

# Raymond Terrace Local Area Plan



**Port Stephens**  
C·O·U·N·C·I·L  
*... a community partnership*

September 2002

# Raymond Terrace Local Area Plan



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# Introduction

## How This Plan Relates To The Settlement Strategy

The Port Stephens Urban Settlement Strategy, September 2002 sets out principles and guidelines directing the settlement of the whole of the Port Stephens Local Government Area (LGA). Port Stephens Urban Settlement Strategy documents the lifestyle characteristics enjoyed by the Port Stephens Community. It ensures that Local Area Plans and other planning documents incorporate directions that address the community's lifestyle aspirations and demonstrate a connection with the community's current lifestyle.

Direction for settlement and prosperity within individual communities of the Port Stephens (LGA) is provided within Local Area Plans. Each Local Area Plan is linked to, and incorporates, the principles and guidelines of the Port Stephens Urban Settlement Strategy, refer to Figure 1.

The Raymond Terrace Local Area Plan provides the vision and the opportunities for Raymond Terrace based upon community values and aspirations. It integrates the lifestyle aspirations of current and future residents with the principles of ecologically sustainable development. The Plan concentrates on quality of life issues and is prepared in the context of state and regional strategies, documents and issues.

## The State and Regional Context

**Plan First**, a NSW Government initiative contains three levels of planning documents: local plans, regional strategies and state planning policies. Current Plan First information (the draft legislation may change), defines the 'local plan' as a single document based on a place. The Raymond Terrace Local Area Plan will be a local plan, guiding the future development of Raymond Terrace, linking social, economic, and environmental issues relevant to planning under the EP&A Act.

**The Coastal Design Guidelines for NSW** identify particular coastal settlement types and assists in the understanding of the particular urban design issues for coastal area planning for those settlement types. This Discussion Paper helps communities, developers and planners identify visions and future forms for settlement.

Situated at the confluence of the Patterson and Hunter Rivers, Raymond Terrace is an 'inland coastal centre'. The Paper provides a range of best practice urban design outcomes as possible solutions for inland coastal centres. These issues are addressed in the Vision and Future Character Section.

**State Environmental Planning Policies 65 and 66 (draft):** are state planning policies, namely: Design Quality of Residential Flat Development (SEPP 65) and Integration of Land Use and Transport (Draft SEPP 66). The policies aim to improve the design quality of residential flat development and to plan for the use of land and transport in a more integrated way. Council's Urban Settlement Principles reflect the aims of these policies, which are reinforced in this place-based plan: the Raymond Terrace Local Area Plan. The aims of the policies, detailed below are to be achieved through the guidelines that set the planning for urban structure, building forms, land use locations, development designs, subdivision and street layouts help achieve the objectives of:

- improve accessibility to housing, employment and services by walking, cycling, and public transport;
- improve choice of transport and reduced dependence on cars for travel purposes,
- moderate growth in the demand for travel and the distances travelled, especially by car;
- support efficient and viable operation of public transport services; and
- provide for the efficient movement of freight.

The opportunities to achieve these objectives are contained in the Vision and Future Character Section.

### **The Surrounds**

The Raymond Terrace Local Area Plan considers the influences of the whole of the local government area and the region including existing and likely

future of growth of surrounding areas. Figure 2 contains a map illustrating the boundary of the Local Area and relationship with surrounding localities.

**Medowie** is situated 15km northeast of Raymond Terrace, has a semi rural lifestyle and has experienced rapid growth over the past ten years. Compared to Raymond Terrace, it has a settlement pattern that is less dense using approximately the same footprint to accommodate half the population. The supply of land in residential and rural residential zones in Medowie is expected to accommodate population growth until 2016. The existing rural residential settlement pattern and resultant ownership pattern will be a challenge for infill and consolidation initiatives.

The implications for the Raymond Terrace Area are that it is unlikely that settlement decisions in the medium to short term will put any stress on the Raymond Terrace Area. Given the land stock currently available and the tapering off of the previously high growth rate in this area, growth in Medowie is unlikely to pressure Raymond Terrace.

**The Rural West Area** is characterised by small villages set in a rural landscape, west of Raymond Terrace. Much of the area is affected by the 1% flood event and has been identified as prime agricultural land, both characteristics typical of the lower Hunter flood plains. As such, it has a significant regional agricultural role in dairy farming, horticulture and increasingly in the poultry industry. In the past ten years the area has accommodated a steady population growth in the form of rural residential development. The new local environmental plan does not provide for rural residential subdivision and thus growth in this form has declined.



In the longer term (30 years) urban expansion of the villages of Wallalong and Seaham may be considered.

**Karuah** is based around the Pacific Highway, and serves both the passing highway traffic and to a lesser extent, the local oyster growing industry. The proposed upgrade of the Pacific Highway and bypass of Karuah, will result in a loss of passing traffic, thus having the potential to create both negative and positive impacts relating to the towns population growth and its economy. Council aims to maximise the urban potential under the current zones in Karuah however this is not likely to provide an alternative for many people in the Raymond Terrace area. An upgraded reticulated sewer system is soon to be available to the town.

**The LGAs** of Newcastle, Maitland and Great Lakes and the settlement decisions and growth patterns of these areas could potentially affect settlement patterns in Port Stephens. Council aims for more efficient transport links with Newcastle, Lake Macquarie and the Sydney Region, which would be likely to influence growth in the Raymond Terrace Area. Moderate expansion of the Tea Gardens/Hawks Nest is expected in the next twenty years.

## The Guiding Principles of the Urban Settlement Strategy

Council's Urban Settlement Strategy has been developed around a set of Urban Settlement Principles as follows:

1. Port Stephens is cherished as a series of villages nestled in a beautiful environment. To the best of our ability this should be maintained, by actively encouraging urban growth around and linked with, existing villages, and protecting the natural environmental quality of the surrounding areas.
2. Port Stephens is highly constrained by topography and environmentally sensitive land. Suitable land for development is a scarce commodity and should be used wisely. Demand for housing is likely to outstrip the supply for residential land throughout Port Stephens in the next decade or two, compromising the affordability of housing. This can be minimised by good planning now.
3. Towns and villages should provide good urban amenity including:
  - vibrant and safe town, village and neighbourhood centres
  - opportunities for growth of employment
  - choice in residential location and housing types to suit different lifestyles, and people of varying socio-economic status and ages
  - a high standard of residential amenity for homes in the more closely settled areas, including visual and acoustic privacy from neighbours
  - opportunities to increase public transport options, and to promote walking and cycling
  - increased access to quality services and facilities
4. Villages should look good and have consistency in urban design, to blend community character and building form should be actively encouraged.
5. A regular public transport system that provides realistic alternatives to private motor vehicles within and between villages is needed and

- should be explored. Improved opportunities for walking and cycling are also essential.
6. Protection of waterways and environmental corridors both at a local and regional level is essential.
  7. Open space and places for active community participation must be encouraged.
  8. The protection of scenic and rural landscapes and areas of agricultural significance is essential.
  9. Land use planning recognises and reflects the role of the Williamstown RAAF Base and associated activities in Port Stephens and the wider Region.

## Settlement Implications for Raymond Terrace

Council has also adopted the following implications to guide future development in the Raymond Terrace Local Area:

Raymond Terrace is surrounded by land that is highly constrained for a variety of reasons and does not readily fit the ideal development "footprint" for future urban expansion. Nevertheless, for historical reasons, Raymond Terrace has well-developed infrastructure, both public and private is readily accessible to employment opportunities, to other regional centres, and to surrounding rural residential districts.

It is important to support and make effective use of the public and private investment in Raymond Terrace, and to further investigate residential opportunities to utilise this infrastructure.

The Local Area Plan is a strategy guiding the growth and development of the area by giving direction to the principles and a context for future environmental planning instruments (e.g. rezonings), development control plans and local initiatives. Drawn up in consultation with the community it provides a context for local actions and development assessment. It assists interested persons or groups when determining whether their plans and proposals are compatible with the vision and lifestyle aspirations of the current and future residents and visitors in this area. It also provides a list of actions and initiatives to be pur-

sued by Council and the Community in working towards that vision.

Figure 3 shows the extent of the Raymond Terrace Local Area, depicting the pattern of settlement to date and the nodes or meeting places. It clearly illustrates some of the physical constraints to the growth of the area including the river, agricultural land, Grahamstown Dam, and the vegetated sand dunes to the south. These and other less visible constraints are discussed in the context of the challenges and opportunities for Raymond Terrace later in the document.



# Outlook

## The Place – Existing Character of Raymond Terrace

Raymond Terrace is recognised as the CBD hub of Port Stephens. It has a strong country town feel, accentuated by its natural attractions such as the river and Grahamstown Dam. Housing is generally affordable and people feel a strong sense of family. The location is quite central to major centres such as Maitland, Newcastle, and Charlestown and other attractions in the Hunter region. The area is generally well serviced in terms of government services (eg; Centrelink, Department of Housing) and medical facilities.

Raymond Terrace is constrained to the north, west and south by land subject to the 1% flood event. It is also constrained by the activities of the Williamstown RAAF Base, in particular, by the ANEF contours to the east and northeast. Similarly, the Grahamstown Dam catchment also constrains development to the east.

The existing supply of land zoned for residential purposes in Raymond Terrace is expected to accommodate growth for traditional residential housing until 2004. It is important to make effective use of the public and private investment in Raymond Terrace, and to further investigate

residential opportunities to utilise this infrastructure.

Neighbourhoods within the Raymond Terrace area include the Town Centre, Lakeside, Roslyn Park, Pommy Hill, Heatherbrae and Riverview Ridge. The locations of these neighbourhoods are illustrated in Figure 4.

### Town centre

The first plans drawn up for the township in 1835 generally correspond to the Town Centre of today. Within three years after the first allotments were offered for sale in 1837, the town became an important centre with the police were stationed here; a Court House; Pound; Church and Parsonage; a flour mill and stores; public houses; a doctor's surgery; shops and many private dwellings. From its beginning as a river port, the Town Centre has experienced steady growth. The bypass of the Pacific Highway opened in December 1998, however it remains the largest shopping and community centre in Port Stephens.

The Town Centre houses: two large shopping complexes; the Port Stephens Council Administration Building; police station; fire station; ambulance station; Road Traffic Authority; library; church; Centrelink; the Dept of Housing; the Dept of Community Services; three public hotels; a neighbourhood centre; a cinema complex; several youth pro-

grams; a bowling club and numerous variety stores. Regardless of these The original subdivision pattern is an important historical feature as well as the remaining heritage items, which add to the character of the Town Centre.

### **Raymond Terrace**

There are a number of residential precincts outside the Town Centre but generally known as Raymond Terrace. This includes land to the north of Boomerang Park between the old Pacific Hwy and the new Pacific Hwy (or by-pass) and also land generally south of Boomerang Park.

These areas are characterised by single-story houses and have a mix of weatherboard and brick homes. There are some areas of higher density development including some unit developments and government housing.

### **Lakeside**

The Lakeside neighbourhood is about 3.5kms to the east of the Town Centre of Raymond Terrace. Originally a dairy farm and orchard, the land was acquired for development in 1972 and its staged development proceeded from 1981 and continued for the next 15 years. Part of the land originally intended for residential growth was developed as a recreation area due to aircraft noise from Williamstown RAAF Base. It houses Grahamstown Public School, has a high school on the edge of the neighbourhood and both a preschool and early education centre. It includes the Raymond Terrace Leisure Centre, a large public recreation area with playground, a doctor's surgery and a church.

This is the only area in Raymond Terrace that includes a neighbourhood shopping centre providing a variety of services including a service station, newsagent, tavern, bakery, coffee

services making Raymond Terrace a district centre, a country feel pervades. shop, newsagent, hairdresser, take-away food and other convenience stores.

The area has developed into a relatively low-density suburb that is characterised by single story brick and tile homes, with a number of duplex and townhouse developments. It is dominated by young families and is highly car dependent. There is little undeveloped land left and future growth is limited to an increase in densities.

### **Roslyn Park**

The neighbourhood known as 'Roslyn Park' was developed in the early 1970's in the area northeast of the Raymond Terrace Town Centre on the elevated land at the edge of the floodplain near the historic home called 'Roslyn' built in 1879.

The neighbourhood is characterised by single storey brick and tile houses with some larger homes. This area does not contain any community facilities but is relatively close to the town centre and links to the old Pacific Highway and to Newline Road to the west.

There area has beautiful views of the River and floodplain to the west. There is little room for further development unless it is an intensification of the existing development.

### **Pommy Hill**

The neighbourhood known in the past as 'Pommy Hill' is situated at the entrance to Raymond Terrace coming north from Newcastle, on land that was once part of the Kinross Estate. It is on the western side of what used to be the old Pacific Highway. The area was first called Pommy Hill as it was developed to house mainly English



emigrants brought to Raymond Terrace to work the textile industries in the Tomago area, where the Tomago Aluminium Smelter is now located.

This neighbourhood is characterised by single story brick and tile dwellings built in the 1950's. There are some units though there has been little development since the initial growth period. Some of the homes have beautiful views of the Hunter River, the surrounding farmland and it's rural landscape.

### **Heatherbrae**

Heatherbrae is situated 3.5km south of the Raymond Terrace Centre and includes Motto Farm. This area is a combination of rural residential and industrial development. It has about 50 residential lots centred on Elkin Ave. The locality has generally larger lots that string along the old Pacific Highway and which are remote from sewer.

The existing Heatherbrae community is spread over a relatively large area. The locality includes a number of highway related take-away food shops; a mixture of industrial land uses; service stations; fast food convenience stores; a caravan park, a high school and a Tourist Information Stop.

### **Riverview Ridge**

Riverview Ridge is located north of the Roslyn Park estate and was developed from the surrounding farmlands on the high land to the north of Raymond Terrace. It overlooks the Williams River; it's low-lying floodplains and the surrounding rural landscape. To the east is the Grahamstown Dam.

The area developed generally after Lakeside Village in the 1980's. It is generally characterised by single and double storey brick and tile houses, with many larger homes. This area

includes a public reserve with a playground and BBQ area and is still undergoing development with some very new homes and some lots still vacant.

## **The Challenges Ahead**

### **A high quality of life**

Raymond Terrace is considered a pleasant place to live that has pride in its heritage. The challenge is to increase the availability and access to quality education, transport and medical services. It is also important to maintain a strong feeling of community spirit and part of that challenge is to engage as many people as possible in community and social activities.

### **A place that is easy to get around**

The growth of Raymond Terrace as a low-density urban town has led to considerable urban sprawl. The original town layout includes some very long thin blocks that do not lend themselves to easy development without an overall concept plan that coordinates such development.

The challenge for future growth is to provide opportunities for cycling and walking within, around and close to neighbourhood centres. Inter-connected street networks should provide route choice and activate public and integrated transport in the area.

### **A mix of housing**

Raymond Terrace contains a wide range of retail, commercial and residential uses. However, housing is of relatively low density and there are few residential uses within commercial zonings. The challenge is to create conditions that will provide sensible and sensitive infill development bringing more life to the centre of individual neighbourhoods and the town centre. With the ever-changing shape of fam-

ilies and family types, it is necessary to encourage buildings that can adapt to change.

### **Public Places**

The quality of the built form and its relationship with the public realm has been recognised as an area requiring improvement in Raymond Terrace. To ensure that Raymond Terrace is a memorable place, gathering places need to be focal points for community activities. Gathering places usually have exterior malls, courtyards, paved plazas, squares or parks. They can be associated with landmark buildings, shopping areas, community facilities or schools and are often found adjacent to entrances of major buildings, shopping centres and libraries. They may contain a combination of trees, shade, seating, outdoor dining, telephones and map information.

The challenge in Raymond Terrace is to create additional nodes as gathering places in the Town centre to enhance amenity for pedestrians. It is also important to recognise existing and potential nodes as gathering places in surrounding neighbourhoods, to work towards protecting and enhancing those places. This process shouldn't be underestimated; it involves the maintenance and enhancement of pedestrian paths to and between such places.

### **Urban Design and Heritage**

Council has identified the need to improve the quality and acceptability of infill development and acknowledges the important role urban design has in defining great places. It is important to ensure that future development is appropriate, that higher densities are encouraged and that sites needing special attention are identified along with options for the appropriate future use of such sites.

The challenge is to protect the urban, architectural and heritage qualities that define the character of Raymond Terrace. New development needs to enhance existing urban character, give continuity to the place of Raymond Terrace and its particular urban character. It is important to maintain the setting created by the existing topography, land uses, grided street network, heritage and street tree planting. The value of significant and contributory heritage buildings needs to be recognised along with a means of protecting and/or enhancing them. This requires specific design responses for significant heritage buildings.

The significance of Raymond Terrace's heritage is documented in various studies and plans. The "Commercial Heritage" precinct, that centres on King Street was identified in the Town Centre DCP as an area envisaged as a destination for tourists and locals to take advantage of the riverfront setting and heritage ambience of King Street. The challenge is ensuring protection and vitalisation to areas, such as King Street, that have a character reflecting the town's history.

### **Where people live**

The European settlement of Raymond Terrace was originally as a river port. The town has grown considerably from those origins. The challenge is to ensure that new growth contributes to the town's original framework and does not compete with or duplicate existing services. This challenge should be met by supporting the development of walkable neighbourhoods that link together to strengthen the centre.

### **Local jobs and economic growth**

Provision of long term, interesting employment opportunities is a major challenge for all areas. Emphasis should be on developing a strong and diverse

business community and a skilled and flexible workforce. Raymond Terrace is the historic centre for commercial activity in the whole LGA. It houses Council's administration building and a number of other government agencies.

The challenge for future growth of this area is the protection of the role of Raymond Terrace as a sub-regional centre for commercial and community activities. To help meet this challenge, it is important to encourage population growth around the commercial centre to ensure its vitality and viability. This challenge to consolidate also requires avoiding allowing their location outside the area.

### **Williamstown RAAF Base and Activities**

The Williamstown RAAF Base is not only a significant employer in Port Stephens; it is also a strategically significant Commonwealth asset. All areas of the LGA, including the Raymond Terrace area, experience the affects of aircraft noise from time to time. The challenge is to enable the continued operation and development of the Base and it's

associated activities, whilst meeting community expectations regarding acceptable impacts as a result of the RAAF activities.

### **The natural environment**

The natural environment of Raymond Terrace defines the boundaries of the Area. The river and associated alluvial flood plains generally used for farmland and the water catchment land act as physical constraints to the urban growth of Raymond Terrace. At the same time these attributes contribute to maintaining the country town feel. This is a highly valued aspect of life in the community and the challenge is to keep the thriving attractive feel to the town without compromising these natural assets and their future.

The view, down William Street, of the river and the rural land beyond is a particular aspect of the town centre identified by many. Other aspects of the natural environment that are recognised include mature Norfolk Island Pines, Jacaranda trees along Jacaranda Avenue, Boomerang Park and other parklands.





# Lifestyle and Community Values

Council's Vision: Port Stephens Management Plan

**“A thriving attractive community with pride in its heritage and a dynamic vision for its future”**

Community Vision: Raymond Terrace 2000 Community Strategic Plan

To plan for a better lifestyle in Raymond Terrace it is necessary for Council to have an understanding of what aspects the community most value. It is then important for Council to gain an appreciation of the particular aspirations the community has for improving that lifestyle. This is an ongoing and challenging task and Council is committed to a long-term plan with the aspirations of the Raymond Terrace community in mind.

## Community Values

A general understanding of “what people like most about living in the area?” and “what lifestyle is enjoyed by residents?” is gained through the various current and past processes with the community of Raymond Terrace. These questions are important in preparing the long-term vision for all areas of Port Stephens. The table below gives results from the Port Stephens Community Survey 1998.

<b>What do people like most about living in Raymond Terrace?</b>	<b>What do people dislike about living in Raymond Terrace?</b>	<b>Do residents think Port Stephens is a better place to live than five years ago?</b>	<b>How much do Raymond Terrace residents feel part of the community?</b>
39% of residents said the blend of rural and urban life without it being a city 34% said the good access to facilities, shops and sporting options 17% said the peace and quiet, tranquillity and semi-rural lifestyle 15% said proximity to clean beaches and waterways	31% said crime and community safety 14% said lack of activity for young people 12% said parking and traffic problems 6% said lack of transport, distance from Newcastle and the train 4% said the state of the roads	38% said yes 32% said no 18% unsure 12% did not answer	53% feel somewhat part of the community 27% feel very much part of the community 10% did not feel part of the community 8% were unsure

NB. Respondents could make more than one comment in each category thus it doesn't always add up to 100%.



A Councillor's Workshop was held in August 2001 on the issue of identifying the lifestyle assets of each area within the LGA. Common to all areas was the value of a sense of community by having access to schools, community facilities (eg; halls, playing fields), public transport and shops.

## Lifestyle Aspirations

Council recognises the need to document not only what the community likes about their way of life at present but also the way they would like to see the neighbourhoods of Raymond Terrace develop. Some of the issues and aspirations in the Raymond Terrace Strategic Plan for the growth and development of the CBD include:

- Reinforce William Street as the main street;
- Protect Raymond Terrace's "good bones" in the town centre: the size and dimensions of the existing blocks that promote a sense of community, pedestrian permeability, and cohesion;
- Retain important attractions eg. the library, street trees in Port Stephens Street and Jacaranda Avenue etc;
- Consolidate retail and community facilities in the CBD discouraging locating them outside the main town centre;
- Ensure pedestrian links draw people into and back to William St., particularly for large parking areas, ensuring convenient pedestrian access to the immediate centre and also access to the main street, integrating the town centre and retail development;
- Ensure the protection of the heritage character and vitalisation of King Street;
- Discourage "dead spaces" such as blank walls, areas with no pedestrian links and the like; and
- A regular review of the Plan to ensure it continues to be applicable and proactive.





# Integrating Community Lifestyle With ESD

Council is committed to accommodating future communities into the natural and built environment using strategies that promote sustainability.

Strategies should:

- Encourage a sense of community;
- Encourage compatible mixed-use facilities in business zones such as commercial areas, a business and a residence in the same building;
- Ensure access to social and community services;
- Minimise effects on the natural environment;
- Plan for housing to be built near shops, employment areas and schools;
- Connect new settlements to existing services by providing public transport and developing cycleways and footpaths;
- Reduce car dependence and the number and length of trips per person;
- Promote settlement capable of supporting effective public transport; and
- Minimise land use conflicts.

The Raymond Terrace community is seeking a safe, sustainable and attractive

town. Residents are supportive of retaining a local identity and the strong sense of community that currently prevails.

Central to the sustainability of Raymond Terrace is the relationship among its individual neighbourhoods and the relationship of the neighbourhoods, with the town centre. One of the essential ingredients for this is designing and refining our urban areas for the pedestrian. Creating walkable mixed-use neighbourhoods and actively encouraging community growth around and very much linked with existing communities, is the key issue.

Community development is facilitated by good urban places that provide the opportunities for basic human experiences (individuals, families and communities). Council is committed to a land use planning framework and ultimately a settlement pattern that reflects the community's desired sustainable future. Consequently, the focus of the Raymond Terrace Local Area Plan is creating safe, sustainable and attractive places based on the idea of Raymond Terrace having the following attributes:

- Nodes and gathering places as focal points for community activities. Well-defined, safe pedestrian routes linking pedestrian gathering places and other destinations;
- Raymond Terrace CBD connecting businesses and community facilities with public transport. The footprint of each neighbourhood in Raymond Terrace structured around a five minute walk;
- Walkable, mixed-use neighbourhoods with interconnected street patterns for pedestrians, cyclists, buses and cars to facilitate movement, disperse traffic and allow choices of routes;
- Daily needs may be within walking distance of most residents;
- With good design, more people will actively use local streets, enhancing safety;
- Local employment opportunities are facilitated within the neighbourhood and town structure, providing Raymond Terrace with a firmer economic base;
- Wide range of housing choice with variety and density closer to neighbourhood centres, facilitating mixed use.

By encouraging community growth around and very much linked with existing neighbourhoods and by creating mixed use neighbourhoods wherever possible. Council is confident that a more efficient and equitable distribution of community resources will result. Furthermore, it will strengthen the social and economic viability of Raymond Terrace as a whole.







# Vision And Future Character

The vision is to make Raymond Terrace as sustainable as possible through the integration of the economy, the community and the environment. Raymond Terrace will enhance its reputation as a healthy and vibrant community. A key component of this is accessibility. A regular public transport system that provides realistic alternatives to private motor vehicles within Raymond Terrace and beyond will be actively explored. Improved opportunities for walking and cycling will be pursued.

Raymond Terrace will continue its regional focus and importance as a centre for medical and community facilities, emergency services and administration and as a hub for significant retail, commercial and employment activity.

Importantly, Raymond Terrace will continue to foster a strong sense of place. Civic spaces, recreation areas and parks will be places for social interaction and fun, both day and night.

Raymond Terrace will provide a greater variety of housing choice in the future as the number and percentage of "non-traditional" householders increase. It will also increase its built form appearance through good urban design and links with its heritage.

## Urban Growth Management

The following opportunities for urban growth in Raymond Terrace integrate Council's adopted Settlement Principles, the expressed lifestyle assets of the community and the principles of ESD. They are based on the need to create walkable (5 minute) neighbourhoods and the need for community growth to be actively encouraged around and very much linked with existing communities. The development of Raymond Terrace would be most appropriately facilitated by good urban places that provide opportunities for basic human experiences (individuals, families and communities).

The opportunities for urban growth are illustrated conceptually in Figure 5. How these opportunities are managed is an important part of the future vision and local area planning for Raymond Terrace.

The opportunities to create a safe, sustainable and attractive Raymond Terrace are:

1. Maximising infill opportunities and densities based on walkable (400m and 800m radius) catchments around existing commercial nodes of the town centre, Lakeside shops and the former corner store on Alma Street. Encouraging mixed-uses, and greater densities within 5 minutes walk (400m radius) of these nodes is appropriate.



2. Continue to support employment - generating activities in Heatherbrae but also support other emerging activities such as home based employment, which should be encouraged in all residential and mixed-use areas.
3. The possible development of the North Raymond Terrace area. The area of the likely lands involved suggests that it could accommodate possibly three new mixed-use neighbourhoods, but would be unlikely to ever accommodate an entire new self-contained town in its own right. The investigation of the area should thus be driven by the need to create walkable, mixed-use and interconnected neighbourhoods linked with the establishment of alternative transport modes other than the private vehicle. The area should not be allowed to expand to a size requiring duplication of major community and commercial services already provided in Raymond Terrace. Investigations should be based on establishing an effective, extremely regular public transport system that provides realistic alternatives to private motor vehicles and provides satisfactory links between the area and the rest of Raymond Terrace.
4. Coordinated landscape and public art program for entry points into the urban area, the CBD and current and future neighbourhood centres.
5. Development of the civic precinct in the town centre incorporating: police station, a possible new library, court house, etc
6. Support the establishment of an effective and extremely regular public transport system that provides realistic alternatives to private motor vehicles in Raymond Terrace and provides satisfactory links between North Raymond Terrace, the Town Centre, Heatherbrae and major centres.
7. Consolidate retail and community facilities in the Town Centre to ensure vitality and viability whilst avoiding locating them outside this area. eg. avoid the location of large retailers or bulky goods sales in Heatherbrae – such uses should be encouraged in the Town Centre; and similarly avoid putting a strain on the Town Centre by allowing services to be duplicated in any development of the North Raymond Terrace Area.
8. Incorporate the ideals and aspirations of the community into a "Healthy Community Plan" which facilitates the co-ordination of various community groups within the Raymond Terrace area and which addresses concerns raised in Council's community survey.

The management of Raymond Terrace's urban areas involves the consideration of the opportunities for growth (listed above); the current population and growth rate; and the likely trends influencing the community's needs and expectations to accommodate that growth.

The population of the Raymond Terrace area (including Heatherbrae) was 12,811 at the 2001 Census and is estimated to be 20,500 in 2032. The rate of growth in this area could be expected to slowly plateau. However given the direct relationship between growth and land availability, predicting the rate of growth is challenging. General trends in Australia show family size is decreasing, household types are increasing and population growth is slowing. These changes have lead to the need for government agencies and Councils to provide a greater range of

housing types rather than a standard that may not suit all household types.

Existing stocks of residential land in Raymond Terrace are likely to be depleted by 2004. Thus without an increase in the densities of existing residential areas, or the release of new residential land, there is likely to be a shortage of

land in this area. Given the limits to the spatial growth of Raymond Terrace due to the physical land use constraints, the urban land management strategy needs to ensure pressures for land don't lead to inefficient and unsustainable growth patterns.

### **Accommodating Urban Growth**

Community development of the Raymond Terrace area will integrate the expressed values of the community with opportunities identified in the previous section, and will result in a good urban place that provides opportunities for increased use of public transport, good urban design and an increase in the feelings of community spirit.

### **Accommodation Potential by Consolidation**

One of the major initiatives is to maximise infill opportunities and densities based on walkable (400m and 800m radius) catchments around existing commercial nodes. The recognised nodes are the Town Centre, Lakeside Village and the former corner store on Alma Street. This opportunity encourages and facilitates mixed-use development with greater densities within a 5 minute (400m radius) walk of the recognised nodes, also adding vitality and viability to them.

An increase in residential densities in these areas should be done in an appropriate manner, whilst maintaining and re-

specting the character and scale of heritage houses in the area. The scale of the blocks of the original township settlement was 200m x 200m. The proportion of the resulting lots does not encourage infill residential development of good urban design or good planning principles. Generally an awkward shape, the blocks are too long and nar-

row to be conducive to good urban design. To overcome this difficulty it is important to encourage development that is better co-ordinated. This can be addressed by site design that facilitates the eventual linking of each long thin site with adjacent sites, if those adjacent sites are in turn developed.

### **Accommodation Capacity Of North Raymond Terrace**

Located approximately 7.5km north east of the town centre (refer to Figure 5) on the Pacific Highway, this site includes a ridge that is a natural landmark and is currently well vegetated. There are a number of physical land use constraints and management constraints to be considered

The site could accommodate three new mixed-use neighbourhoods that could accommodate up to 15 dwellings per hectare. This is a density greater than the standard of 10 lots per hectare for conventional subdivisions. Each of these neighbourhoods would be expected to have a capacity for up to 2000 people, and have an urban footprint of roughly 60ha. The site could thus accommodate approximately 6,000 people in total.

### **Accommodation Capacity of Land North of Riverview Ridge**

This site is located at the northern end of the Riverview Ridge Estate, 4.3km north of the Raymond Terrace Town Centre, on Rees James Road (refer to

Figure 5). It is zoned for rural land use and is surrounded by rural land use zones to the west and north. To the south and east (across the Pacific Hwy) is land zoned environmental protection for water catchment purposes.

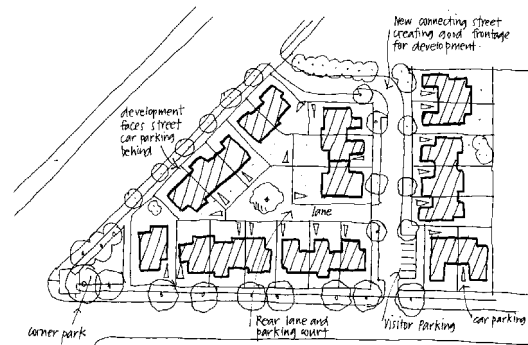
The site, approximately 30 ha in area may accommodate over 300 residential lots, with a capacity for about 880 people. The site may contain some prime agricultural land and adjoins low-lying flood prone land and a State significant wetland to the west.

The estimated capacity of the site is likely to vary once a detailed assessment of the site occurs. With approximately 50% of the site within the 20- 25 ANEF contours the site is affected by aircraft noise. Development applications for dwellings (either individual or urban housing) in this area have to be accompanied by an acoustic report demonstrating that the design of the building has considered AS2021-2000. Proposed attenuation measures must be incorporated into the design or the conditions of consent. The issue of ANEF contours therefore adds an additional burden on anyone building in the effected area.

## Linking Desired Neighbourhood Attributes

The desired neighbourhood attributes for Raymond Terrace need to be linked into the process of housing people in order to ensure that the neighbourhoods developed are pleasant and attractive places to live and work in.

### An Appropriate Medium Density Site Layout for the Raymond Terrace Town Centre



These two illustrations show how medium density development can be appropriately designed to integrate the desired neighbourhood attributes. It is important that future development incorporates these attributes without compromising urban design. The character and scale of the area must be recognised



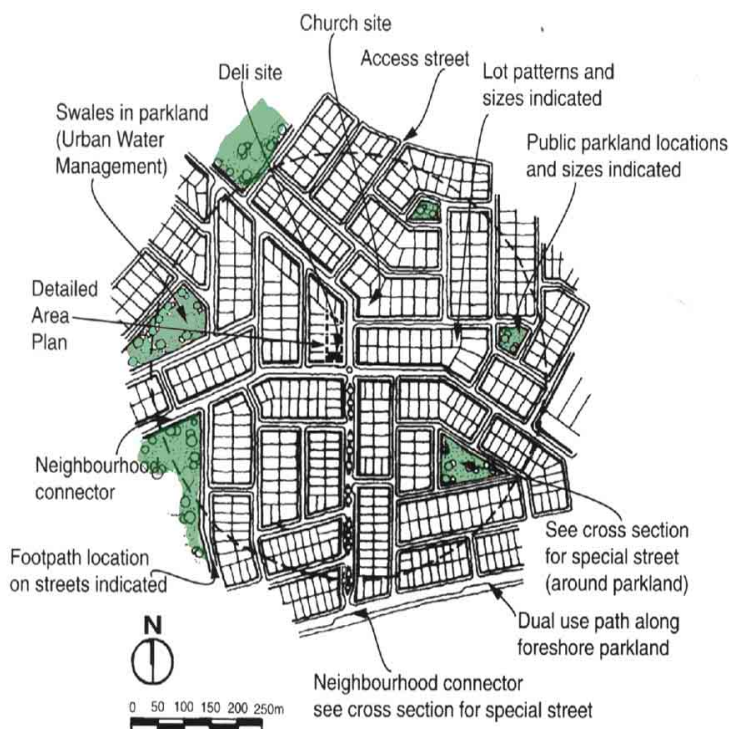
and respected when designing new development or additions, ensuring appropriate medium density development that contributes to a successful neighbourhood. These neighbourhood attributes must be considered for both infill development and for development of new greenfield sites.

Planning the development of the greenfield site at North Raymond Terrace should directly link the desired neighbourhood attributes identified in this Local Area Plan for Raymond Terrace. A Masterplan can ensure this link is created, giving a clear direction for the developer, Council and the community. The Masterplan for this site will map the location of key elements, directing the development of the desired neighbourhood, including the neighbourhood centre, densities, road networks, open space, building types, cycleways and pedestrian routes.

The major challenge in this Masterplan will be successfully linking the urban

footprint with the existing footprint of Raymond Terrace. The illustration below shows the basic elements to be included in the Masterplan, centred on the walkable neighbourhood principle and a 400m radius. The Masterplan will consider the following points in the context of the specific site:

- Define the settlement's limits in advance to avoid urban sprawl;
- Plan services to match the needs of the planned population;
- Locate basic services, higher density residential areas and shops in the urban centre for easy access by public transport;
- Incorporate a meeting place in the urban center for community coherence.
- Provide mixed use zones and multi-function buildings in the centre;
- Align streets to make the most of views of main geographical features to reinforce community identity and so people can see natural environment;
- Design roads that lead directly to the heart of the settlement;
- Provide walking/cycling tracks from the residential and natural areas to the urban center;
- Have attached housing so each house can face north;
- Protect environmental attributes;
- Incorporate wildlife corridors along gullies and waterways;
- Use floodprone land for rec-reation/nature conservation, not urban development; and
- Design stormwater retention basins to collect water running from the site and silt wont enter water courses;



**The Basic Elements of the Masterplan for the Greenfield site in Raymond Terrace North**  
 Source: Liveable Neighbourhoods WAPC



## Sequencing

The opportunities to create a safe, sustainable and attractive Raymond Terrace are listed previously under the section "Urban Growth Management". The seven opportunities listed are very much interconnected and the sequencing of their application is extremely important. Not only are these opportunities inter-related, they are also directly influenced by the opportunities for the adjoining local areas of Medowie and the Rural West. Eg. Opportunity No.1 (to maximise infill opportunities and densities) would be jeopardised by the

release of new land in North Raymond Terrace or Medowie too early. On the other hand, it would be advantageous to implement opportunities No.3 (North Raymond Terrace) and No.6 (creation of an effective and extremely regular public transport system) at the same time.

Consequently these opportunities need to be considered in relation to the vision and future character of the Raymond Terrace Local Area, the adjoining local areas of the Rural West and Medowie, and the overall vision for the Port Stephens Area.





# Implementation

## Transport Plan

- Seek funding and co-ordinate a Transport Plan for the Raymond Terrace Local Area, this is to include investigation of cycle paths where there are currently gaps.
- Establish an effective, extremely regular public transport system with satisfactory links between North Raymond Terrace, the town centre, Heatherbrae and major centres.
- Traffic and Parking Study for the Town Centre (RTSP): Include Pedestrian and Vehicular study; traffic/pedestrian circulation; review of current/future pedestrian activity impacts; traffic movement; riverside park angle car parking and relocation of William St. parking (between Port Stephens St. and the River).
- Investigate extension of Bourke Street: through playing fields from Adelaide St to Marketplace centre; incorporate the outcomes of the Pedestrian and Vehicular Study and future land use of the playing fields.
- Investigate Opportunities for an Information Centre/Bus interchange: well connected to Town Centre.

## Investigate Urban Land Management Opportunities

- Instigate the opportunities for maximising infill and densities around Lakeside Village, Raymond Terrace Town Centre and the Alma Street Shop;
- Investigate the North Raymond Terrace project including: the opportunity of three new mixed-use neighbourhoods (this relies on the Transport Plan and sequencing of other opportunities for urban land management in Raymond Terrace, Medowie and Rural West); the possibilities for using the HWC 'common' for footpath and cycleway access, playing fields and/or other compatible land uses;
- Investigate the land immediately north of the Riverview Ridge estate for potential residential growth.

## Public Art and Landscaping Program

- Investigate opportunities for public art in the Raymond Terrace CBD
- Seek funding and co-ordinate a Landscaping Program for Raymond Terrace Local Area including:
  - Coordinate a Landscaping Plan for the Raymond Terrace Local Area of the CBD, other current and future neighbourhood centres, and entry points into the urban area.
- Prepare landscaping Program (RTSP) include:
  - Planting along Adelaide and Port Stephens Streets. (btwn William & William Bailey Sts);
  - Protect existing trees in Swan & Sturgeon Sts, and Adam place; Port Stephens St Palms;
  - Landscaping of town square along William St. (btwn River and Port Stephens St);
  - Consideration of planting large feature trees in Riverside Park; and
  - Landscaping for the town park, co-ordinating this with the detention pond and skate park, avoid isolation of these from William Street, ensure safety and that they are well used by the community.

NB: RTSP = Recommendation from Raymond Terrace Strategic Plan, February 2001

### **Footpath Program**

- Seek funding and co-ordinate a Footpath Program for the recognised commercial nodes: Lakeside Village; Alma Street Shop and the Raymond Terrace Town Centre that includes:
  - Protection and enhancement and maintenance of pedestrian links;
  - Encouragement of connections, permeability and character of the particular centre;
  - Incorporates findings of Footpath Improvement Program; and
  - Includes a bike track.
- The Raymond Terrace Town Centre Footpath Program should also include (RTSP):
  - Integration of the main street pathing with King Street and other adjoining streets;
  - Paving of the town square along William Street between the river and Port Stephens Street to enable sidewalk cafes and outdoor eating areas;
  - Strengthening pedestrian links between the foreshore park and the town centre; and
  - Facilitation of improved links between the mainstreet, King Street and other areas in the Town Centre.

### **Masterplan Program for Raymond Terrace Town Centre**

- Prepare a Masterplan for land in the Town Centre (generally Council owned) including the playing fields adjacent to Council Administration Building, which includes:
  - Feasibility of Relocating Emergency Services: ie. Ambulance, Police Station, Fire Station and RTA Office;
  - Development of the civic precinct of the town centre to incorporate a possible new library, court house; police station and civic park;
  - The feasibility of opening up land in front of Council Administration building;
  - The land bounded by by Sturgeon, William, Adelaide and Glenelg Streets (includes the Terrace Village and BoGas sites etc);
  - Consideration of the functioning of the whole of the Town Centre and any affects likely due to the development of this land

Having regard to the work already done for the Raymond Terrace Town Centre particularly the Raymond Terrace Urban Design Guidelines and the Raymond Terrace Town Centre DCP.

### **Flooding and Drainage Plan/Land Use Assessment**

- Assess the appropriateness of land zoned Special Urban (Flood Affected) 5(g) in the Raymond Terrace Town Centre (incorporating recommendations of Lower Hunter Floodplain Management Plan) including:
  - consideration of a potential area to locate bulky goods retail development within Raymond Terrace Town Centre
  - investigating the appropriateness of excluding bulky goods retail in other areas such as Heatherbrae.
- Prepare Windeyer Creek Catchment Flood and Floodplain Risk Management Study and Plan.
- Complete Lower Hunter Floodplain Risk Management Plan

### **Healthy Community Plan**

- Seek funding and co-ordinate a Healthy Community Plan for the recognised commercial nodes: Lakeside Village; Alma Street Shop and the Raymond Terrace Town Centre that includes:
  - the incorporation of the ideas and aims of Peter Kenyon's Healthy Community's seminar;
  - an assessment of the community concern re. crime and safety and the opportunities to address this concern;
  - an assessment of the opportunities available for activities for young people in Raymond Terrace to address community concerns raised in the community survey; and
  - once available investigate the concerns raised by the recent community survey and incorporate into a Social Plan for the Raymond Terrace Area

### **Environmental Management Plan**

- Complete the Windeyers Creek Rivercare Plan of Management.





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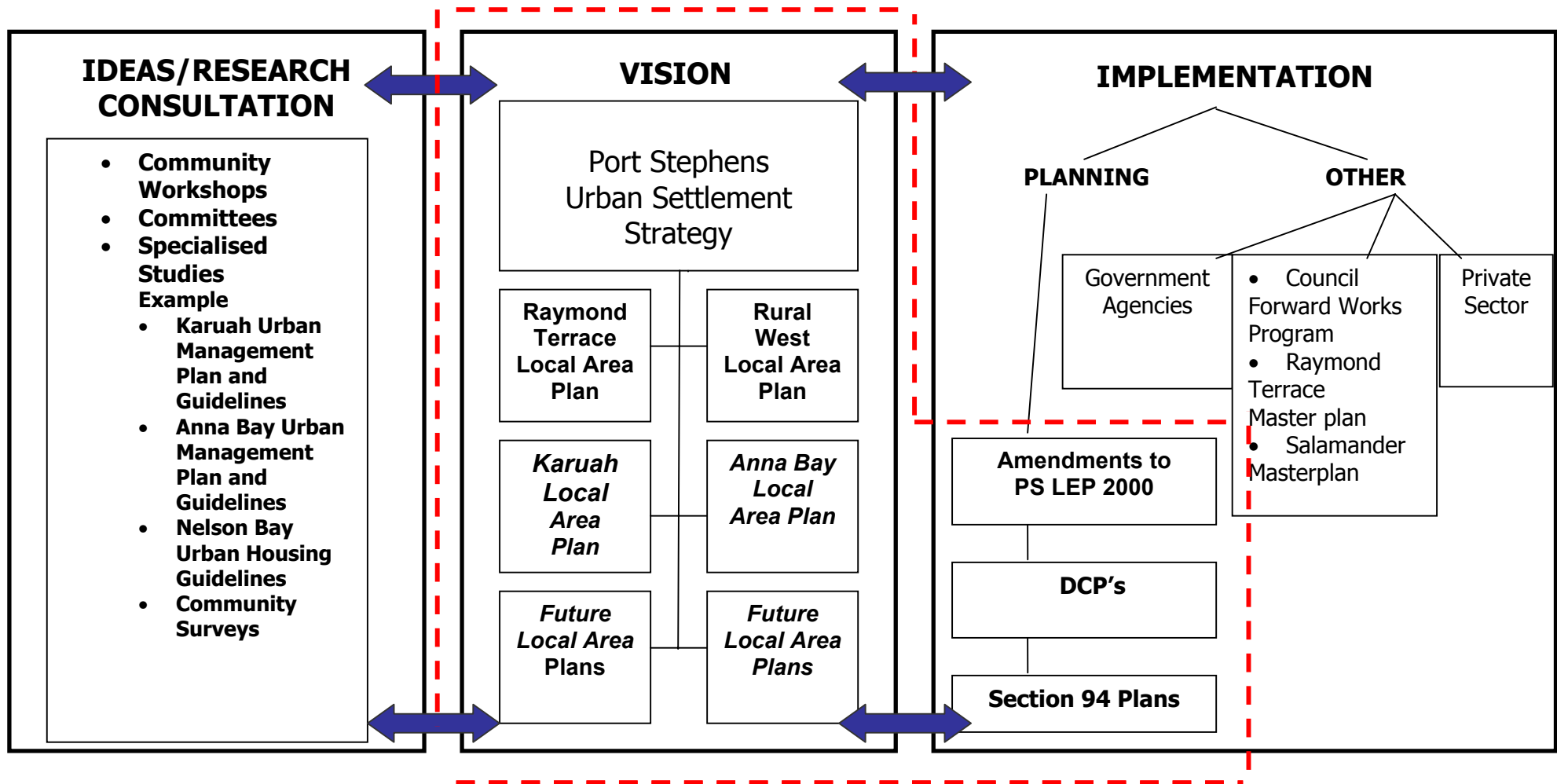
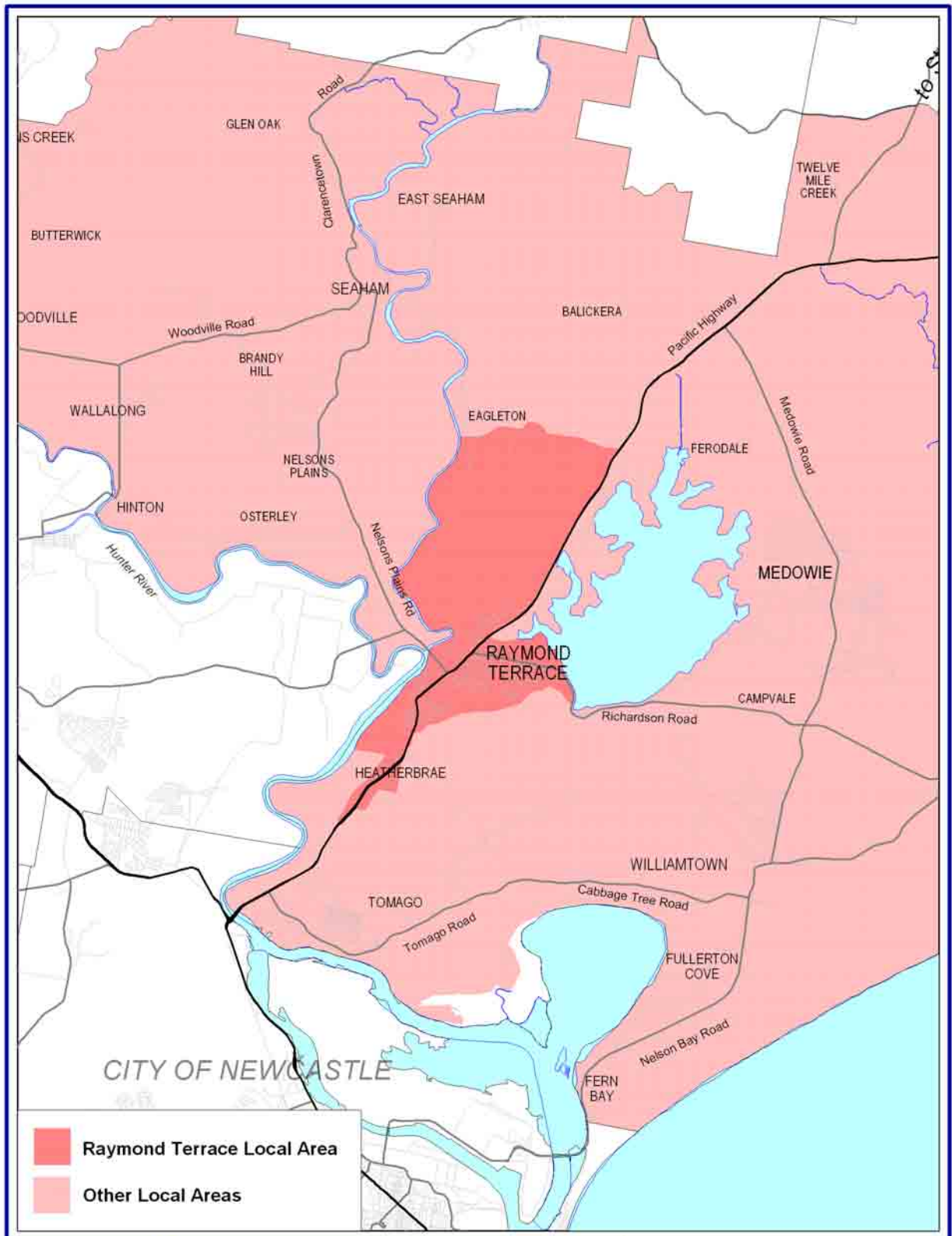


Figure 1: Relationship between Port Stephens Urban Settlement Strategy, Local Area Plans and other place-based initiatives.  
 --- = Local Plan under Plan First



  
 ... a community partnership.

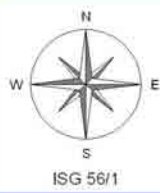
**Fig 2: Raymond Terrace Local Area and Surrounds**

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**Fig 3: Existing Settlement Pattern of the Raymond Terrace Local Area**

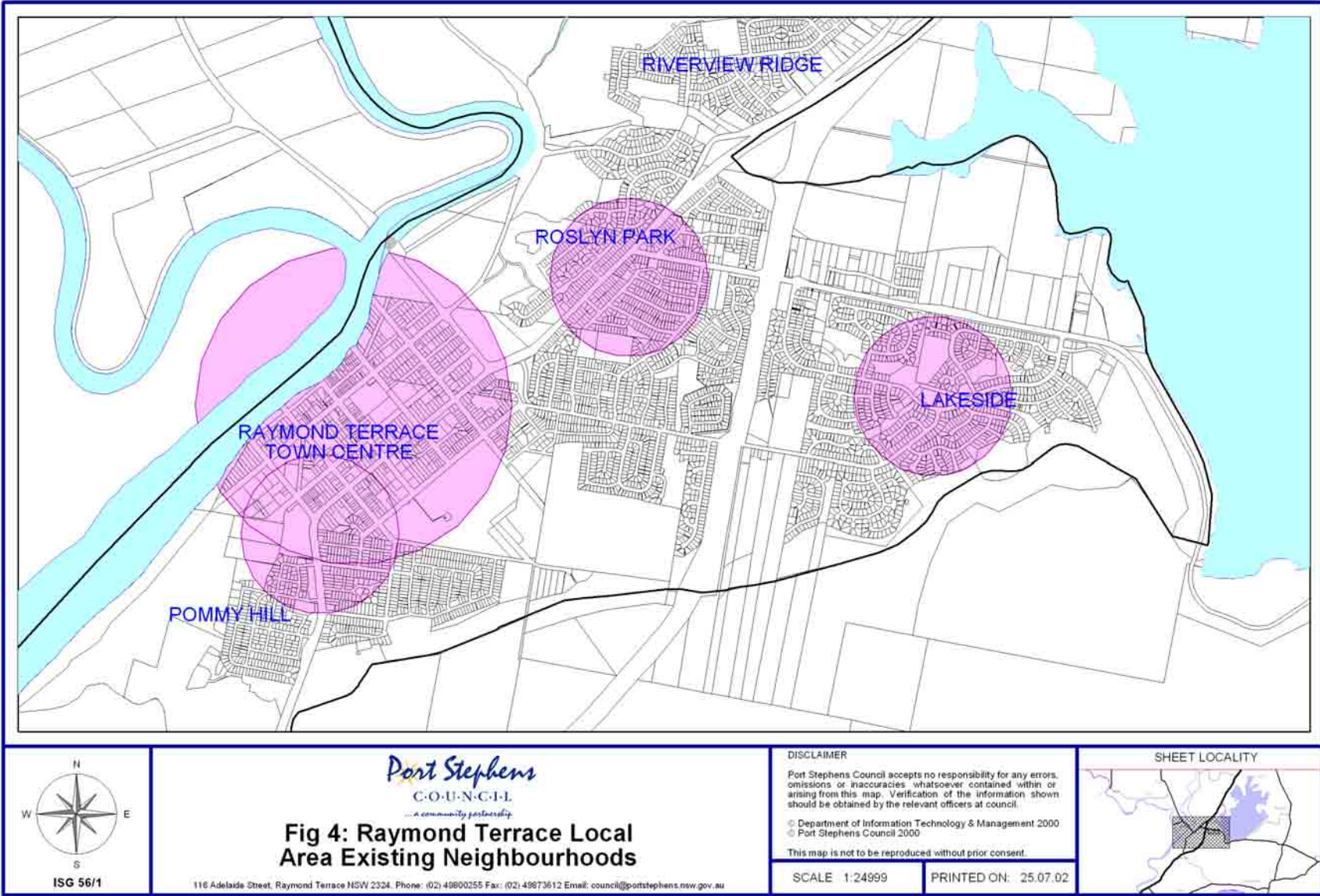
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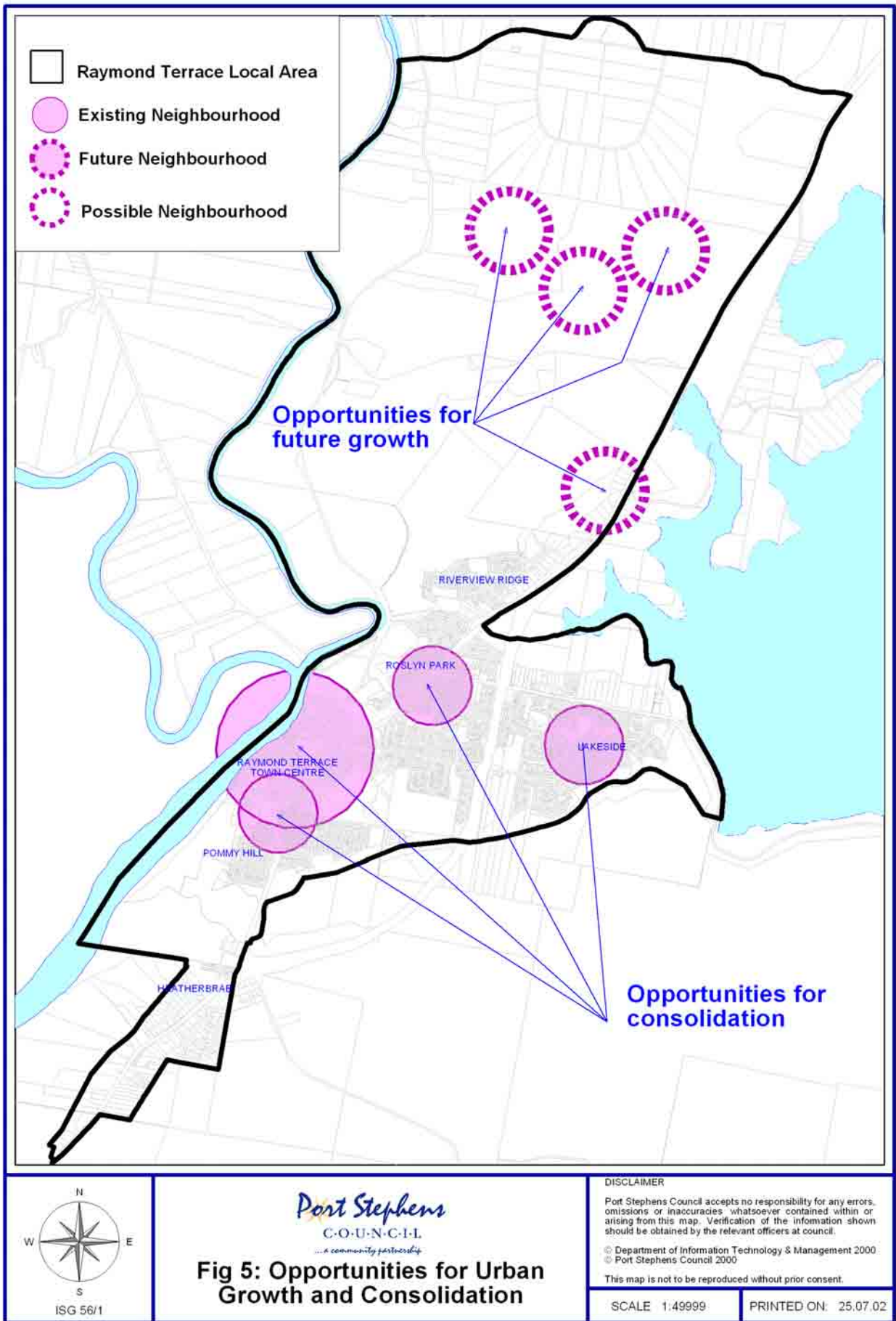
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