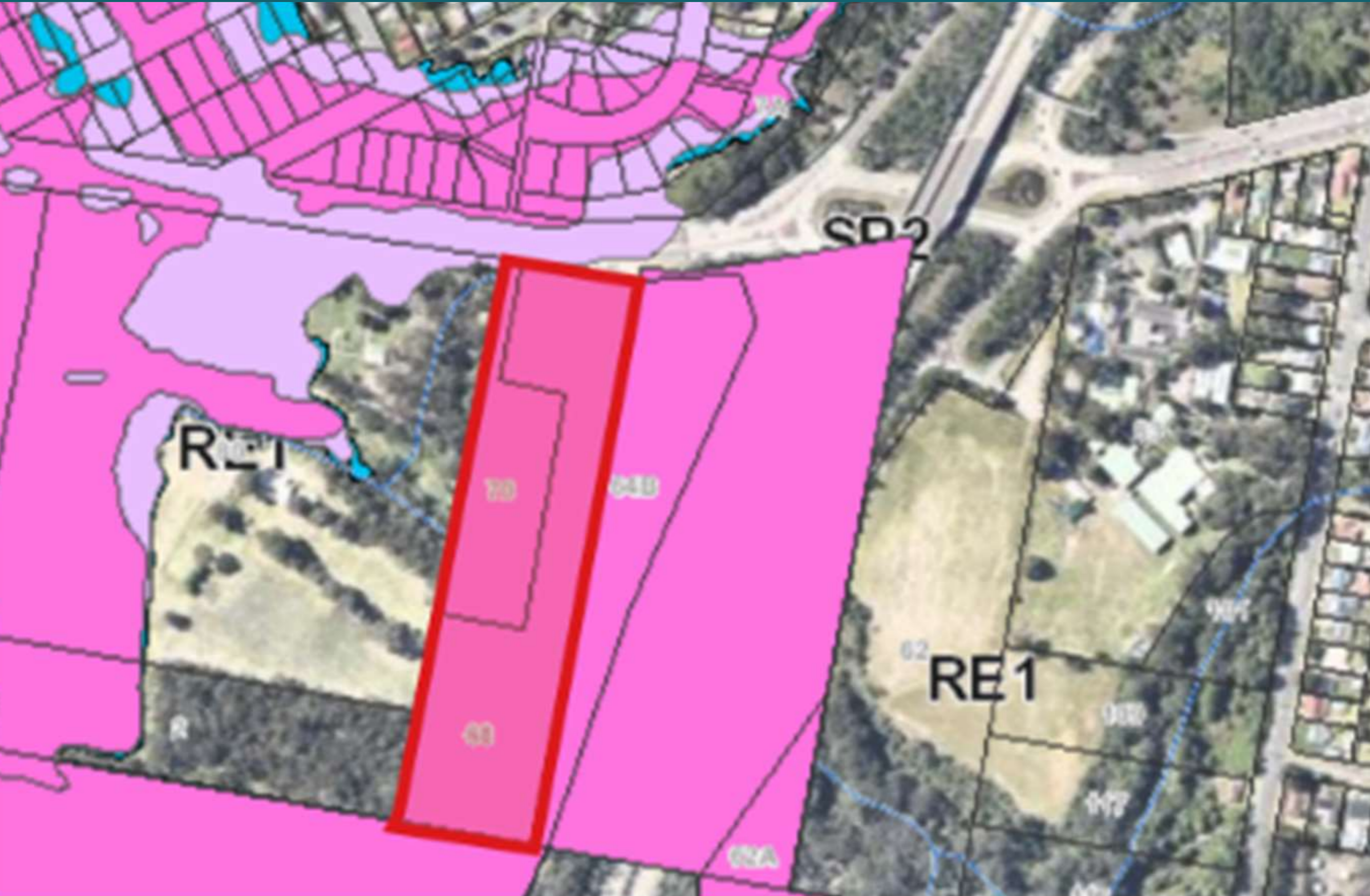
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**SITE 6.**

**68 AND 70 HILLSBOROUGH ROAD, HILLSBOROUGH**







## SITE 7.

# WIMBLEDON GROVE, GARDEN SUBURB AND 6 HARRISONS LANE, CARDIFF HEIGHTS



### Area

Wimbledon Grove – 8.4 and 6 hectares  
Harrisons Lane – 1.2 hectares



### Biodiversity

Sites are relatively unconstrained by native vegetation.



### Constraints

Not affected by flooding. Partly affected by bush fire buffer. Would be subject to rail noise impacts with the site immediately adjoining the railway line. Contains geotechnical zones T3, T2 and a small area of T1. Access to Harrison and Cockburns Lane is constrained.



### Current use

Large lot residential housing, limited if any agricultural use.



### Consistency with strategic plans

Cardiff area is identified as a growth area in Council's Local Strategic Planning Statement.



### Recommendation

Retain RU4 zone.



### Priority for further investigation for urban uses

Medium.

Site has some capability for further housing, subject to environmental investigations and protection of the native vegetation corridor. The area has very limited role for primary production small lot use. Council may consider proponent-initiated scoping proposals for R5 zone. Any scoping proposal should cover the entire RU4 zoned area.

Priority for residential development to be reassessed at next review of RU4 zone.












## SITE 7.

# WIMBLEDON GROVE, GARDEN SUBURB AND 6 HARRISONS LANE, CARDIFF HEIGHTS



 Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

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## SITE 8.

# BLAXLAND ROAD, MACQUARIE HILLS



### Area

17 hectares



### Biodiversity

The site contains native vegetation, however it is highly disturbed and fragmented. The existing level of development means that the remaining native vegetation provides a little opportunity for viability of threatened species in the short to longer term and presents quite a high threat environment. Biodiversity values would be considered medium to low.



### Constraints

The site steps up from Macquarie Road and is quite steep in parts. Parts of the site are subject to bush fire prone land.



### Current use

Large lot residential. Minimal/nil evidence of primary production was observed from a review of aerial photography.



### Consistency with strategic plans

Macquarie Hills is in the North West Growth Area in Council's Local Strategic Planning Statement (LSPS). The LSPS does not identify this area as a growth area, however it is located between the urban intensification areas of Lakelands and Cardiff South and has proximity to the Warners Bay centre and is bordered by residential development on three sites.



### Recommendation

It is recommended this site remain zoned RU4 until a proponent-initiated scoping proposal further investigates suitable zones.



### Priority for further investigation for urban uses

High.

This area could be investigated for residential use by proponents as the site is located in proximity to growth areas identified in Council's Local Strategic Planning Statement. The site's topography and the current subdivision pattern fragmentation may make sections of the site harder to re-develop, however the site is relatively well located near centres and has no evidence of primary production occurring.

Proponent-initiated scoping proposals should include multiple parcels of land, either covering the entire RU4 zoned area, or be defined by existing physical or natural features.







## SITE 8.


# BLAXLAND ROAD, MACQUARIE HILLS





 Endangered Ecological Communities 2019


### Native Vegetation Corridors (2019)


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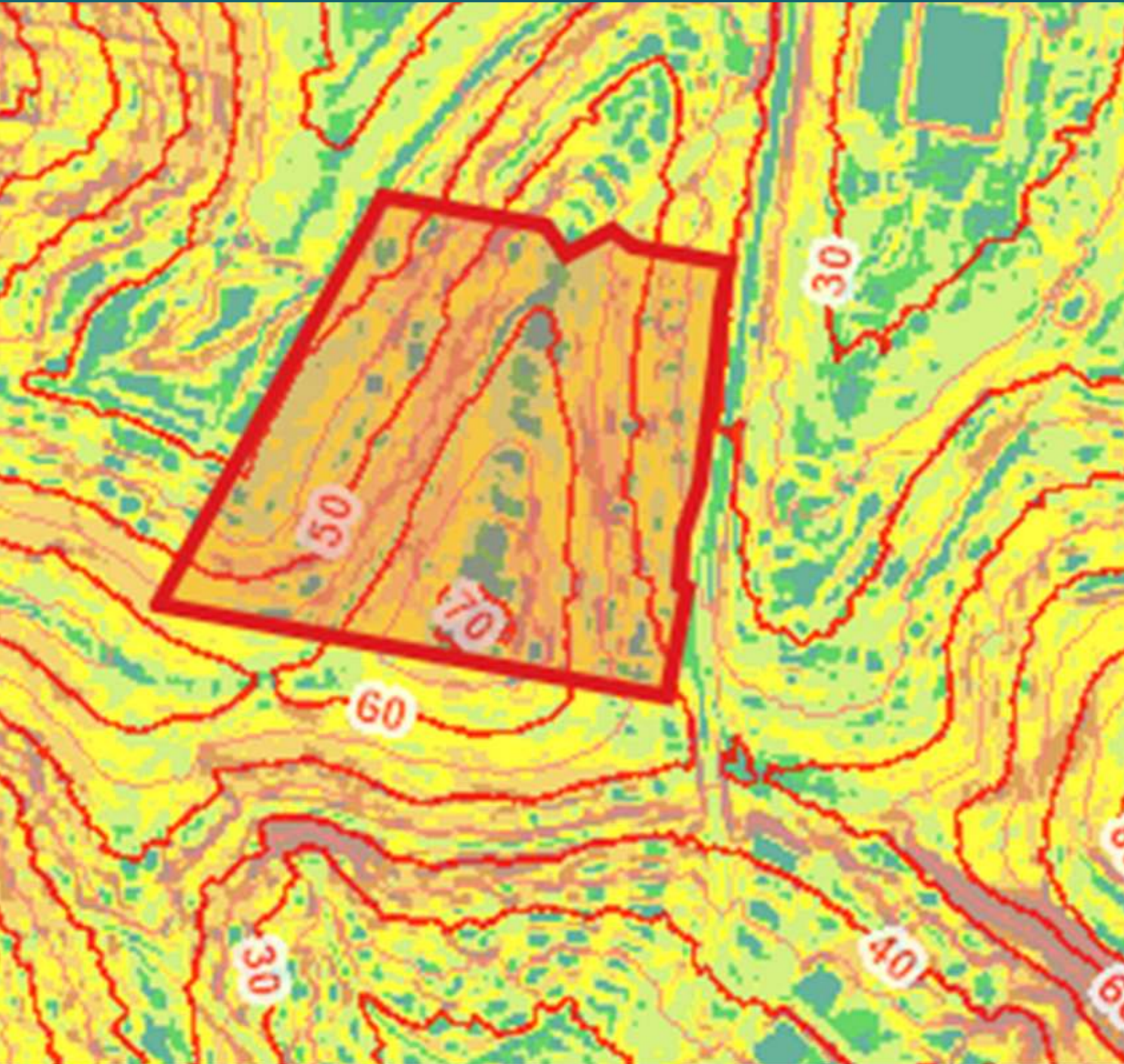




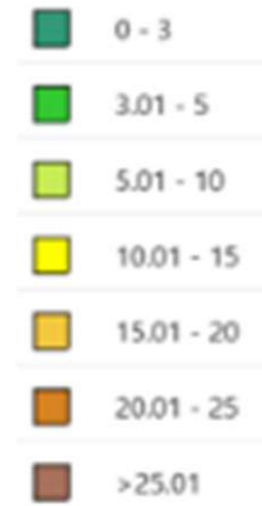


# SITE 8.

# BLAXLAND ROAD, MACQUARIE HILLS



### Slope %

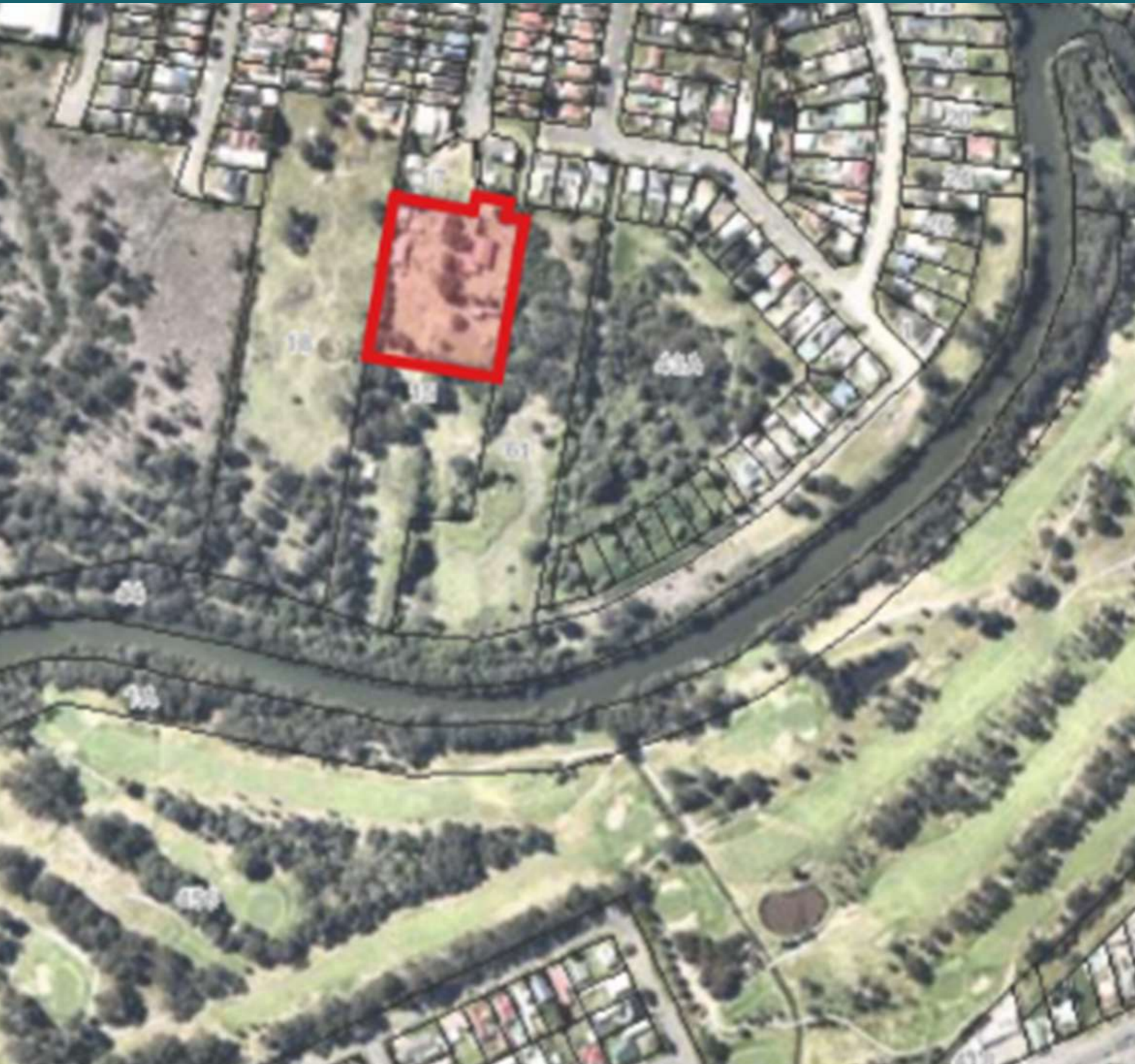






# SITE 9.

# 15 FLETCHER STREET, EDGEWORTH



### Area

0.9 hectares



### Biodiversity

Site is largely cleared. Contains some vegetation on the perimeter of the site, which is an endangered ecological community River-flat Eucalypt Forest on Coastal Floodplains.



### Flooding

Site is affected by high hazard flooding.



### Constraints

Part of site is subject to bush fire prone land. Contamination.



### Current use

Site contains a house. There appears to be some storage associated on the property, however it is unknown if this relates to agricultural use.



### Consistency with strategic plans

Edgeworth is identified as an urban intensification area.



### Recommendation

Retain RU4 zone. Site is located in a high hazard flood area and, while the site is strategically well placed, flooding constraints do not make this site location ideal for additional residential housing.



### Priority for further investigation for urban uses

Low.












# SITE 9.

# 15 FLETCHER STREET, EDGEWORTH





 Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

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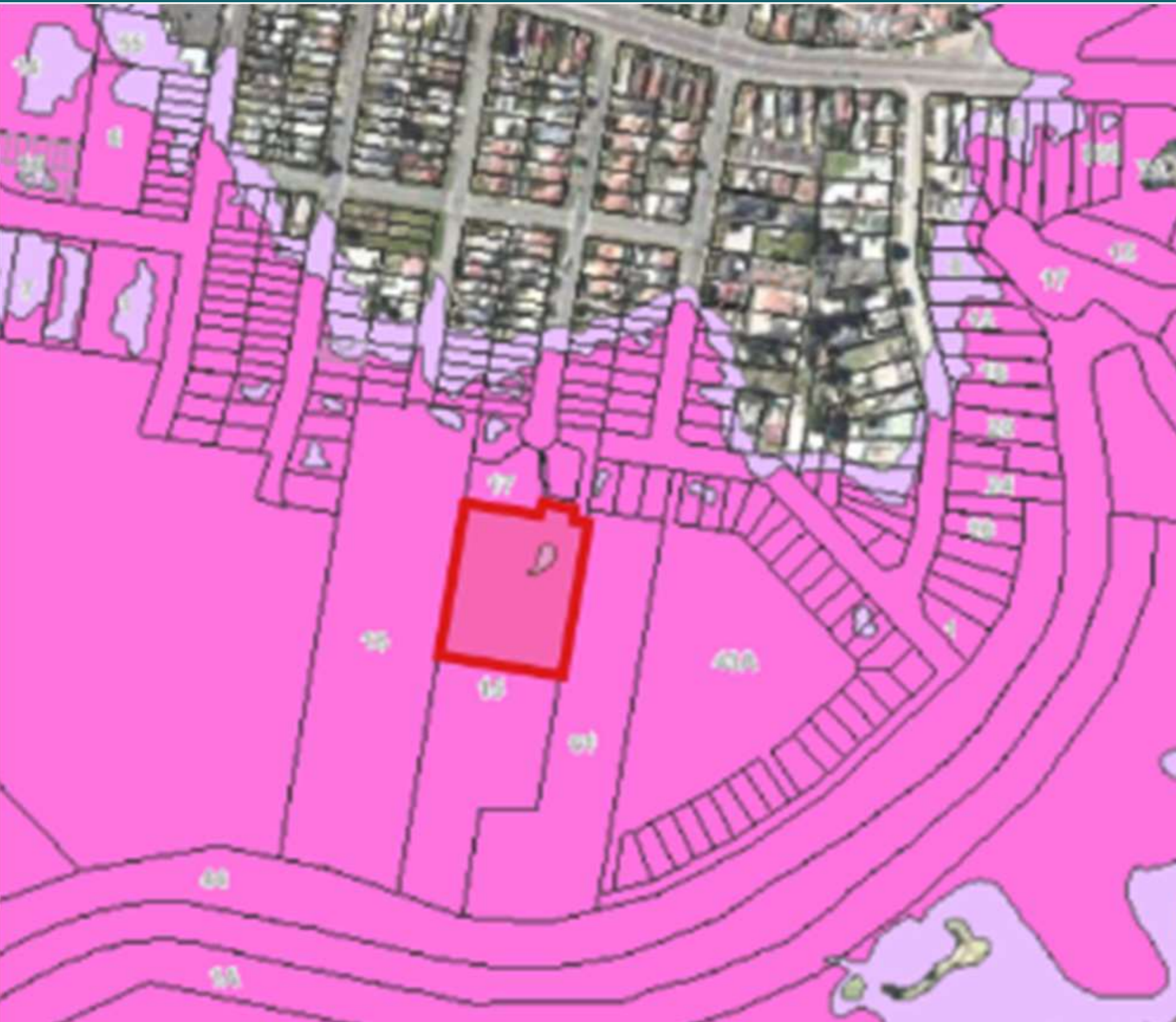






**SITE 9.**

**15 FLETCHER STREET, EDGEWORTH**

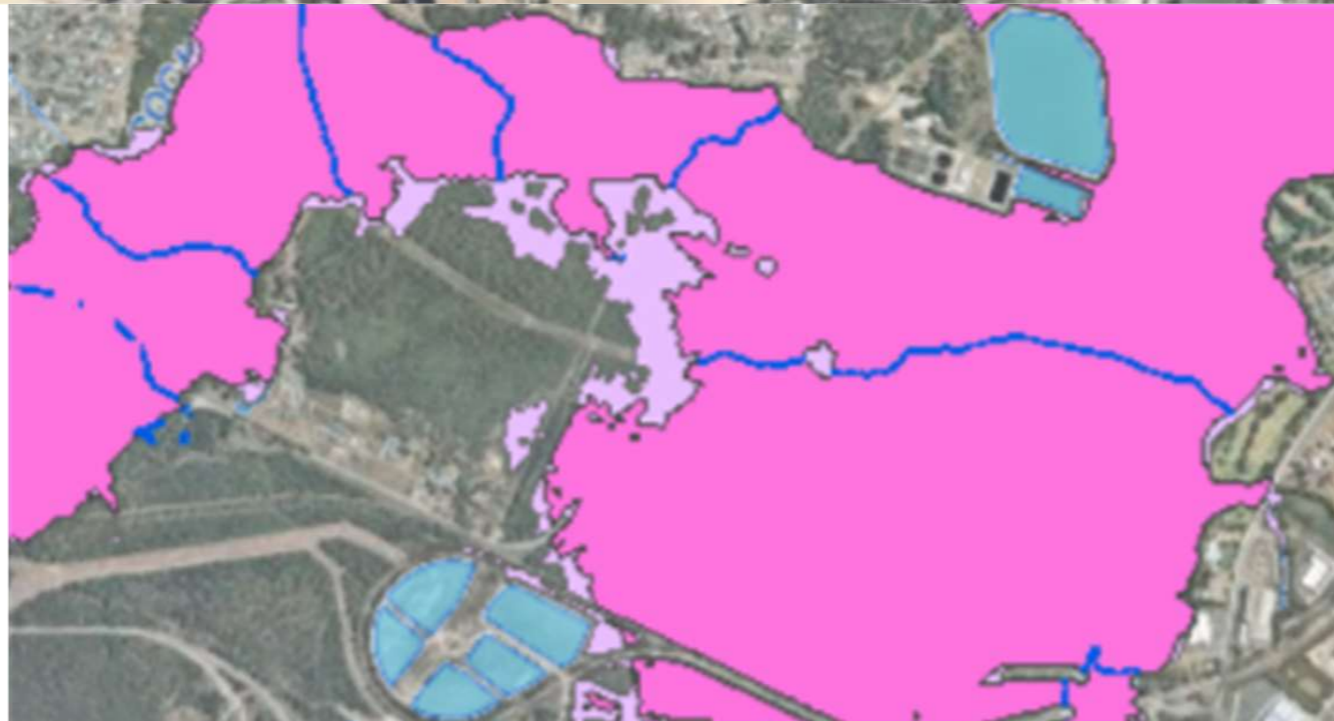






# SITE 10.

# THE WEIR ROAD AND RACECOURSE ROAD, TERALBA



### Area

The Weir Road – 11 hectares and Racecourse Road – 1.5 hectares



### Flooding

Parts of the site are affected by high hazard flooding. All of the land off Racecourse Road, Teralba, is affected by high hazard flooding. Weir Road is often closed due to flooding. With the site cut off by flooding in both directions.

Sites are largely unconstrained by native vegetation, though adjoin significant vegetation. The eastern most parcel is wholly within the proximity area for a State Significant Coastal Wetland.



### Current use

Two of the properties at Racecourse Road, Teralba, contain dwellings and a number of large lot residential dwellings are located along The Weir Road, Teralba.



### Consistency with strategic plans

Teralba is contained within the North West Growth Area in Council's Local Strategic Planning Statement and is identified as part of a much larger urban intensification area and future growth investigation area.



### Recommendation

Retain RU4 zone. These sites are relatively isolated to other development and would be impacted by flooding events and may have issues evacuating. It is recommended that residential zoning does not occur. This area falls within the north west catalyst area, so recommended current zoning is retained until more comprehensive investigations occur in this area.



### Priority for further investigation for urban uses

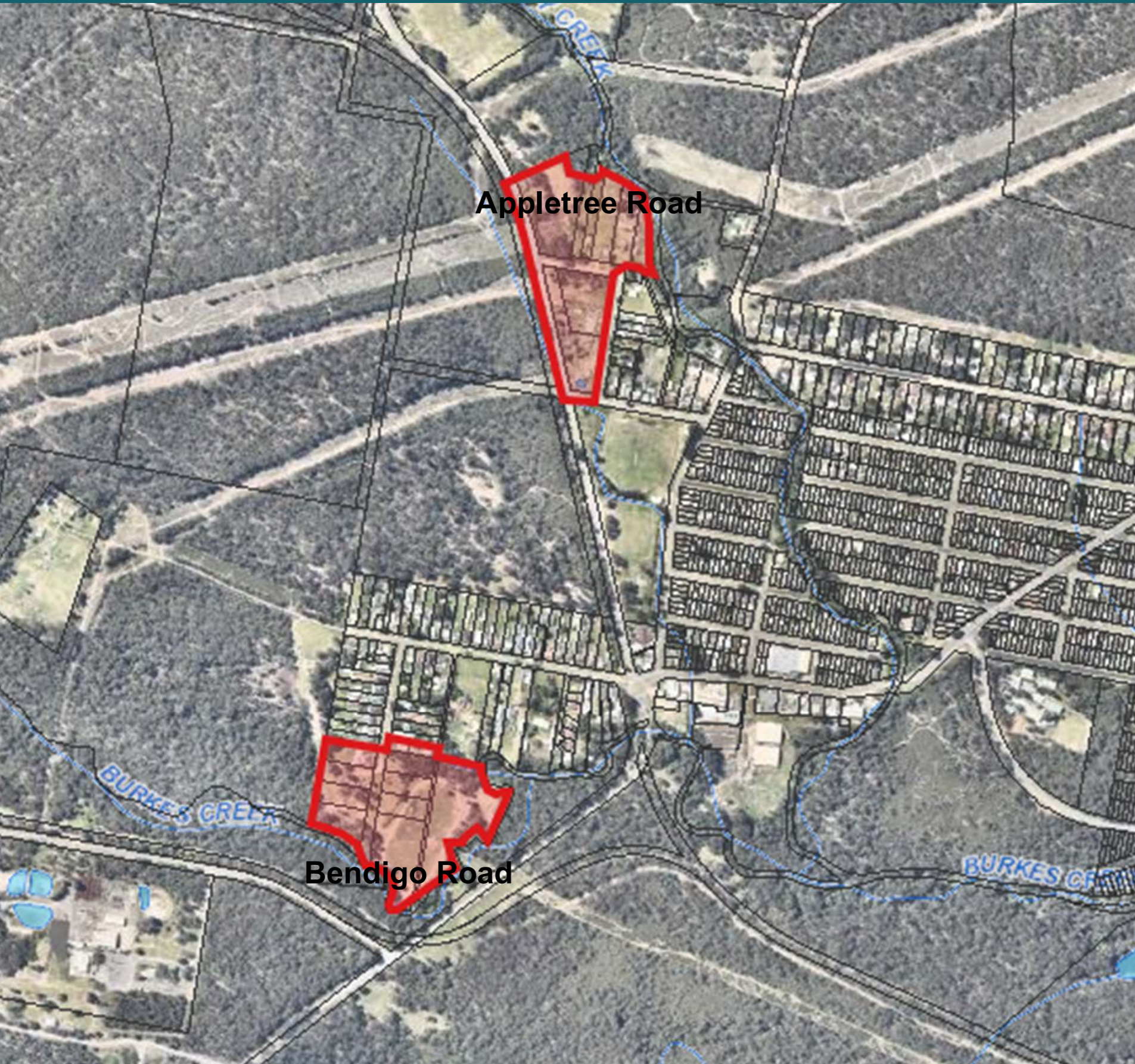
Low.





# SITE 11.

# APPLETREE ROAD AND BENDIGO ROAD, BARNESLEY



### Area

14 hectares (each site - seven hectares)



### Biodiversity

Sites contain smaller sections of endangered ecological community vegetation and the remainder of the site is clear. Minor constraint for the northern section.



### Flooding

Bendigo Road, Barnesley, is affected by high hazard flooding. The Appletree Road site is partially affected by low and high hazard flooding, though some area remains flood free.



### Current use

Some housing and some paddocks. The Bendigo Road area also provides bush fire buffer to existing residential development to the north.



### Consistency with strategic plans

The Barnesley area is included as part of a greater future growth investigation area in Council's Local Strategic Planning Statement.



### Recommendation

Retain RU4 zone. The Bendigo Road site is affected by high hazard flooding and future intensification of this area is not recommended. The Appletree Road site also has flooding effects and has some areas of land that may be suitable for housing.



### Priority for further investigation for urban uses

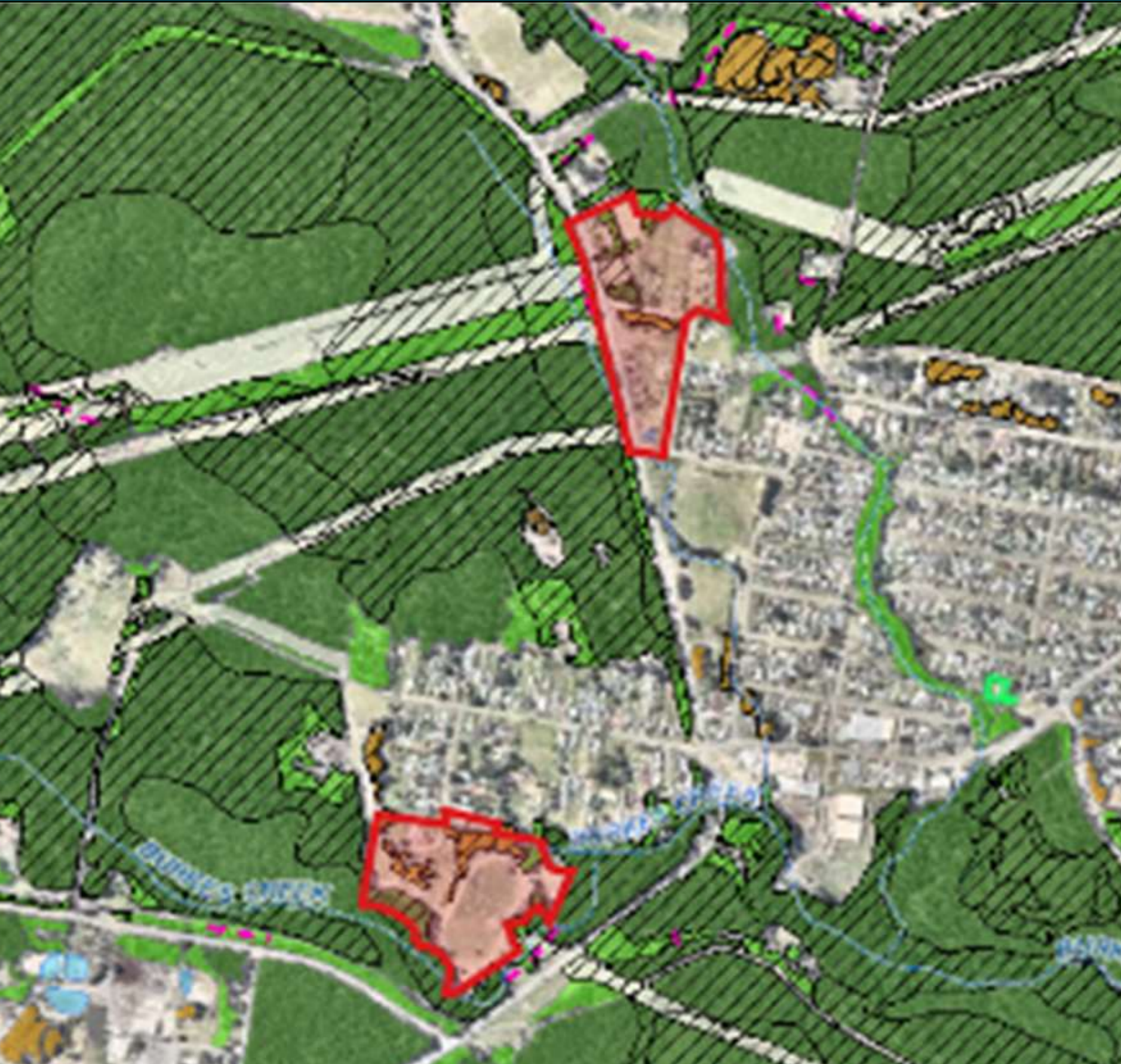
Low.





# SITE 11.

# APPLETREE ROAD AND BENDIGO ROAD, BARNLSLEY



Endangered Ecological Communities 2019

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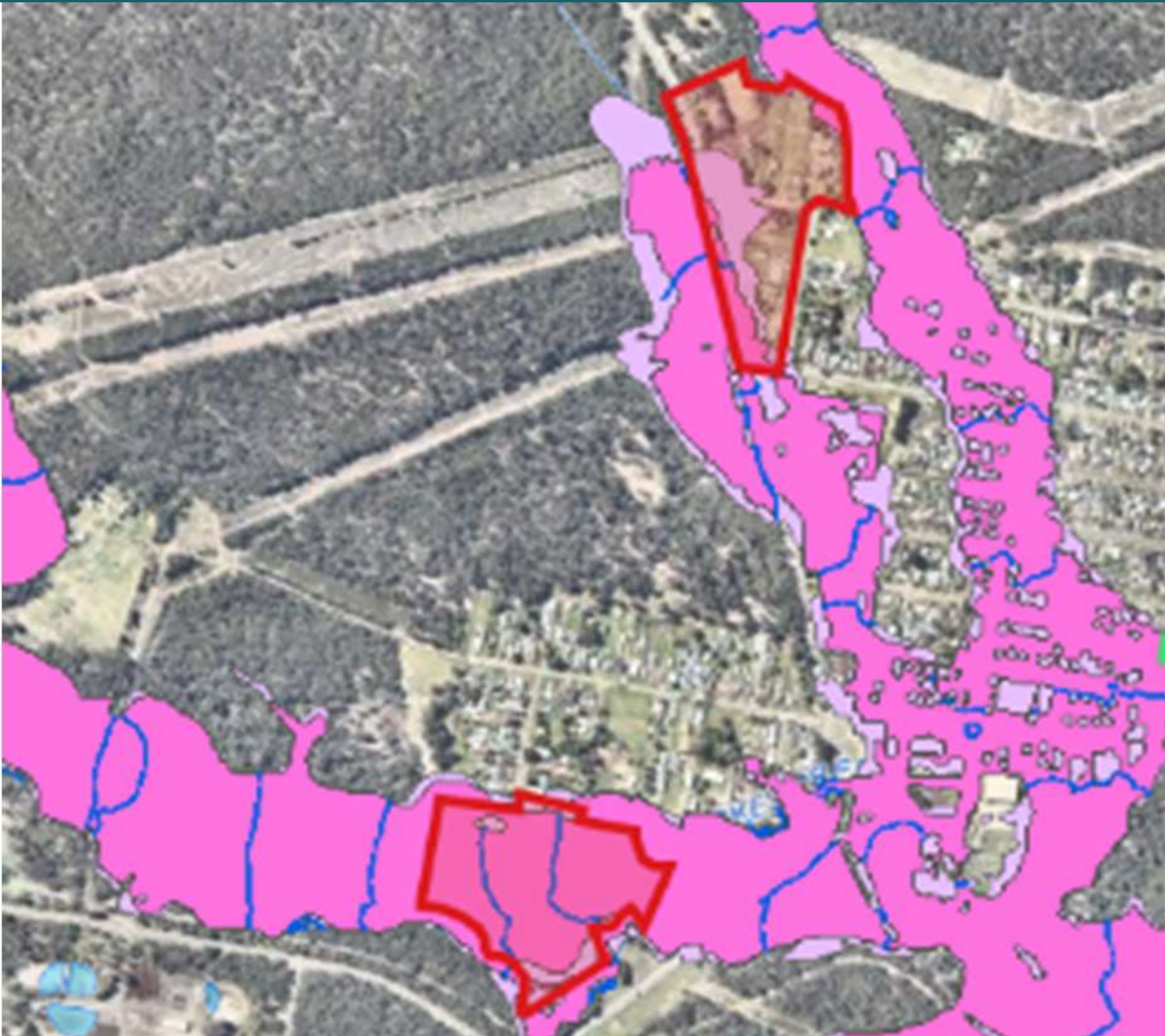






**SITE 11.**

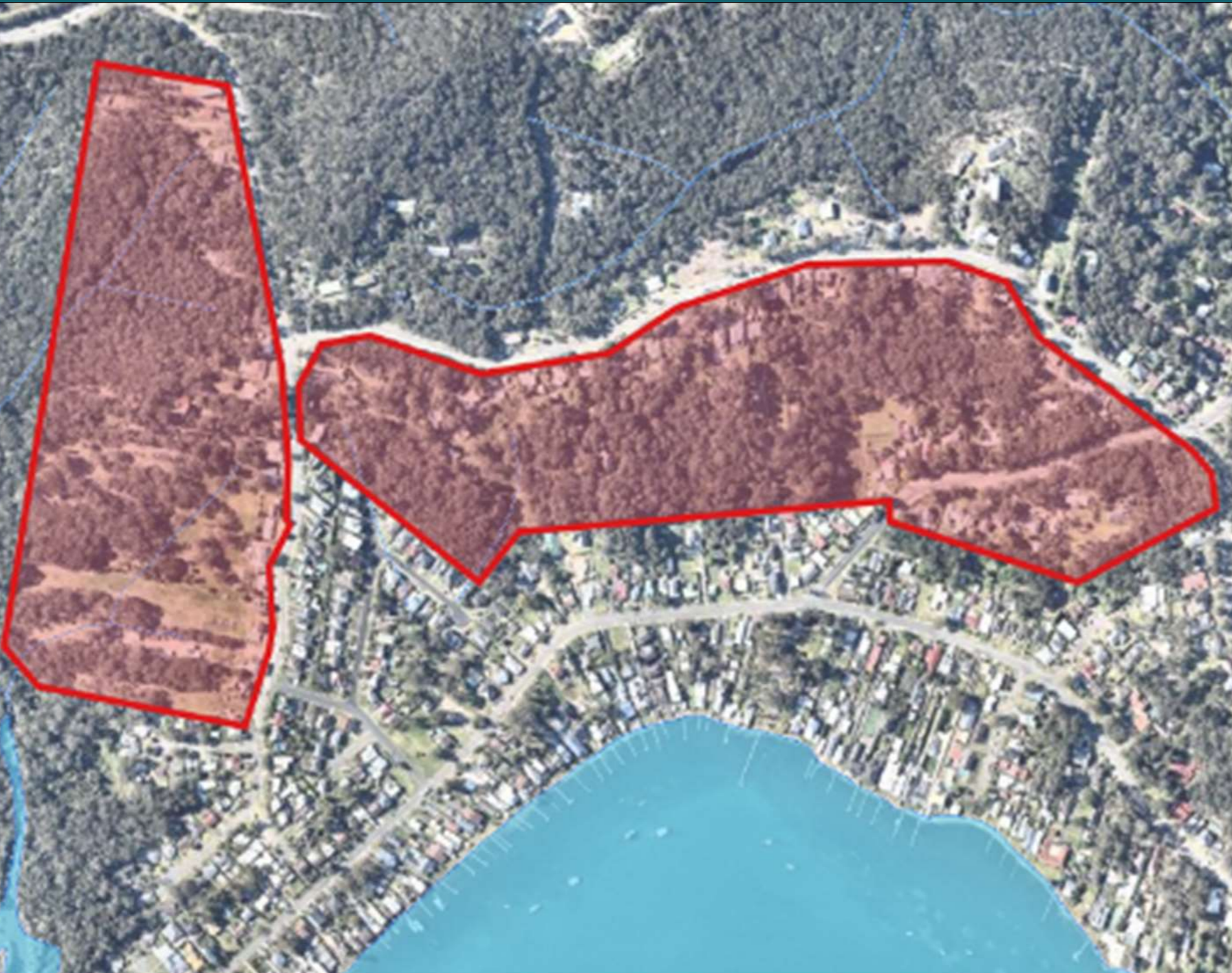
**APPLETREE ROAD AND BENDIGO ROAD, BARNESLEY**







# SITE 12. RIDGE ROAD, KILABEN BAY



### Area

45.7 hectares



### Biodiversity

The site supports significant patches of native vegetation and habitat that is well connected as well as native vegetation corridors. There are a number of threatened species records in this area. Biodiversity is a moderate to high constraint.



### Constraints

No flooding. All bush fire prone.



### Current use

Mostly vegetated with a cleared area for each dwelling. No signs of primary production use.



### Consistency with strategic plans

The site is within 1.5-2km of the Toronto town centre but separated by a vegetated ridgeline.



### Recommendation

Retain RU4 zone.

Priority to be reassessed at next review of RU4 zone.



### Priority for further investigation for urban uses

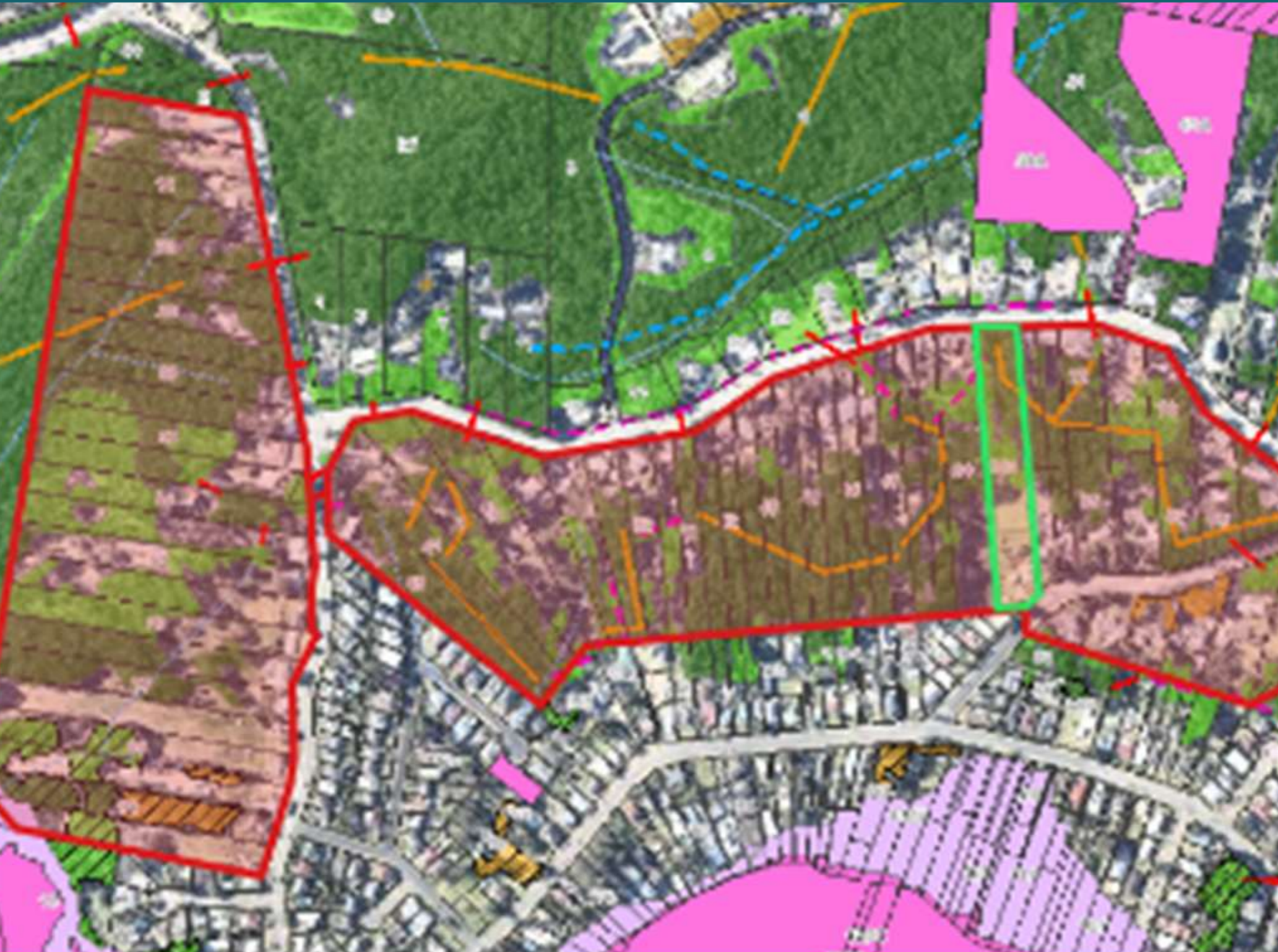
Low.


This area is vegetated and steep in parts and dissected with a number of drainage lines. Due to the steepness and biodiversity constraints, it would limit the sites capability for residential development. Some further intensification of residential uses on the lower sloped land could be possible, however the site is considered more suitable for a R5 large lot residential zone or a C4 Environmental Living zone as the lower slopes are located away from Toronto town centre. The area is more connected to Kilaben Bay and Carey Bay.











# SITE 12. RIDGE ROAD, KILABEN BAY





 Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

-  Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
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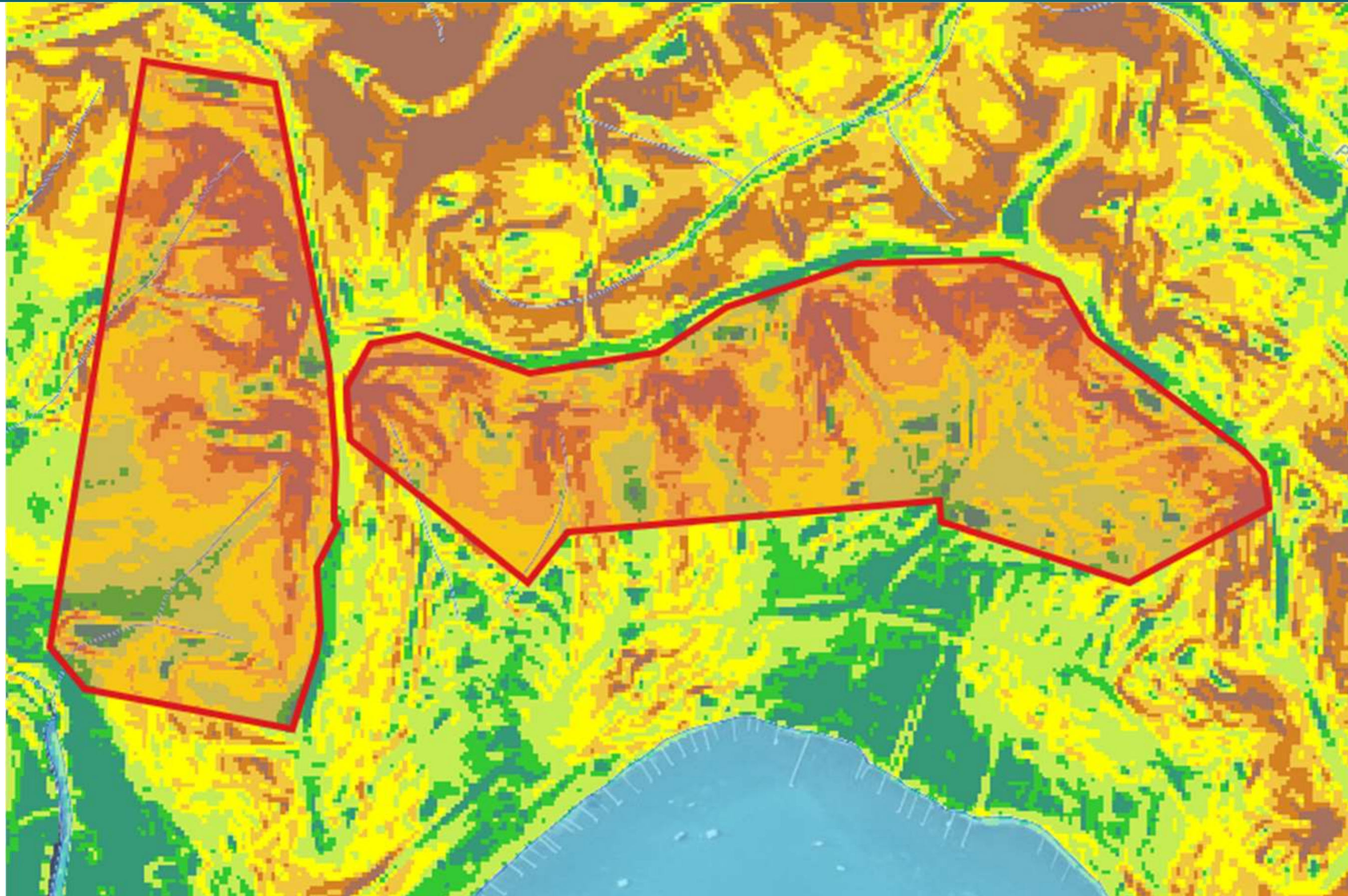
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# SITE 12. RIDGE ROAD, KILABEN BAY



Slope %

0 - 3
3.01 - 5
5.01 - 10
10.01 - 15
15.01 - 20
20.01 - 25
>25.01





# SITE 13.

# FENNELL CRESCENT, BLACKALLS PARK



### Area

8.4 hectares



### Biodiversity

Contains some endangered ecological communities, however the site is mostly cleared of vegetation. This area adjoins the Blackalls Park flying fox colony.



### Constraints

Site is entirely affected by high hazard flooding with its location on Stony Creek.



### Current use

Contains a number of dwellings on mostly cleared larger lots.



### Consistency with strategic plans

Site is located not far (about 1.5km) from the Toronto town centre.



### Recommendation

Retain RU4 zone. While the site is located relatively close to the Toronto town centre, the site is located between two creeks and is subject to high hazard flooding and given this flooding, further intensification of this area is not recommended.



### Priority for further investigation for urban uses

Low.





# SITE 13.

# FENNELL CRESCENT, BLACKALLS PARK



Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

- Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
- Corridor narrowed to less than 200 metres in width.
- Crossing Point - Cleared potential barrier of 10-70 metres width that interrupts native vegetation but could be crossed by mobile fauna.
- Rehabilitation Corridor - Partly cleared native vegetation and crossing points that are strategically located and could be rehabilitated to enhance fauna movement.
- Rehabilitation Urban Corridor - Urban land that interrupts fauna movement lines but may be enhanced with individual trees or pockets of trees to assist fauna movement. Full rehabilitation difficult or unlikely.
- Widely Interfaced Crossing Point - Wide interface of bushland (<500 metres) at each side of a crossing point & less than 70 metres in crossing distance. Important areas for fauna movement.

### Native Vegetation (2019)

- Corridor of Remnant Native Vegetation that contributes significantly to movement & viability of flora & fauna in Lake Macquarie City.
- Corridor of Partially Cleared Remnant Native Vegetation that contributes

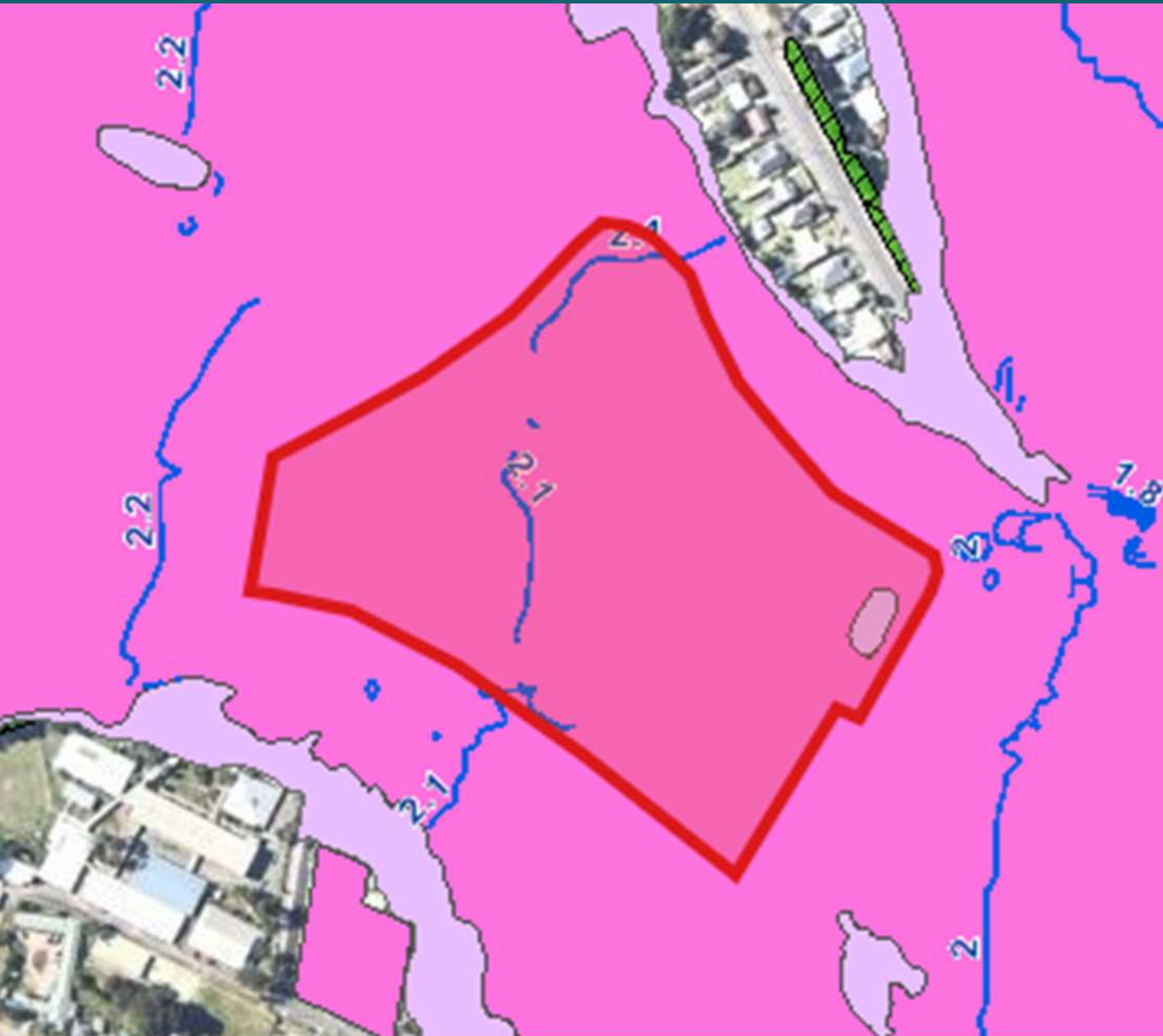






**SITE 13.**

# FENNEL CRESCENT, BLACKALLS PARK

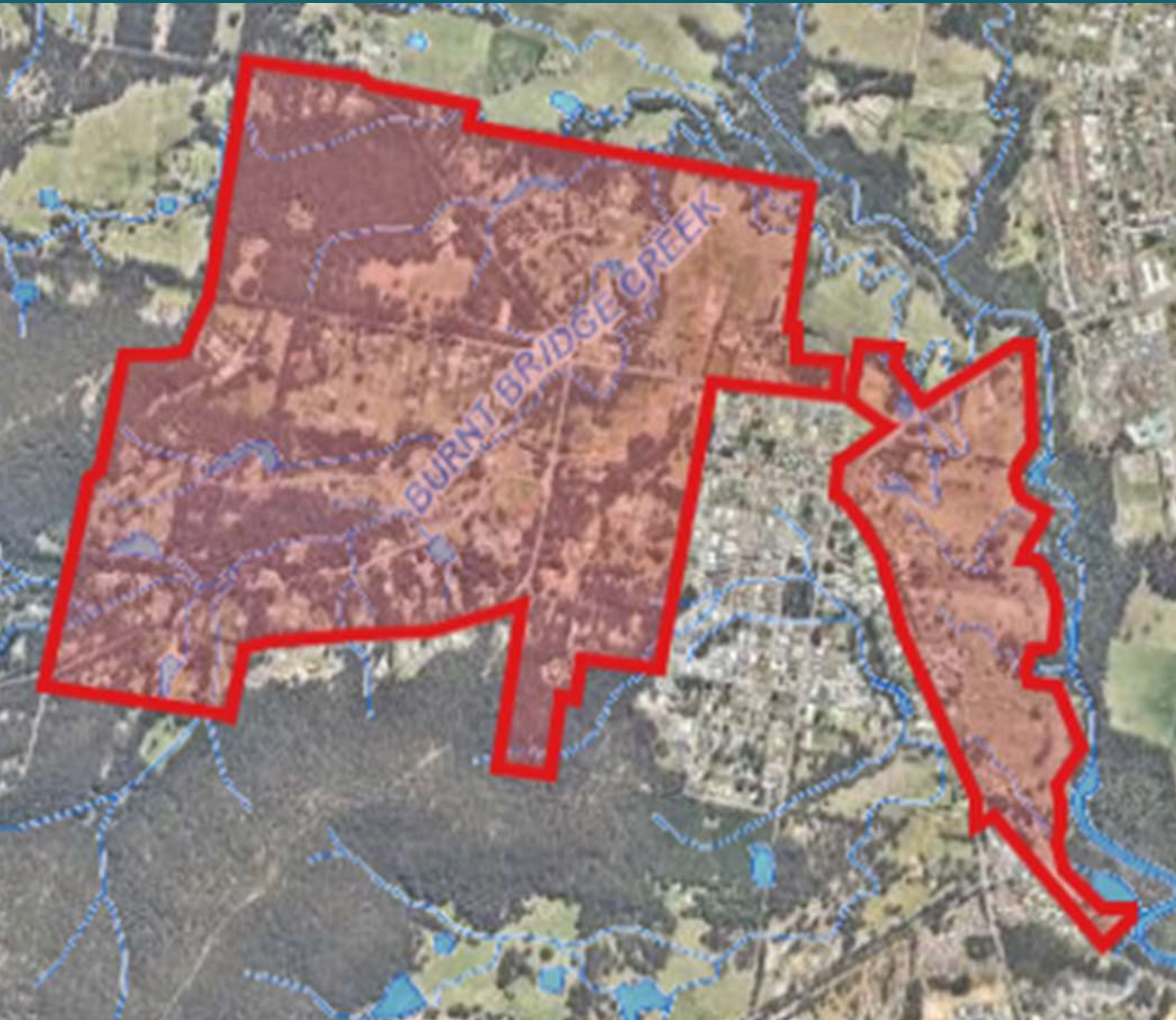






# SITE 14.

# FREEMANS DRIVE, COORANBONG



### Area

204 hectares



### Biodiversity

Contains vegetation, endangered ecological communities and corridors. There are a high number of threatened species records in this locality as well as some significant threatened species records in this area with records of species that are not found in other part of the city. Biodiversity constraint would be considered very high however, there are patches of cleared land away from aquatic habitat and floodplains where such constraints might be less.



### Constraints

The site is generally quite flat with some steeper sections in the west / south west area.



### Current use

There is some primary production uses in this area.



### Consistency with strategic plans

Council's Local Strategic Planning Statement identifies Cooranbong and surrounding area as an intensification area and an area for future growth investigation. This area is just outside the area for future growth investigation.



### Recommendation

Retain RU4 zone.



### Priority for further investigation for urban uses

Low.

There are some existing primary production uses in this area. There has already been large land release in Cooranbong with about 3000 lots. The area off Freemans Drive is flood affected but there are opportunities for intensification in the area off Deaves Road, Cooranbong. No further expansion into the Martinsville Valley is recommended beyond this point, as it would impact on strategic agricultural land.

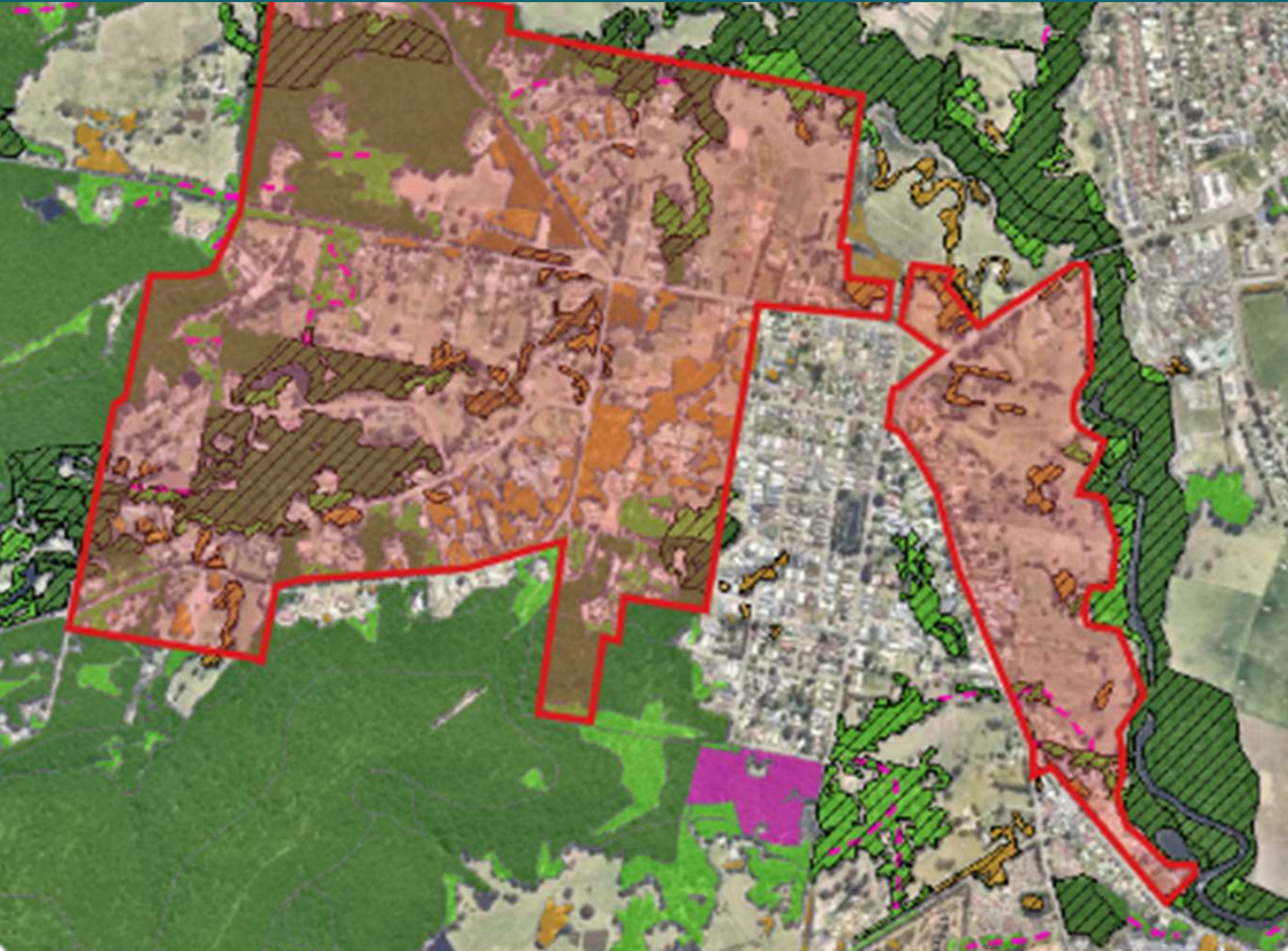
The area may be suitable for more primary production employment uses.


Priority for residential development to be reassessed at next review of RU4 zone.











# SITE 14. FREEMANS DRIVE, COORANBONG





 Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

-  Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
-  Corridor narrowed to less than 200 metres in width.
-  Crossing Point - Cleared potential barrier of 10-70 metres width that interrupts native vegetation but could be crossed by mobile fauna.
-  Rehabilitation Corridor - Partly cleared native vegetation and crossing points that are strategically located and could be rehabilitated to enhance fauna movement.
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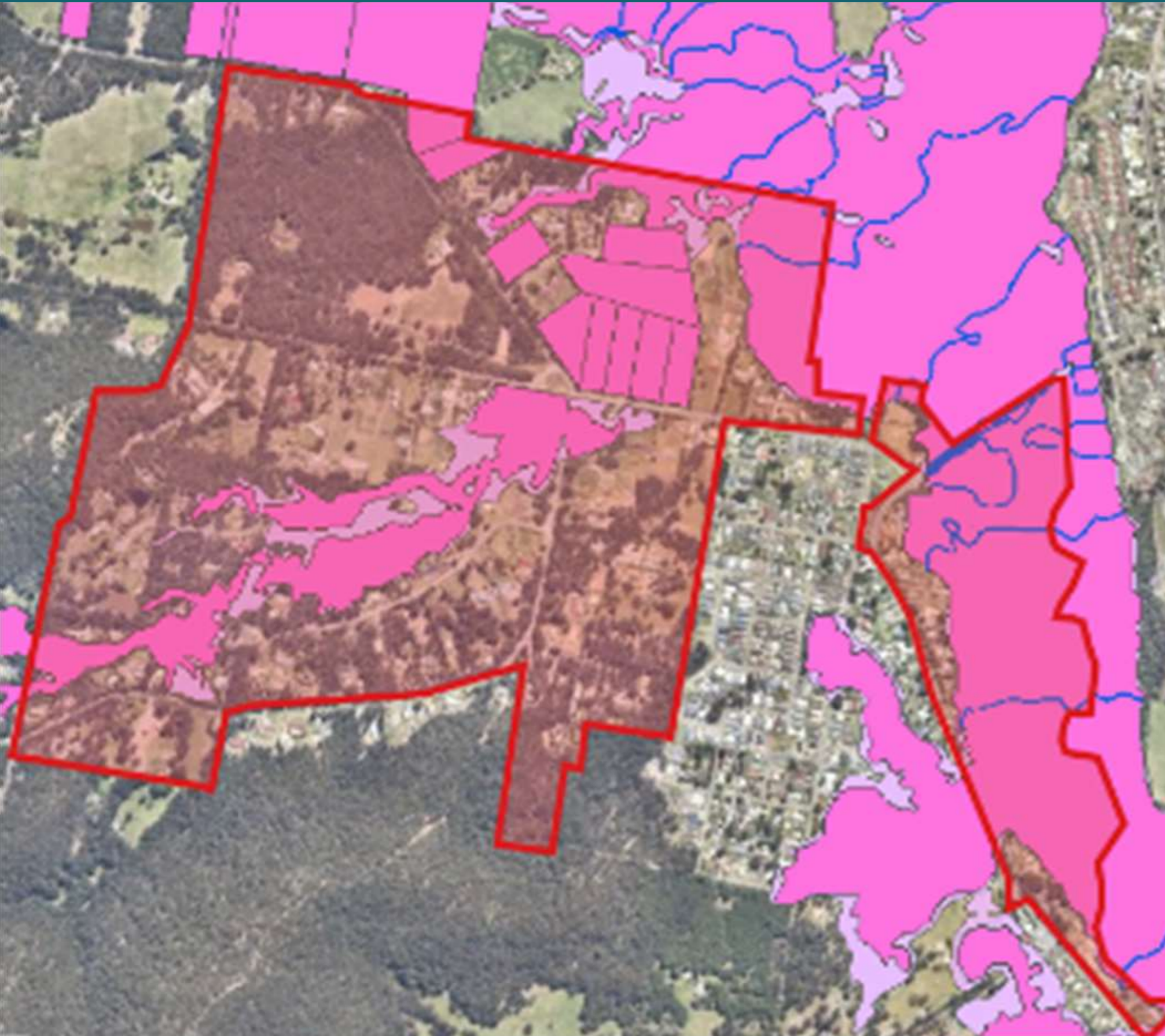
### Native Vegetation (2019)

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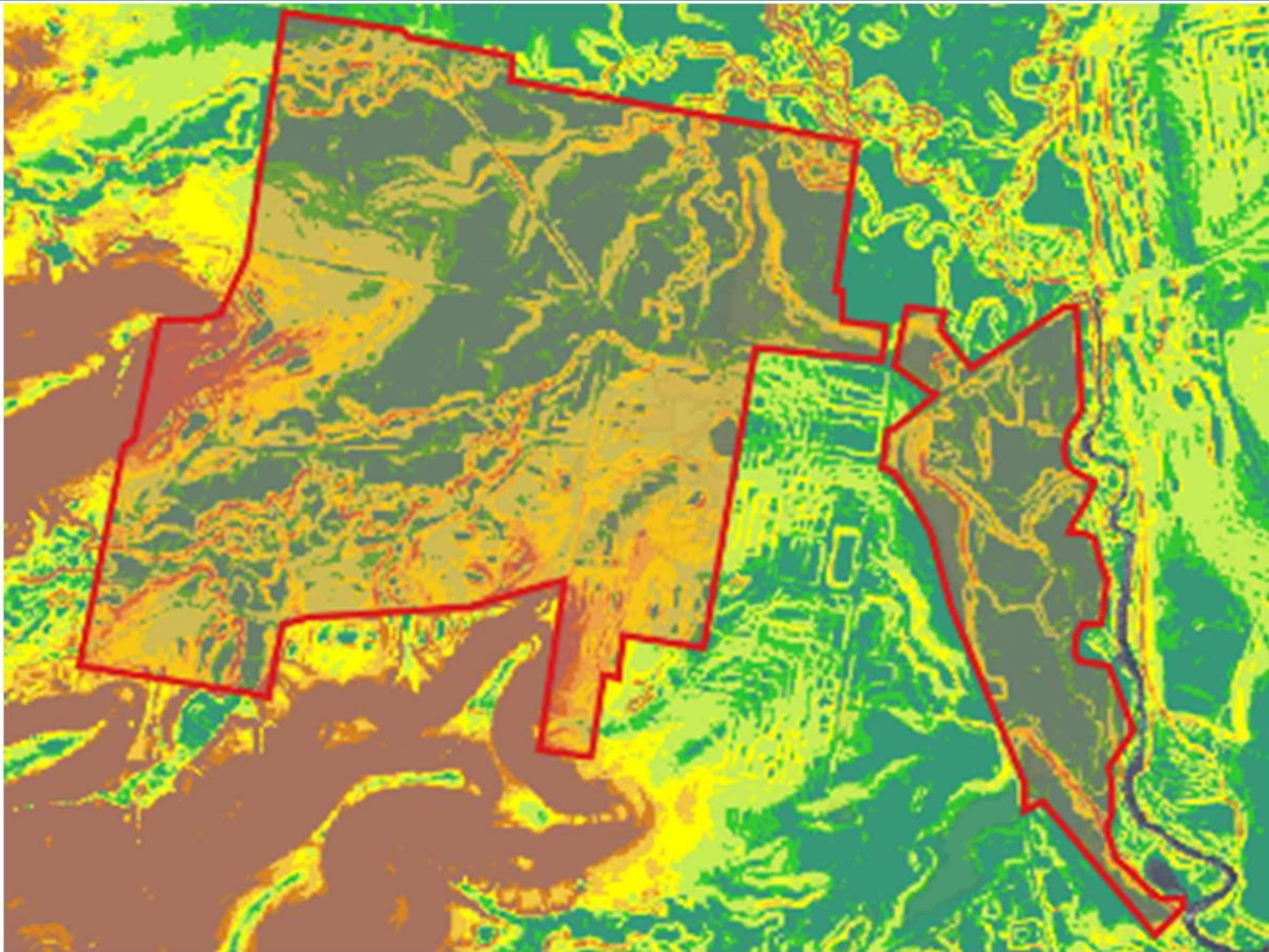
# SITE 14. FREEMANS DRIVE, COORANBONG



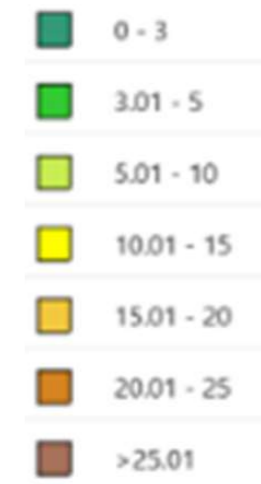




# SITE 14. FREEMANS DRIVE, COORANBONG



Slope %







# SITE 15. NEWPORT ROAD, COORANBONG



### Area

150 hectares



### Biodiversity

Contains some areas of native vegetation and endangered ecological communities. Important native vegetation corridors and riparian areas exist in parts of the site and there are a number of threatened species records concentrated in the patches of native vegetation in particular along the water courses. The eastern site includes part of a State-significant wetland and is within the proximity area to it.



### Constraints

Parts of the site are subject to high hazard flooding. Area does not have any steep sections. Part of the site is bushfire prone land.



### Current use

This area contains a number of large lot residential properties as well as primary production land uses. The site also contains a number of residential properties with lot sizes to 1500 square metres. The area also adjoins rural and industrial zoned land.



### Consistency with strategic plans

Council's Local Strategic Planning Statement identifies Cooranbong and surrounding area as an intensification area and an area for future growth investigation.



### Recommendation

Retain RU4 zone.



### Priority for further investigation for urban uses

Low.

While there are some primary production land uses within this area and also adjoining the site, the area is identified in Council's Local Strategic Planning Statement as a growth investigation area. However, there are some environmental constraints, the area is mostly cleared and large areas are unaffected by flooding. The area has good access to the M1 and may be suitable to expand its use for rural employment or potentially more housing in the long term.

It is not needed in the short term for residential use given the existing housing supply. Area may be suitable for more rural or employment uses or in the longer term for residential use. Any consideration for urban development should avoid areas subject to high hazard flooding, native vegetation, fauna habitat and corridors.

Priority for urban uses to be reassessed at next review of RU4 zone.





# SITE 15. NEWPORT ROAD, COORANBONG



Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

- Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
- Corridor narrowed to less than 200 metres in width.
- Crossing Point - Cleared potential barrier of 10-70 metres width that interrupts native vegetation but could be crossed by mobile fauna.
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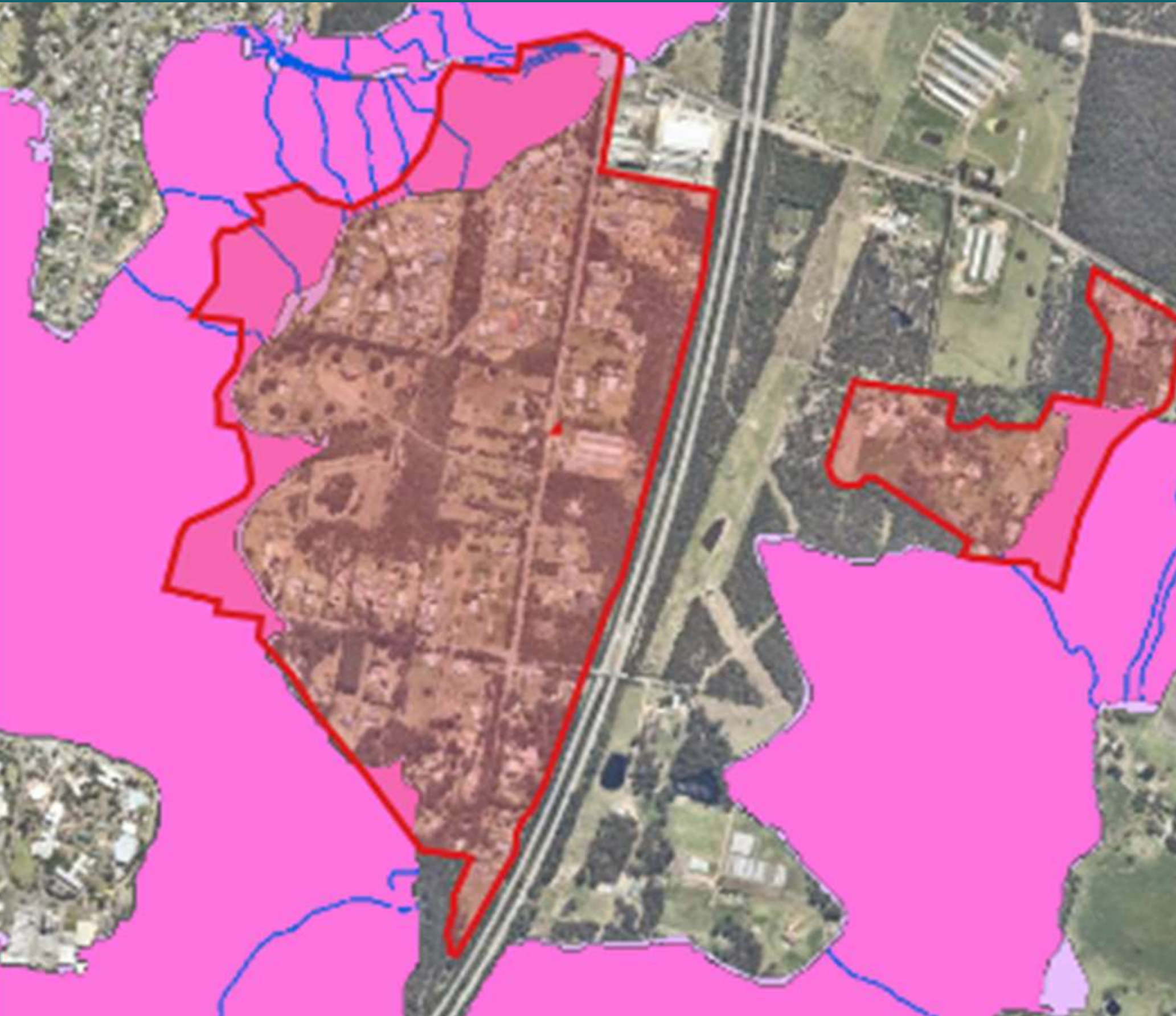
### Native Vegetation (2019)

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- Corridor of Partially Cleared Remnant Native Vegetation that contributes significantly to movement & viability of flora & fauna in Lake Macquarie City.





# SITE 15. NEWPORT ROAD, COORANBONG







# SITE 16.

# BORDER STREET, ERARING AND COORUMBUNG ROAD, DORA CREEK



### Area

62 hectares



### Biodiversity

Sites are mostly cleared, however the sections that are vegetated, mostly comprise endangered ecological communities (EECs). Part of this site is next to and within the proximity area for State significant coastal wetland. Adequate buffers to this, EECs and lake foreshore would be required.



### Constraints

Land at Dora Creek is largely affected by flooding. Other two localities at Eraring only have small sections affected by flooding.

The slopes on site would allow for residential development.



### Current use

Residences on site are being used for living. No evidence of primary production present.



### Consistency with strategic plans

Sites are identified in Council's Local Strategic Planning Statement as an adaptation planning area.



### Recommendation

Retain RU4 zone.

The sites are identified in Council's Local Strategic Planning Statement as within an adaptation planning area. In particular, the site at Dora Creek is low lying. The sites are located within proximity to Dora Creek station and primary production is limited. While Eraring Power Station continues to operate, the RU4 zone is most suitable for this area. Future investigation should occur on the planning of this area to coincide with the closure of the power station.



### Priority for further investigation for urban uses

Low.

Future investigation should occur on the planning of this area to coincide with the closure of the power station and to consider adaptation planning. Retain RU4 zone in the short term. Priority to be reassessed at next review of RU4 zone.





# SITE 16.

# BORDER STREET, ERARING AND COORUMBUNG ROAD, DORA CREEK



## Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

- Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
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**SITE 16.**

**BORDER STREET, ERARING AND COORUMBUNG ROAD, DORA CREEK**

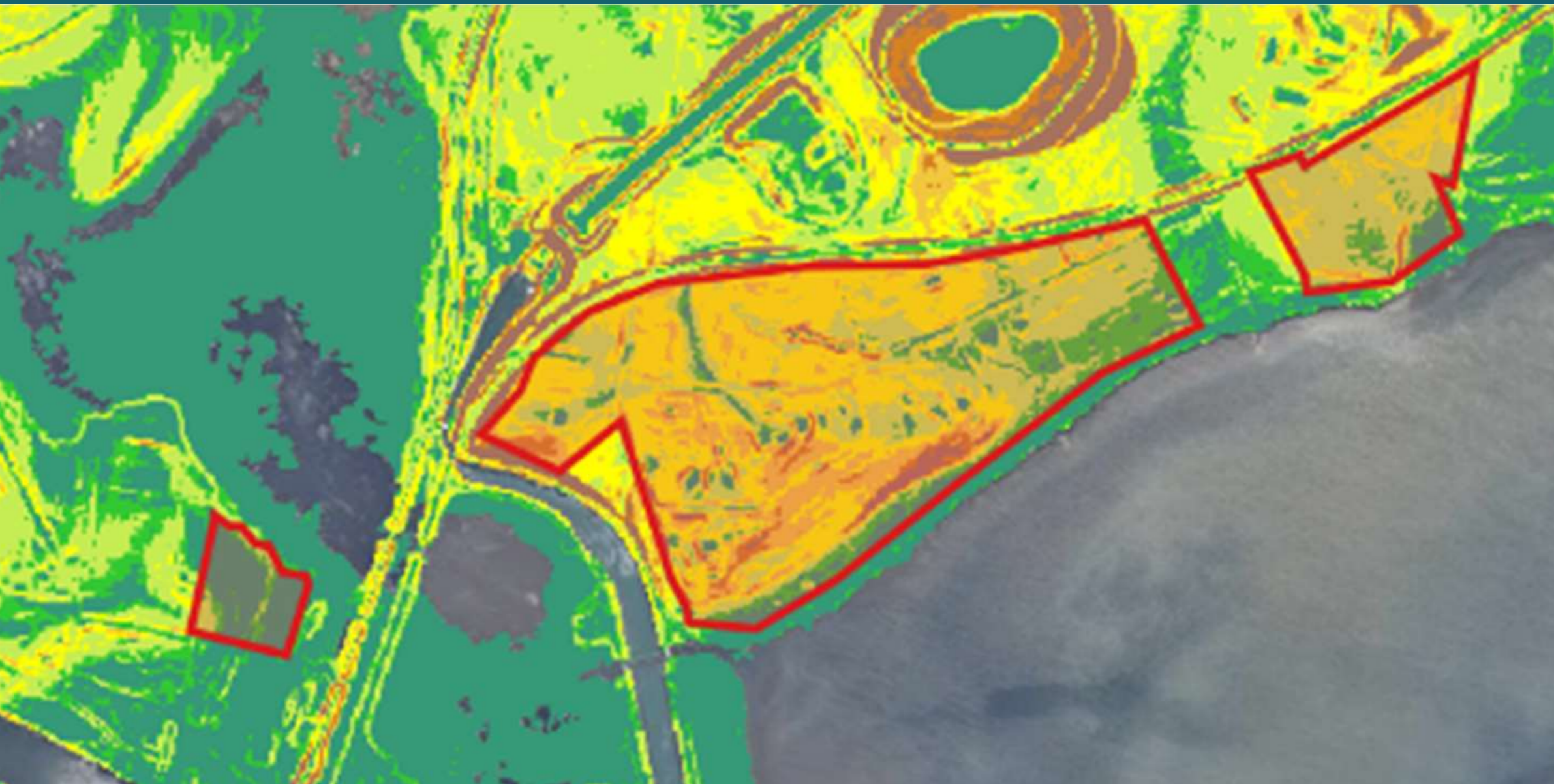






# SITE 16.

# BORDER STREET, ERARING AND COORUMBUNG ROAD, DORA CREEK



### Slope %

0 - 3
3.01 - 5
5.01 - 10
10.01 - 15
15.01 - 20
20.01 - 25
>25.01







## SITE 17.

# MOIRA PARK ROAD AND MARCONI ROAD, MORISSET



### Area

Moira Park - 30 hectares  
East Marconi Road - 9.8 hectares  
South East Marconi Road - 54 hectares



### Biodiversity

Largely cleared with some vegetated areas and endangered ecological communities on parts of the sites, particularly along drainage lines. There is a significant patch of native vegetation in the South East Marconi Road area. There are a number of threatened species records and significant threatened species records in this area. The biodiversity constraints are considered high where corridors, native vegetation and fauna habitat occur and these should be avoided. Two of the sites are next to and within the proximity zone for State significant coastal wetlands. Adequate buffers to these will be needed.



### Flooding

Parts of the site are subject to low and high hazard, though the majority of the parcels are not affected. Land is largely flat with slopes ranging from 0-10 per cent.

Sites are affected by bush fire prone land. Majority of area is used for rural lifestyle uses with evidence of some primary production on a selected number of parcels.



### Current use

One of the parcels contains a bus operating facility. 36 Ettalong Road, Morisset, contains a cemetery. There is an aged care facility on 136 Marconi Road, Morisset. The properties on the north-east side of Main Road directly adjoin a waste water treatment plant and the properties on the south-east side are also within about 150m of the wastewater treatment plant and there would need to be buffers due to odour impacts. The Morisset Structure Plan identified that typically a 400m buffer is recommended to sewage treatment plants, however a guideline issued in 2006 outlines that buffers can be varied based on local conditions. Further consultation with Hunter Water would be needed on the latest buffer guidelines.





# SITE 17.

# MOIRA PARK ROAD AND MARCONI ROAD, MORISSET



## Consistency with strategic plans

Properties are about 1.5km from Morisset town centre. Morisset is an identified strategic centre in the Greater Newcastle Metropolitan Plan and a Place Strategy is required for Morisset under the Hunter Regional Plan 2041. However, it is noted that the majority of this site is located outside the area for the Place Strategy. The land surrounding Morisset is identified as an urban intensification area. However, the land west of Main Road and the railway line is shown as part of the green network in Council's Local Strategic Planning Statement. Council adopted the Morisset Structure Plan in 2006. The Morisset Structure Plan identified that the site north-east of Main Road and the railway line is impacted by the wastewater treatment plan buffer zones and retention of the existing Primary Production (Small Lot) zone is proposed. The area south-east of Main Road and the railway line is identified as may have greater urban potential subject to further investigations. The area west of Marconi Road is identified in the Structure Plan also as may have greater urban potential subject to further investigations, however not all the land that is zoned RU4 west of Marconi Road was included in the Structure Plan.



## Recommendation

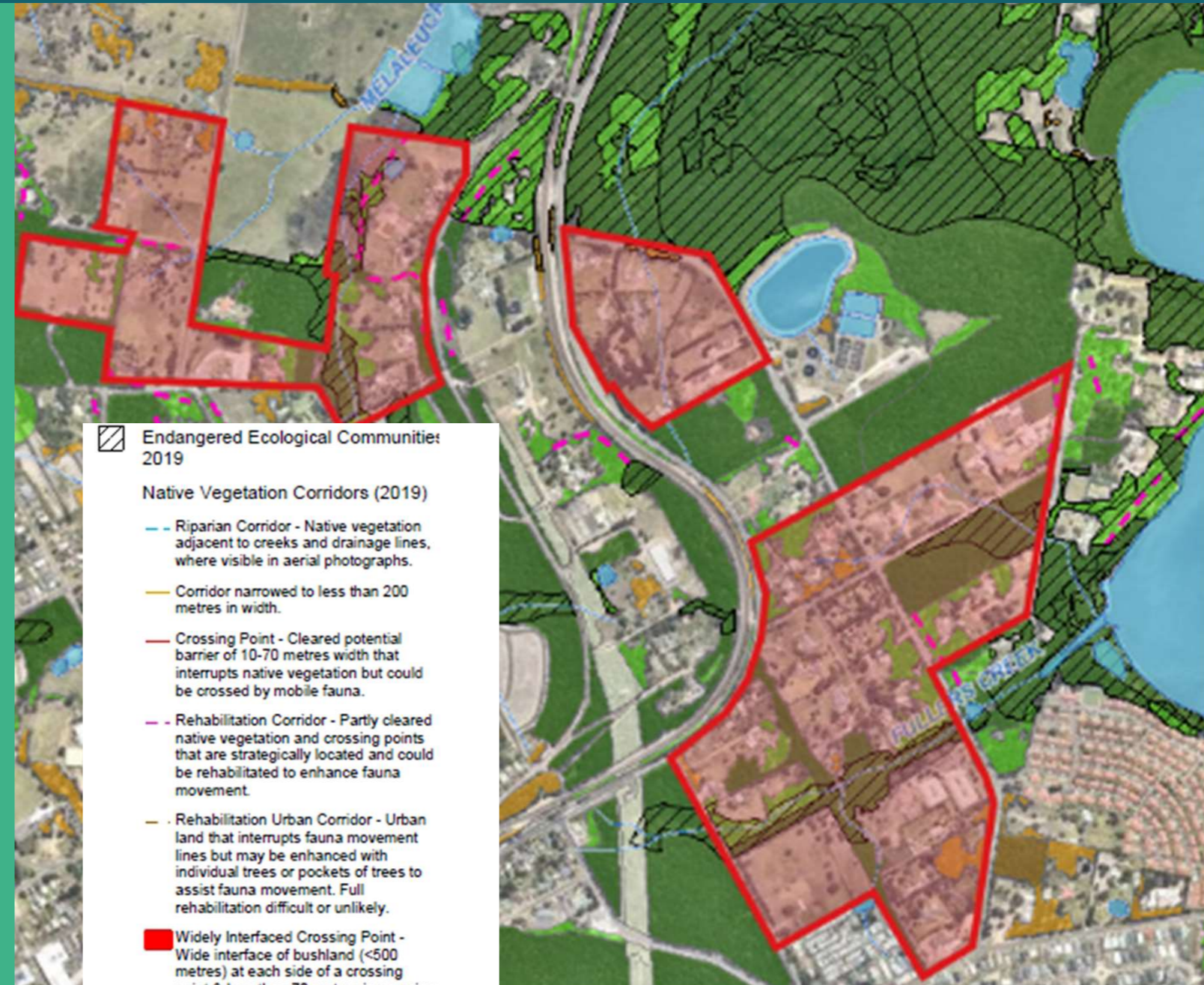
It is recommended that Site 17 remain zoned RU4. Consideration would be given to a proponent-initiated scoping proposal for urban development that considers an appropriate grouping of sites, excluding areas identified as subject to flooding and areas affected by other environmental constraints.



## Priority for further investigation for urban uses

High. Morisset is identified as a strategic centre and an area for urban intensification. The Morisset Structure Plan identifies the sites further from the wastewater treatment plant as having greater urban potential subject to further investigations. These sites are located within 1.5km and have potential for further development, however buffers will need to be maintained around the treatment plant and sites such as the cemetery avoided.

The RU2 Rural Landscape area further north is included in the investigation area for residential development to allow growth of the Morisset strategic centre. This area falls within the Morisset Growth Area identified in the Hunter Regional Plan 2041 and will be addressed in the development of the Place Strategy, so it is recommended the current RU4 zoning is retained until more comprehensive investigations occur in this area. Any scoping proposals should address all lots identified as having potential to rezone (with a minimum of six existing lots), or be defined by existing physical or natural features.



- Endangered Ecological Communities 2019
- Native Vegetation Corridors (2019)**
- Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
- Corridor narrowed to less than 200 metres in width.
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### Native Vegetation (2019)

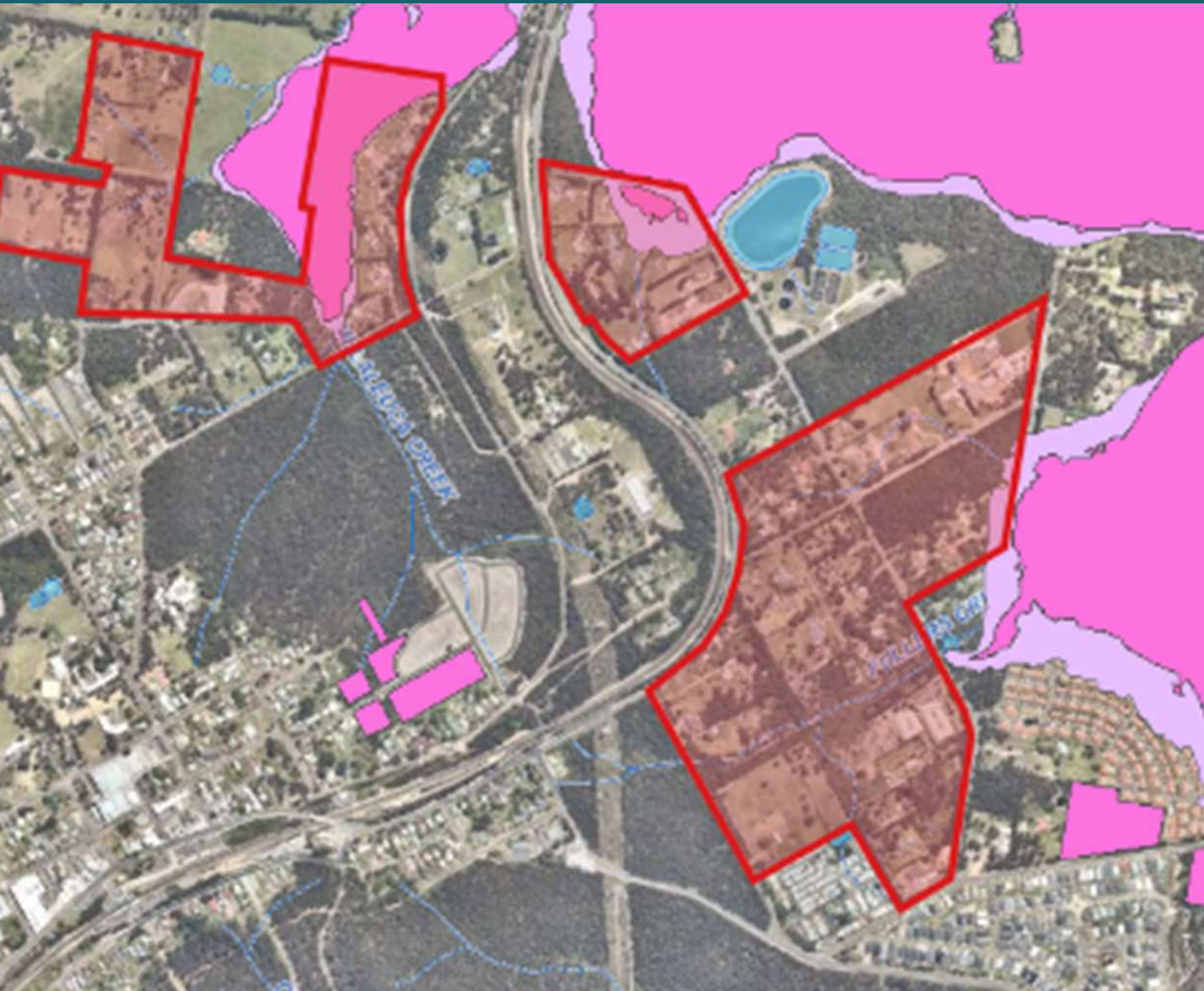
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**SITE 17.**

**MOIRA PARK ROAD AND MARCONI ROAD, MORISSET**





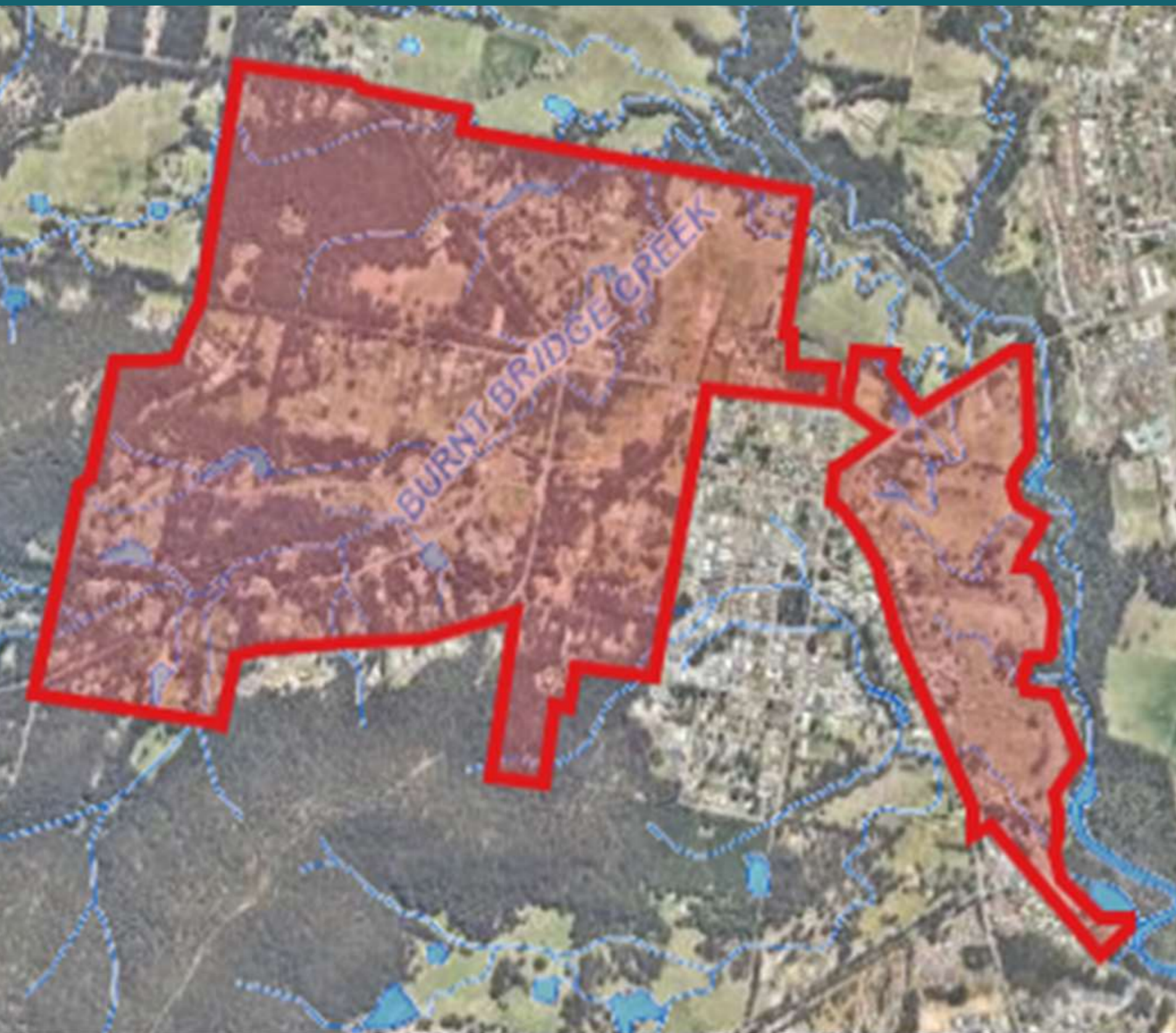






# SITE 18.

# STOCKTON STREET AND WOODWARD ROAD, MORISSET



### Area

3.8 hectares



### Biodiversity

Sites are mostly cleared. There are some small sections of endangered ecological community (EECs) vegetation on the parcels.



### Constraints

The eastern parcels are affected by high hazard flooding and part of core riparian zone. Both are low lying, subject to climate change impacts, and flanked on two to three sides by Environmental Conservation Zone including EECs.



### Current use

Each parcel contains a rural lifestyle dwelling. No evidence of primary production, besides one animal grazing.



### Consistency with strategic plans

Morisset is an identified strategic centre in the Greater Newcastle Metropolitan Plan and the Hunter Regional Plan 2041 requires the development of a Place Strategy for Morisset. The Morisset Structure Plan identified this area for short-term residential development and as part of the green network.



### Recommendation

Retain RU4 zone. The parcels located on the outskirts of the Morisset town centre, are quite small in size and two of the parcels are affected by flooding and are part of a riparian area. It is recommended the RU4 zoning of the parcels remain.



### Priority for further investigation for urban uses

Low.

The area may be suitable for more primary production employment uses.

Priority for residential development to be reassessed at next review of RU4 zone.





# SITE 18.

# STOCKTON STREET AND WOODWARD ROAD, MORISSET



Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

- Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
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**SITE 18.**

**STOCKTON STREET AND WOODWARD ROAD, MORISSET**

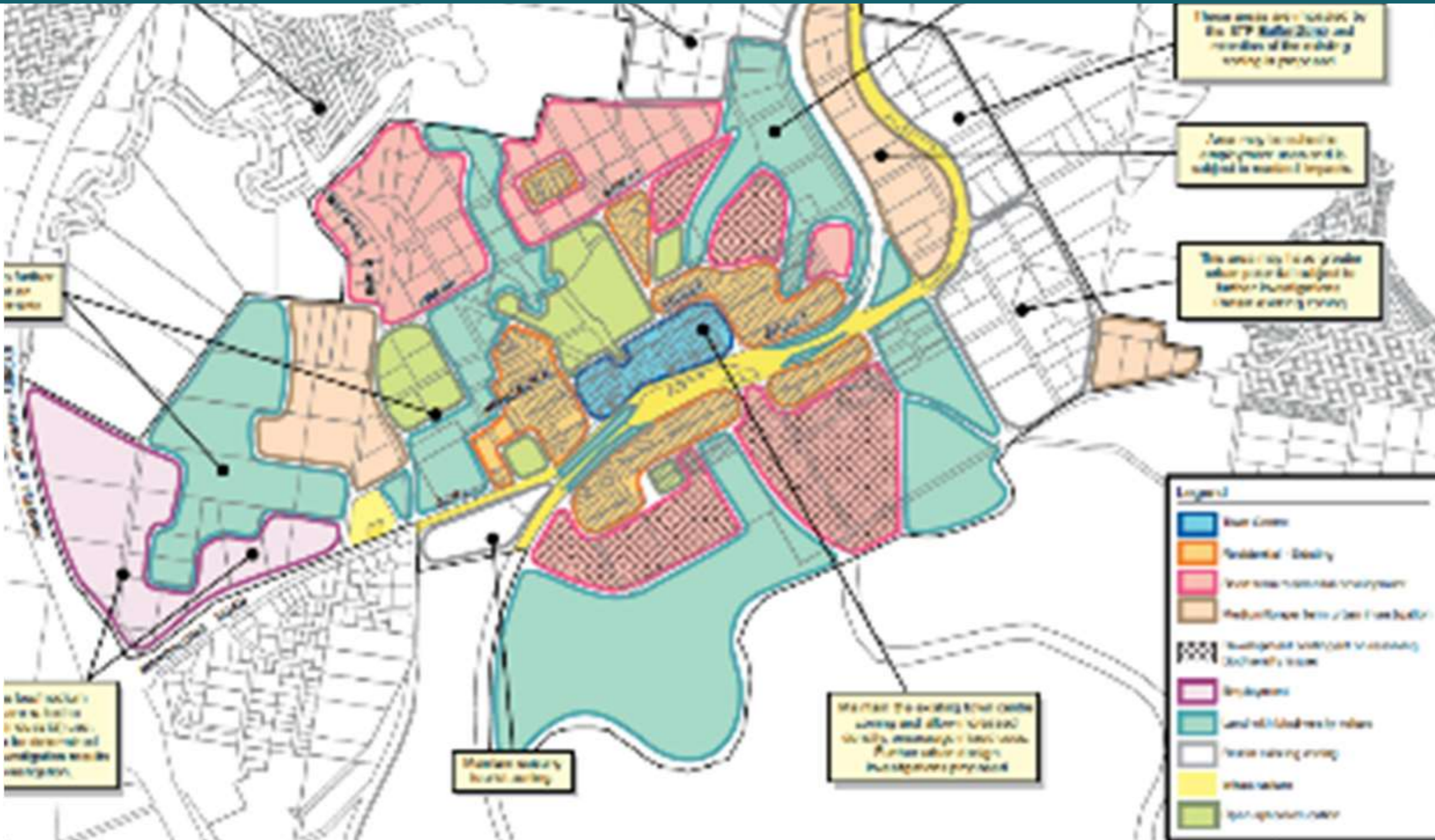






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# STOCKTON STREET AND WOODWARD ROAD, MORISSET

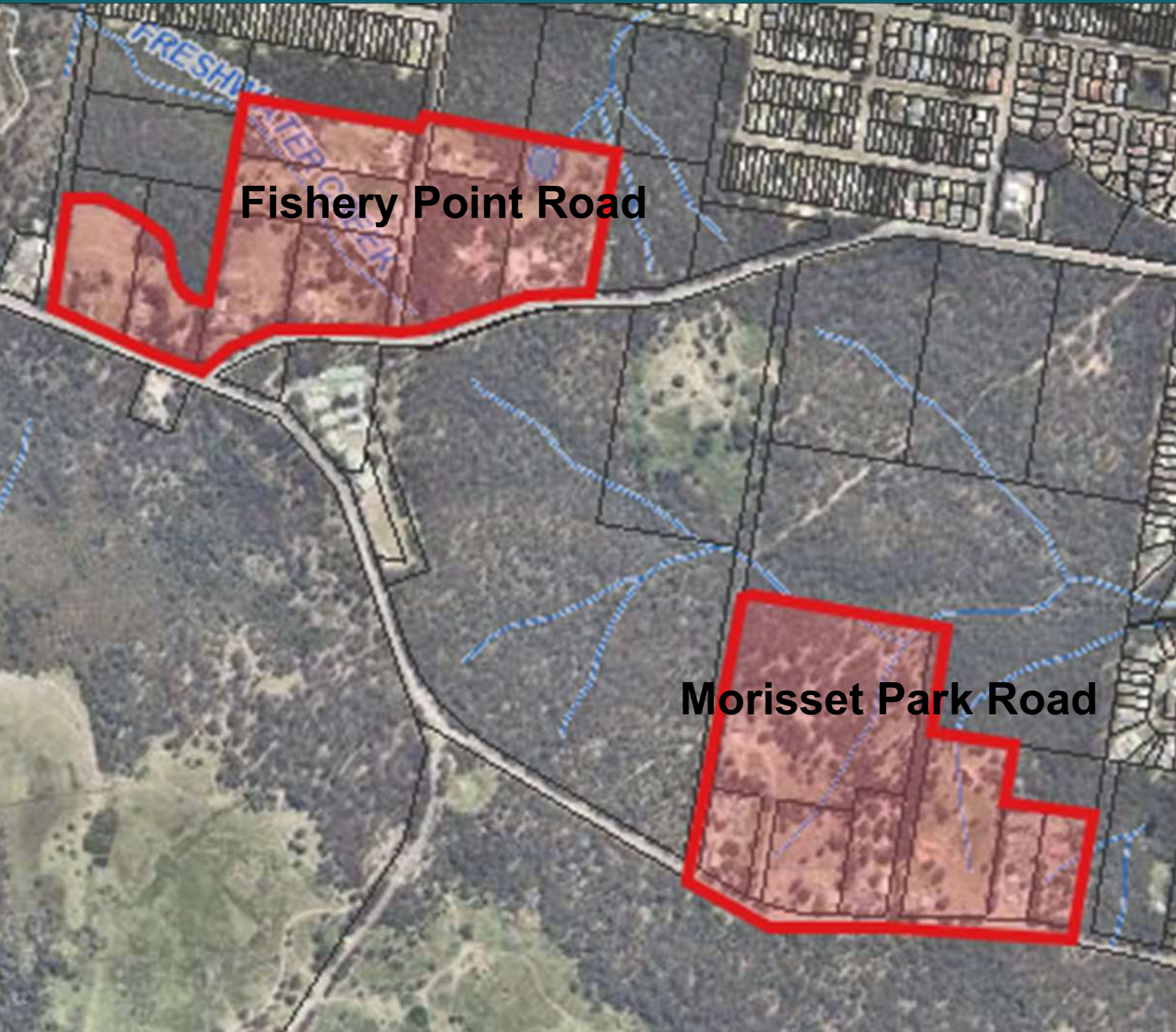






## SITE 19.

# FISHERY POINT ROAD, BONNELLS BAY AND MORISSET PARK ROAD, MORISSET PARK



### Area

30 hectares



### Biodiversity

Sites contain some native vegetation areas and some endangered ecological communities, though have large sections of cleared land.



### Constraints

No known flooding, however there are some creeklines through the site. Site topography makes the site suitable for residential use. Both sites are within the proximity area to State significant coastal wetlands with part of the wetland and its riparian area occurring on the Morisset Park Road site.



### Current use

Mainly large lot residential, potentially some rural use occurring.



### Consistency with strategic plans

Sites are located between Bonnel's Bay and Morisset, about 1.3km to Bonnel's Bay and 2.8km to Morisset. Council's Local Strategic Planning Statement identifies Bonnel's Bay as an urban intensification area, though these sites are not located within that area.



### Recommendation

Retain RU4 zone.



### Priority for further investigation for urban uses

Medium.

Potential for a range of uses including large lot residential, residential, employment or recreation.

Priority to be reassessed at next review of RU4 zone.





# SITE 19.

# FISHERY POINT ROAD, BONNELLS BAY AND MORISSET PARK ROAD, MORISSET PARK



Endangered Ecological Communities 2019

### Native Vegetation Corridors (2019)

- Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
- Corridor narrowed to less than 200 metres in width.
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### Native Vegetation (2019)

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# SITE 20. RUTTLEYS ROAD, WYEE



### Area

138 hectares



### Biodiversity

Contains some native vegetation and corridors. Only a small section of endangered ecological community. Despite this, there is a high number of threatened species records.



### Flooding

Some small sections of flooding.



### Topography

Slopes suitable for residential development. Some steeper area would need to be excluded.



### Current use

A number of large lot rural residences. Some rural production occurring.



### Consistency with strategic plans

Located about 6km from Wyee. The site is not within the growth investigation area. Wyee Point, which is located near the site, is identified as an urban intensification area. Site is not identified within the Greater Newcastle Metropolitan Plan as a housing release area.



### Recommendation

Retain RU4 zone. Site is somewhat isolated from the main Wyee centre. Recommend site is retained in existing RU4 zone. May be suitable for primary production and/or employment use.



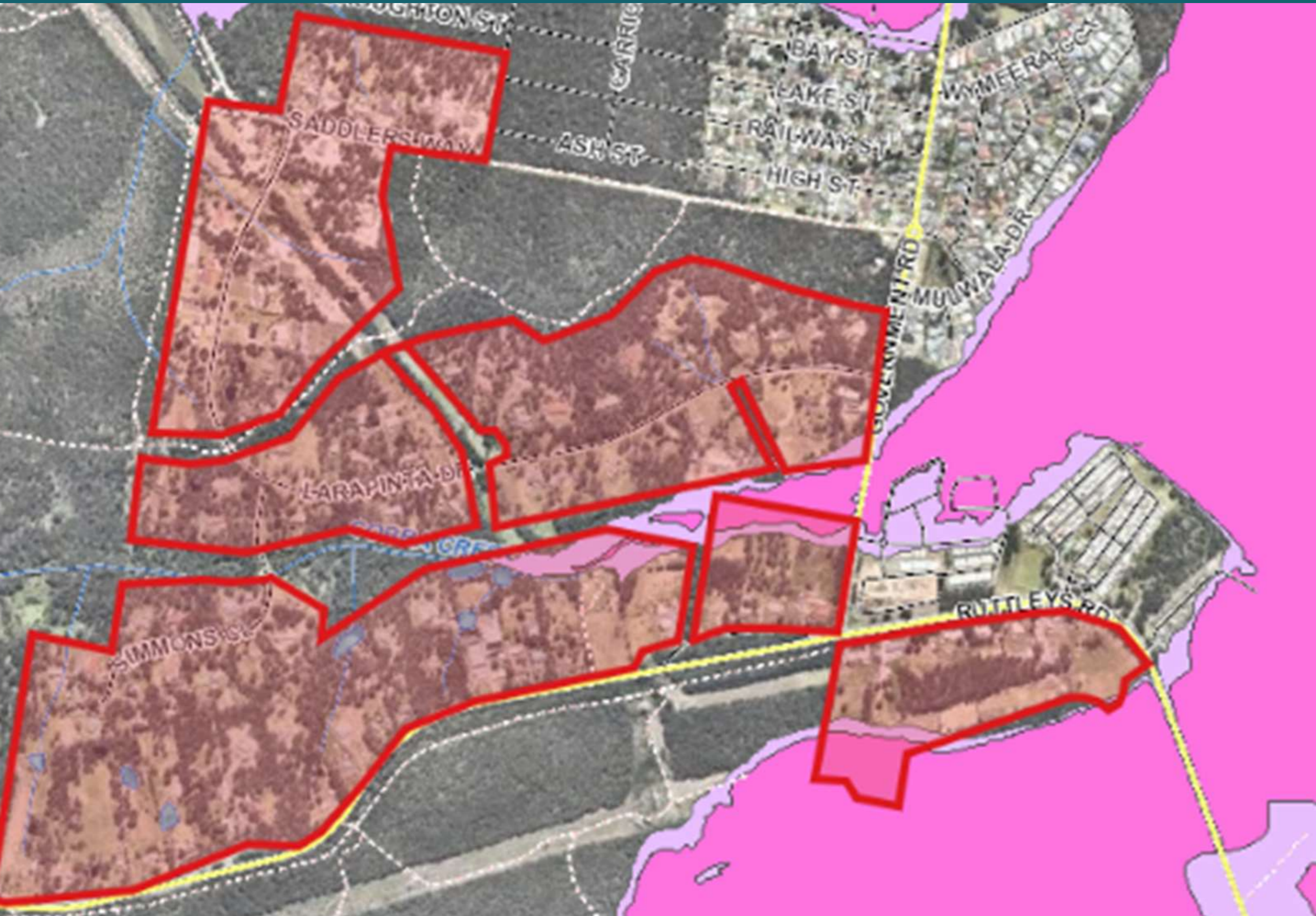
### Priority for further investigation for urban uses

Low.





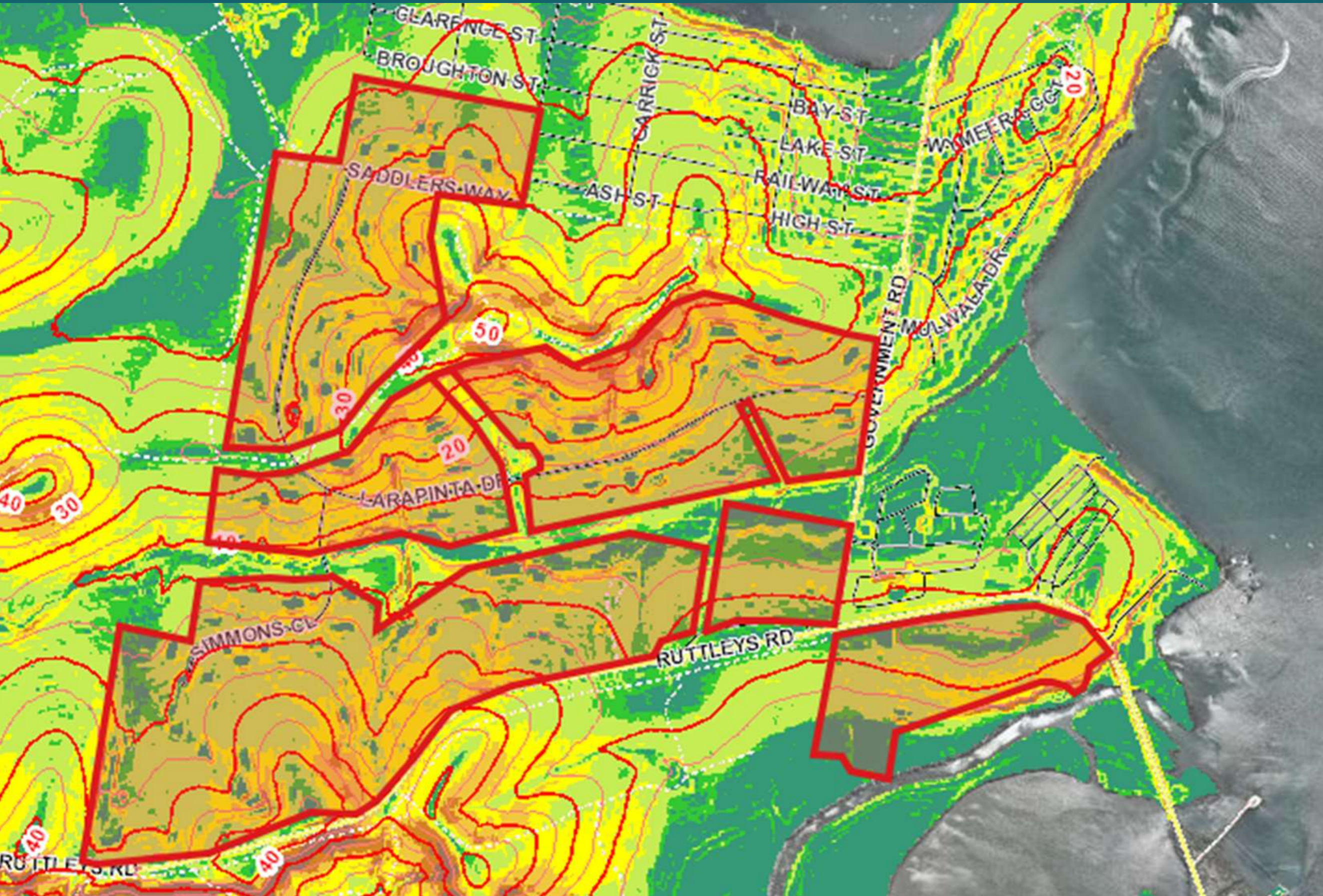
# SITE 20. RUTTLEYS ROAD, WYEE



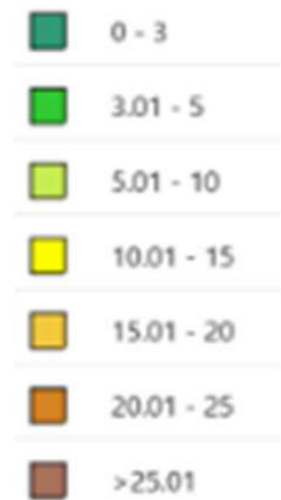




# SITE 20. RUTTLEYS ROAD, WYEE



### Slope %

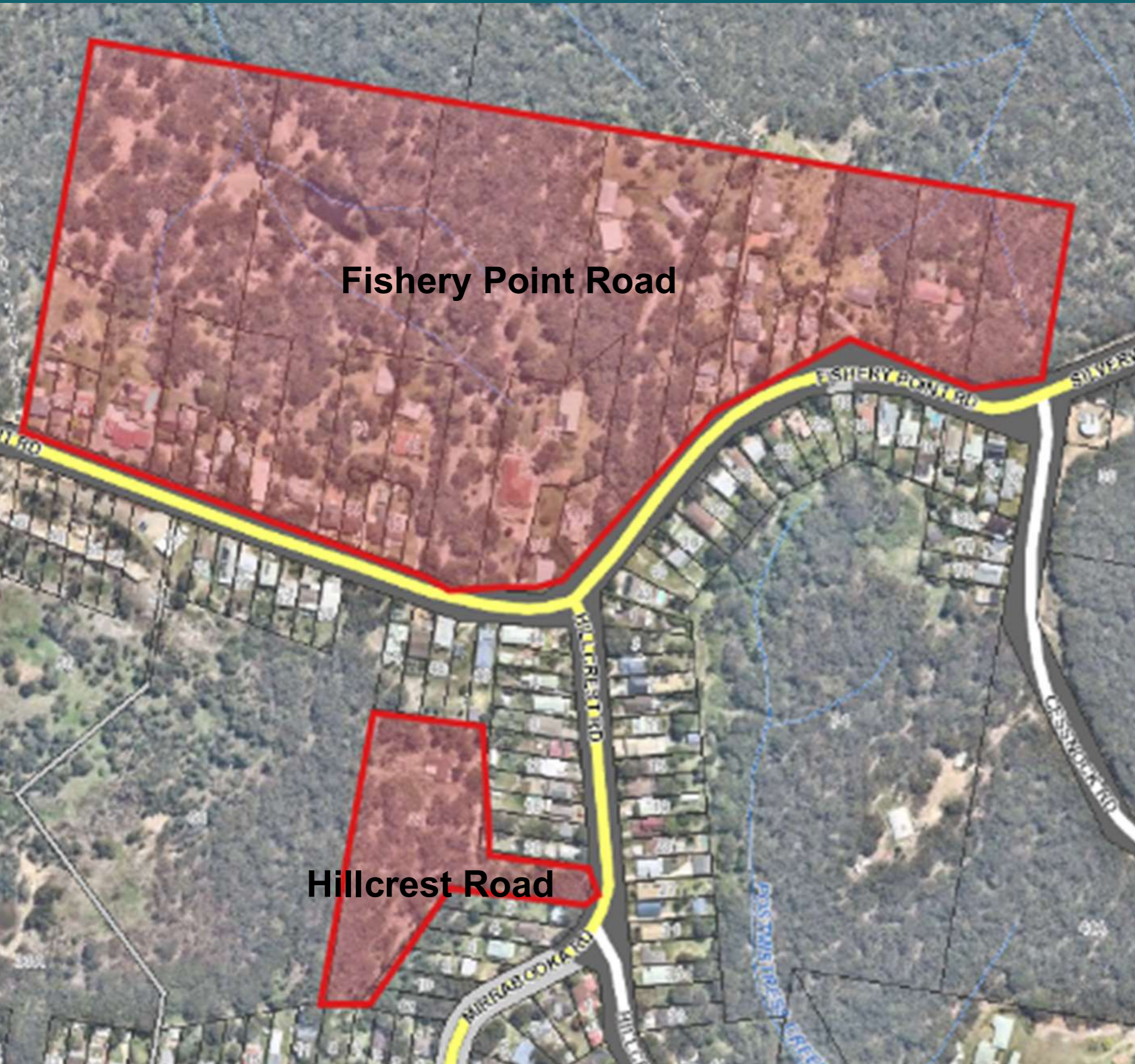






# SITE 21.

# FISHERY POINT ROAD AND HILLCREST ROAD, MIRRABOOKA



**Fishery Point Road**

**Hillcrest Road**



### Area

14 hectares



### Biodiversity

Roughly 50 per cent of the site is vegetated and sites contain corridor vegetation.



### Constraints

Site is not identified as flood affected, however contains riparian corridors. Sites are bush fire prone. Site has a number of steep sections.



### Current use

Large lot residential housing, potentially some grazing.



### Consistency with strategic plans

Site is located on the Morisset peninsula. Not identified as a growth or intensification area in Council's Local Strategic Planning Statement. Site is largely surrounded by bushland and some residential houses and is located about 2km to the nearest local centre at Bonnells Bay.



### Recommendation

Retain RU4 zone.



### Priority for further investigation for urban uses

Low.

The sites are quite steep, vegetated and not within a growth area. In the longer term, consideration could be given to rezoning these lands from RU4 to R5 and C4 zonings.

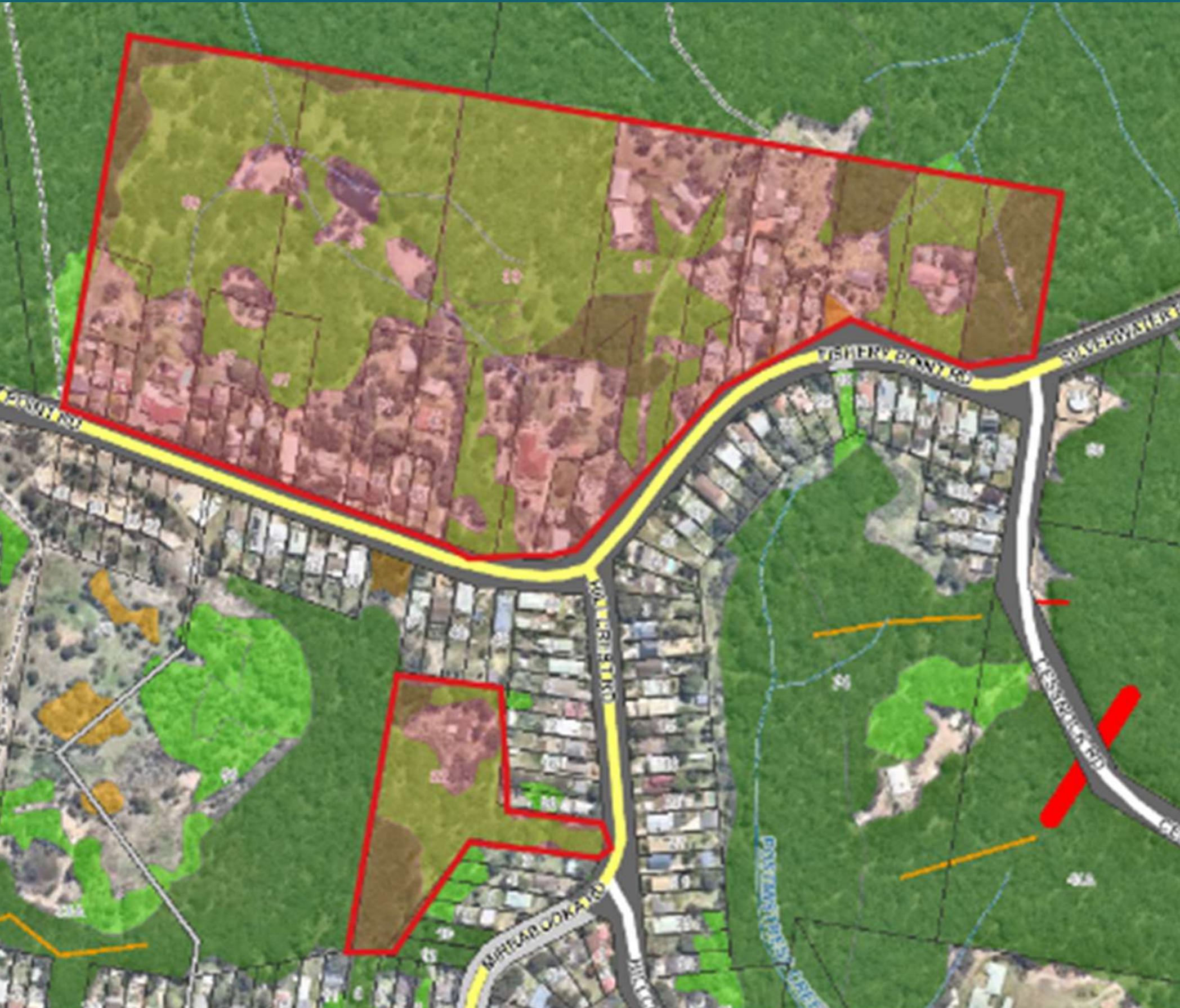
Priority to be reassessed at next review of RU4 zone.





# SITE 21.

# FISHERY POINT ROAD AND HILLCREST ROAD, MIRRABOOKA



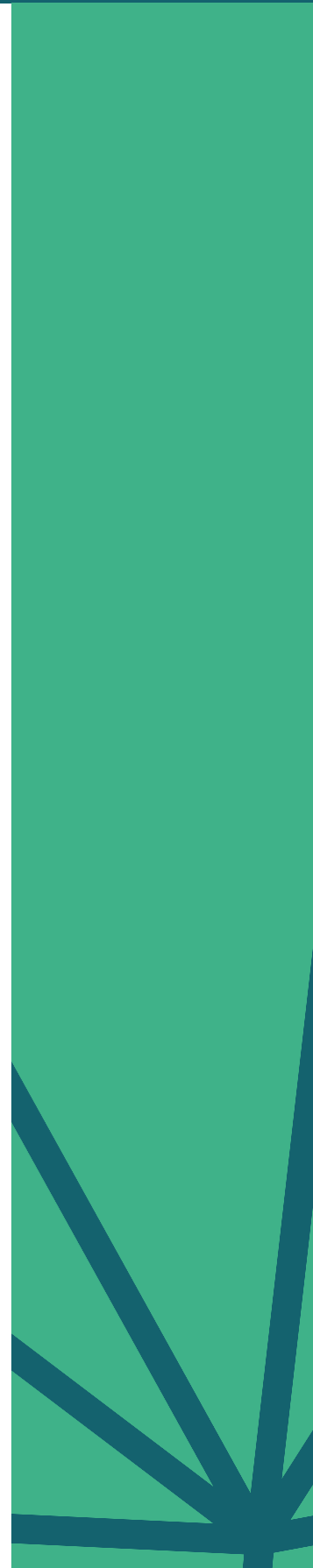
Endangered Ecological Communities 2019

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### Native Vegetation (2019)

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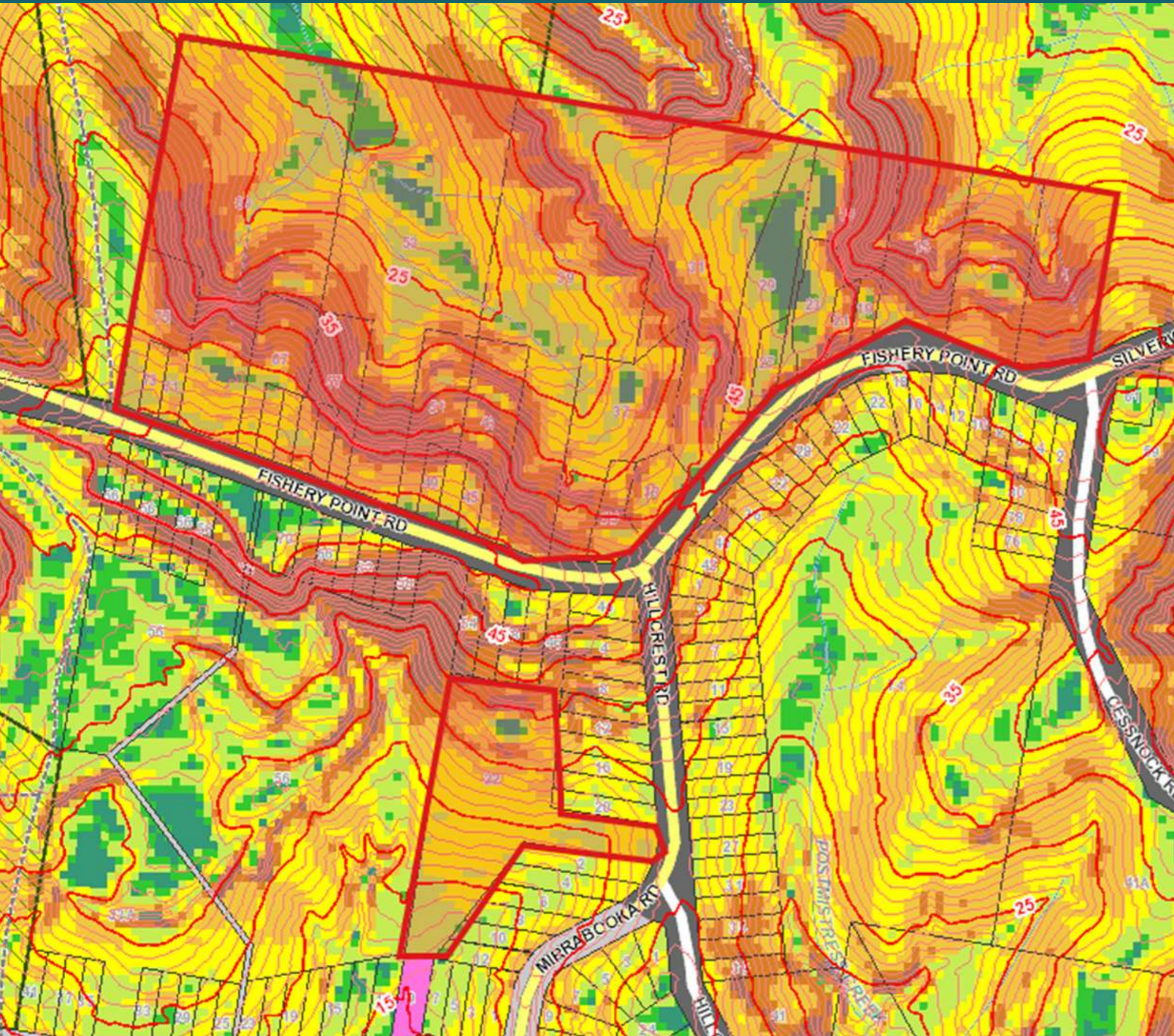












# SITE 21.

# FISHERY POINT ROAD AND HILLCREST ROAD, MIRRABOOKA




 Endangered Ecological Communities 2019

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-  Rehabilitation Corridor - Partly cleared native vegetation and crossing points that are strategically located and could be rehabilitated to enhance fauna movement.
-  Rehabilitation Urban Corridor - Urban land that interrupts fauna movement lines but may be enhanced with individual trees or pockets of trees to assist fauna movement. Full rehabilitation difficult or unlikely.
-  Widely Interfaced Crossing Point - Wide interface of bushland (<500 metres) at each side of a crossing point & less than 70 metres in crossing distance. Important areas for fauna movement.

### Native Vegetation (2019)

-  Corridor of Remnant Native Vegetation that contributes significantly to movement & viability of flora & fauna in Lake Macquarie City.







# SITE 22.

# HUE HUE ROAD AND WYEE ROAD, WYEE



## Area

156 hectares



## Biodiversity

Site is mostly cleared with some patches of native vegetation and trees in paddocks, some small sections of endangered ecological communities in the north of the site and native vegetation corridors that need to be retained and enhanced. There are a number of threatened species records concentrated where fauna habitat and native vegetation occurs.



## Flooding

A northern section of the site is subject to flooding and creeklines are located in the study area.



## Current use

Some evidence of nursery sheds on one property, however the predominant use appears to be large lot residential houses.



## Consistency with strategic plans

Wyee is identified as a future growth investigation area in Council's Local Strategic Planning Statement and this site is within this future growth investigation area.

Council adopted the Wyee Structure Plan on 22 November 2010. The Wyee Structure Plan identifies these areas as being within the potential urban area with the western edge subject to noise and ecological assessment, noting that this urban area does not extend to over the motorway. Parts of the area are also identified as being conservation and riparian corridors.



## Recommendation

It is recommended the RU4 zone be retained for sites west of the M1 Motorway at Wyee. Further consideration of long-term use of these lands will be undertaken at the next review of RU4 land.



## Priority for further investigation for urban uses

High.

For land east of the M1 Motorway (excluding flood liable land in the north of the area), consideration could be given to proponent-initiated scoping proposals for urban development that include an appropriate grouping of sites with landowner support and exclude areas subject to flooding and areas affected by other environmental constraints.

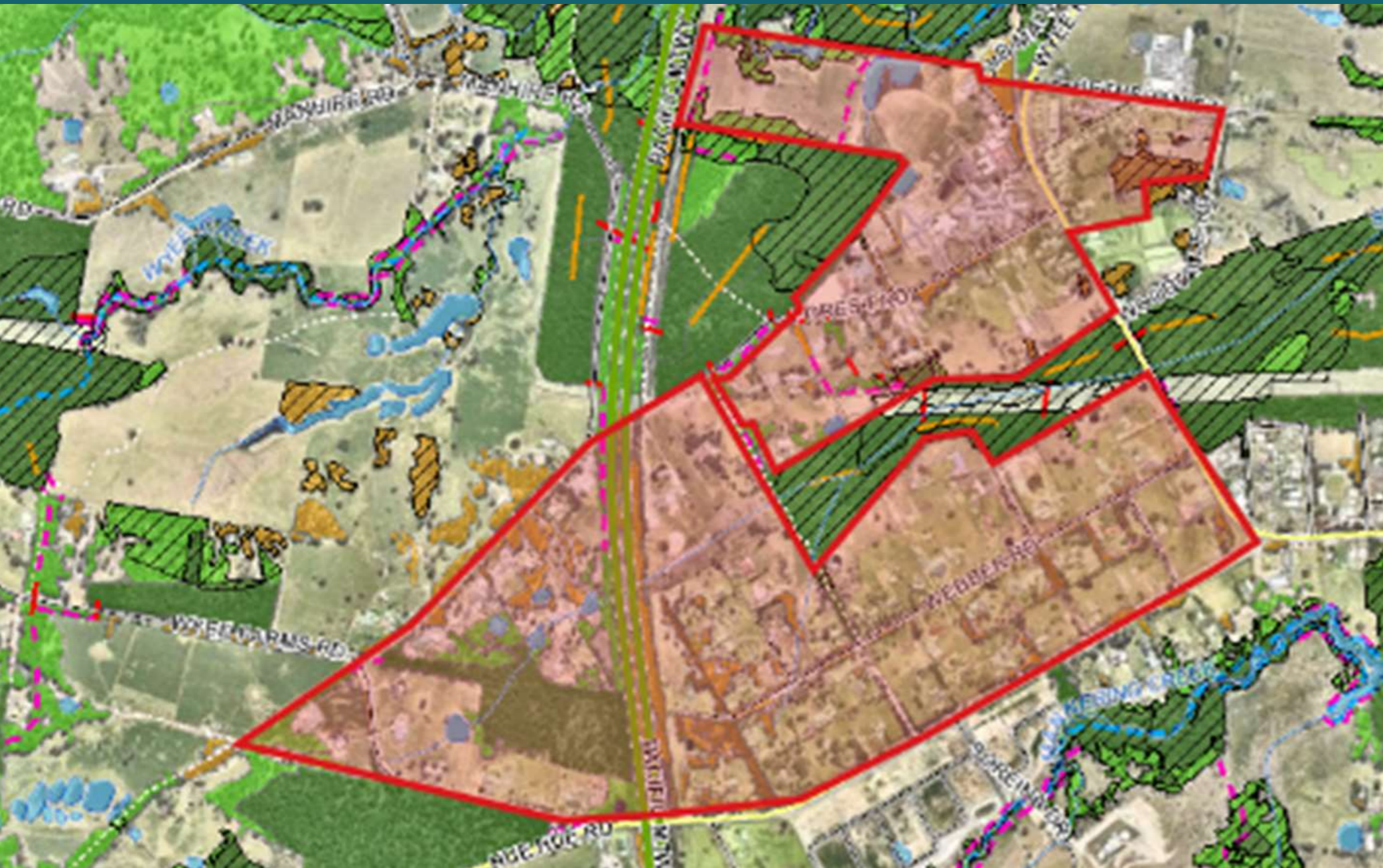
Wyee is identified as a growth area and part of this area (except land to the west of the M1, which is being used for agricultural enterprises) is identified in the Wyee Structure Plan for future residential growth. The consideration of proponent-initiated scoping proposals to rezone land to the east of the M1 to residential/urban uses would be consistent with Council's Local Strategic Planning Statement and the Wyee Structure Plan. Any proponent-initiated scoping proposals should either cover the entire RU4 zoned area, a minimum of six existing lots, or be defined by existing physical or natural features.





# SITE 22.

# HUE HUE ROAD AND WYEE ROAD, WYEE



Endangered Ecological Communities 2019

**Native Vegetation Corridors (2019)**

- Riparian Corridor - Native vegetation adjacent to creeks and drainage lines, where visible in aerial photographs.
- Corridor narrowed to less than 200 metres in width.
- Crossing Point - Cleared potential barrier of 10-70 metres width that interrupts native vegetation but could be crossed by mobile fauna.
- Rehabilitation Corridor - Partly cleared native vegetation and crossing points that are strategically located and could be rehabilitated to enhance fauna movement.
- Rehabilitation Urban Corridor - Urban land that interrupts fauna movement lines but may be enhanced with individual trees or pockets of trees to assist fauna movement. Full rehabilitation difficult or unlikely.
- Widely Interfaced Crossing Point - Wide interface of bushland (<500 metres) at each side of a crossing point & less than 70 metres in crossing distance. Important areas for fauna movement.

**Native Vegetation (2019)**

- Corridor of Remnant Native Vegetation that contributes significantly to movement && viability of flora && fauna in Lake Macquarie City.
- Corridor of Partially Cleared Remnant Native Vegetation that contributes significantly to movement && viability of flora && fauna in Lake Macquarie City.

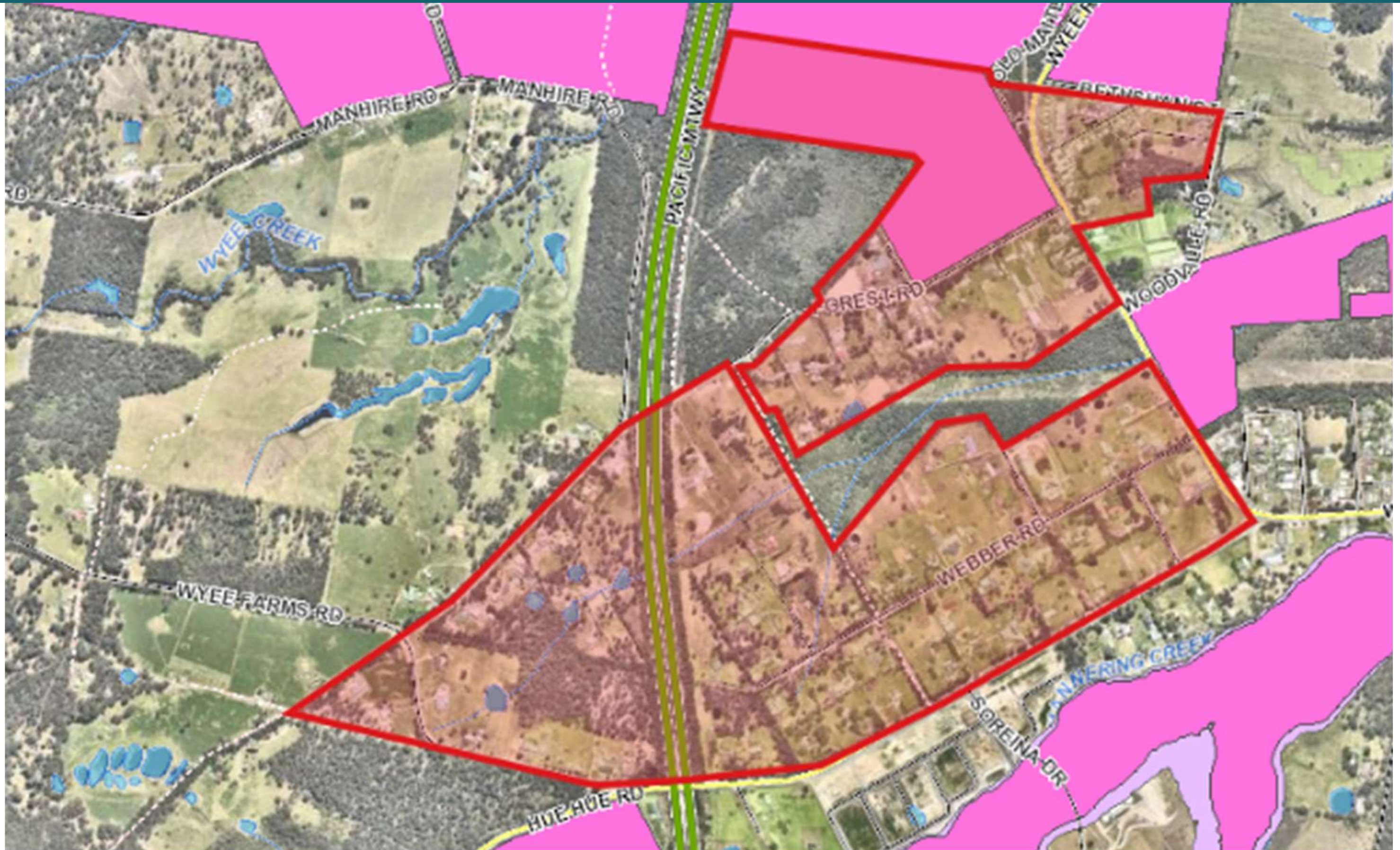






**SITE 22.**

**HUE HUE ROAD AND WYEE ROAD, WYEE**







# SITE 22.

# HUE HUE ROAD AND WYEE ROAD, WYEE

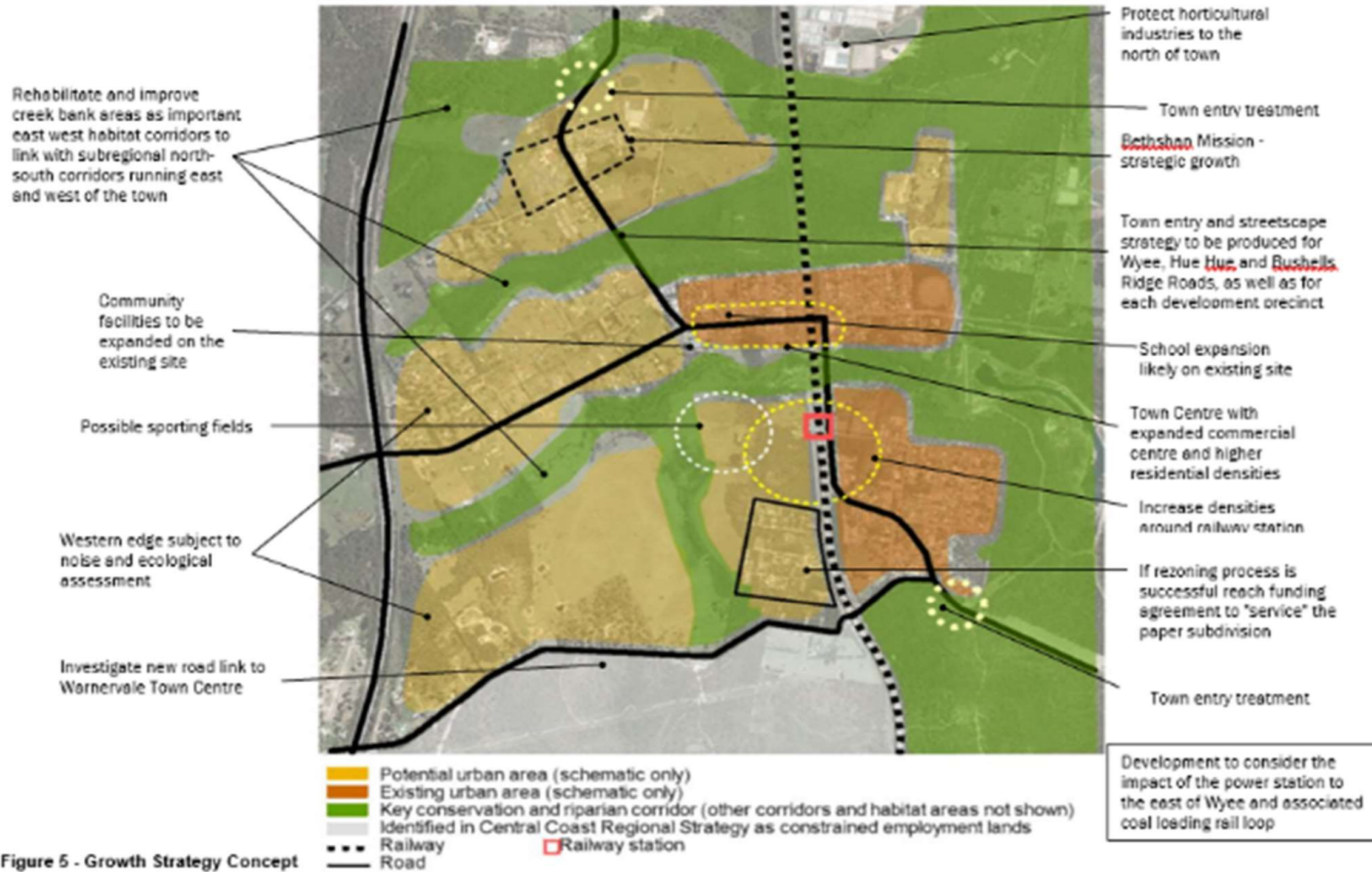


Figure 5 - Growth Strategy Concept







# SITE 23.

# 62 BOUNDARY STREET, WEST WALLSEND



### Area

0.02 hectares



### Biodiversity

Site is largely cleared of vegetation. Riparian area to Slatey Creek vegetated along the southern boundary of the site.



### Flooding

Site is largely unconstrained by flooding. There is a small section of flood affected land in the south of the site.



### Current use

Dwelling is located on the property. Property adjoins industrial land. No sign of primary production on the land parcel.



### Consistency with strategic plans

The site is on the border of the urban intensification area, which includes the West Wallsend area.



### Recommendation

Retain RU4 zone.



### Priority for further investigation for urban uses

Low.

While the site is located in an urban intensification area, the site is small and isolated. Surrounding land uses include industrial, a golf course and bushland to the south. There is some land that is zoned RU6 Transition, however this is separated from this parcel with C2 Environmental Conservation land. It is recommended that the parcel of land remain as is, if the landowner was interested, an industrial zoning could be suitable for this site.





# SITE 23.

# 62 BOUNDARY STREET, WEST WALLSEND



## Endangered Ecological Communities: 2019

### Native Vegetation Corridors (2019)

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# SITE SUITABILITY ASSESSMENT FACTORS

	Least suitable				Most suitable	Weighting
Score	1	2	3	4	5	
<b>Slope (%)</b>	>20	15-20	10-15	5-10	0-5	12%
<b>Distance from major/minor town centres* (km)</b>	>5 from major and >5 from minor	>5 from major or 3-5 from minor	3-5 from major or 2-3 from minor	2-3 from major or <2 from minor	<2 from major	20%
<b>Distance from train station (m)</b>	>1000	800-1000	400-800	200-400	0-200	10%
<b>Distance from Bus Stop (m)</b>	>800	600-800	300-600	100-300	0-100	5%
<b>Vegetation condition</b> (EEC= Endangered Ecological Communities)	Remnant native bushland or within 50m of wetland/EEC	Partly cleared native bushland and 50 – 100m from EEC and wetlands	Partially cleared native bushland and >100m from EEC and wetland	Cleared land and 50 to100m from EEC and wetland	Cleared land and >100m from EEC and wetland	20%
<b>Distance to creek</b>	Within buffer as specified in DCP		<50 (from creek buffer)		>50 (from creek buffer)	8%
<b>Flood prone</b>	Within one in 100 year flood extent		Known history of flooding (parcel)	Floor level requirement	No flood-related restrictions	15%
<b>Distance to residential and industrial zones</b> Zone of interest= RU4 R= Residential R1, R2, R3 I= Industrial IN1, IN2, IN3	Zone of interest >1000m from R or I zone	Zone of interest 600-1000m from R or I zone	Zone of interest 300-600m from R or I zone	Zone of interest 100-300m from R or I zone	Zone of interest <100m from R zone	10%
						100%

\*Centres in Lake Macquarie: Charlestown, Glendale, Cardiff, Toronto, Morisset, Swansea, Belmont, Warners Bay, Mount Hutton, Edgeworth, Boolaroo, West Wallsend, Woodrising, Cooranbong, Bonnells Bay, Wyee, Pambulong Forest (Proposed), Jewells, Rathmines, Wangi Wangi, Cameron Park (Northlakes), Valentine, Windale, Dora Creek, Whitebridge, Blacksmiths, Blackalls Park and Kahibah  
Centres generally include areas that have six or more local shops including fresh food



