

# Medway Village Precinct Plan

**MEDWAY** is a small village located four kilometres west of Berrima on relatively flat land at the top of a south facing gully slope that is heavily vegetated. Some of that eucalypt vegetation extends up to the edge of the hamlet. Bushland also surrounds the northern and western edges. The central parts of the hamlet comprise mostly small allotments, extending to larger lots towards the eastern entry. Housing is mostly modest bungalows and it was noted that 3-4 dwellings were in course of erection. The hamlet is located near to the Berrima colliery. Medway is not serviced with reticulated water nor sewerage. There are no shops or other services available locally.

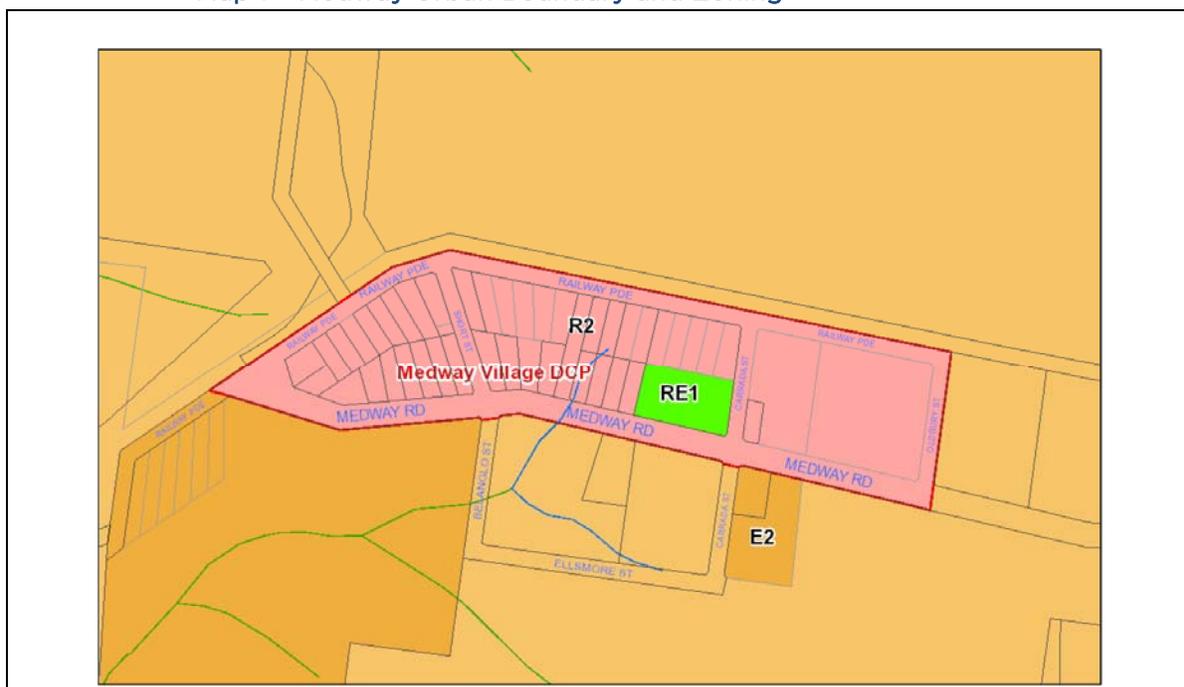
## Community Profile

The 2011 census records a population for Medway of 386 persons comprising 183 males and 203 females. Most residents are within the 45-74 age group. Some 63% of residents were at the same residential location five years previously. Of those, who weren't most were from elsewhere within NSW with 8 from elsewhere within Wingecarribee Shire. Industries most represented are Manufacturing, Construction and Health Care.

## Land Use Profile

The Medway urban area is contained within the red boundary shown on Map 2 following. The colours represent the zonings within the village at the time of printing. The Medway residential area is zoned R2 Low Density Residential (pink) and comprises the bulk of the village apart from an area of public recreation (green).

Map 1 – Medway Urban Boundary and Zoning



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## Residential Lot Capacity

Council's estimate of vacant land potential as at 2012 indicates there is the potential for a further 28 dwellings in the Medway residential zone, indicating a potential for over 100% growth in dwelling supply within the village without any variation to current residential zones or minimum lot sizes.

| Medway                            |           |
|-----------------------------------|-----------|
| Property Type                     | Total     |
| Vacant Single Lots                | 4         |
| Vacant Multiple Lots              | 15        |
| Occupied Single Lots              | 2         |
| Occupied Multiple Lots            | 7         |
| Dual Occupancy                    | 0         |
| <b>Total Potential</b>            | <b>28</b> |
| Existing Dwellings                | 27        |
| <b>Potential + Existing Total</b> | <b>55</b> |

## Development Control Plans (DCPs)

Specific development controls for Medway are contained within the Medway and New Berrima DCP. For development controls on rural and environmental land surrounding the Medway urban area, the Rural Lands DCP covers land zoned RU1 Primary Production, RU2 Rural Landscape and E3 Environmental Management. The Rural Living DCP covers land zoned RU4 Primary Production Small Lots and E4 Environmental Living. A review of all DCPs will occur in 2016 and Medway property owners will have the opportunity to contribute to that review.

## Local Planning Strategy Workshop

During 2010 and 2011 a series of workshops was held across the Shire involving all towns and villages. The purpose of the workshops was to obtain feedback from participants as to what they considered to be the current Strengths and Weaknesses of their locality and what they perceived to be the main Opportunities and Threats for the future. This type of analysis is known by the acronym SWOT.

A Local Planning Strategy workshop was held in the New Berrima Community Hall on 14 July 2011 attended by some 29 property owners from New Berrima and Medway. The table below summarises the key comments with regard to Medway. Some comments may appear inconsistent, but are included to reflect the full range of opinions expressed. Council appreciates the contribution made by all workshop participants.



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| KEY ISSUE                                   | CONSIDERATIONS  |
|---|---|
| <b>STRENGTHS</b>                            |   |
| Surrounds & Ambience<br>(3)                 | <ul style="list-style-type: none"> <li>• Village atmosphere</li> <li>• Quiet Village</li> <li>• Children are safe</li> <li>• No high rise or over development</li> </ul>  |
| Community<br>(5)                            | <ul style="list-style-type: none"> <li>• Community 'real' know your neighbour</li> <li>• Community Shop employing local people</li> <li>• Children play in streets together</li> <li>• Families</li> <li>• Community Spirit</li> </ul>  |
| <b>WEAKNESSES</b>                           |   |
| Surrounds & Ambience<br>(1)                 | <ul style="list-style-type: none"> <li>• Loss of Village Buffer Zone</li> </ul>   |
| Facilities, Infrastructure & Access<br>(16) | <ul style="list-style-type: none"> <li>• Better Village entry (eg Bundanoon sign)</li> <li>• Backdoor 'entry'</li> <li>• Restrict 'Heavy Vehicles' in village streets</li> <li>• Taylor Avenue is woefully deficient to carry existing traffic – specifically trucks</li> <li>• Roads (internal) not upgraded or maintained</li> <li>• Flashing lights at railway crossing</li> <li>• Trucks on access road &amp; internal road conflicts</li> <li>• No alternative exit from village (Suggest Open Australia Avenue &amp; develop as local access).</li> <li>• Things needed (should be in Opportunities)               <ul style="list-style-type: none"> <li>○ More Streetlights</li> <li>○ Bike track ('Carey's')</li> <li>○ Fire Station</li> <li>○ Road Maintenance</li> <li>○ Public Park</li> <li>○ Mail service 'Delivery'</li> </ul> </li> <li>• Flooding issue in Howard Street</li> </ul> |
| Community<br>(1)                            | <ul style="list-style-type: none"> <li>• Isolated from services</li> </ul>  |
| Environment<br>(3)                          | <ul style="list-style-type: none"> <li>• Loss of Bushland</li> <li>• Boral – no tree regeneration</li> <li>• Future planning – trees etc</li> </ul>   |
| <b>OPPORTUNITIES</b>                        |   |
| Surrounds & Ambience<br>(1)                 | <ul style="list-style-type: none"> <li>• Park with playground for kids / dogs</li> </ul>  |



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| KEY ISSUE                                   | CONSIDERATIONS   |
|---|--|
| Facilities, Infrastructure & Access<br>(10) | <ul style="list-style-type: none"> <li>• Public Park land</li> <li>• Designated Heavy Vehicle Parking area</li> <li>• Toilets for drivers</li> <li>• Australia Avenue upgrade to give residents an alternative route in/out of New Berrima to avoid Taylor Avenue</li> <li>• Better Services               <ul style="list-style-type: none"> <li>○ Rubbish removal</li> <li>○ Roads repair</li> </ul> </li> <li>• Bike track / Walking track / Berrima</li> <li>• Playground</li> <li>• Public Transport</li> </ul> |
| Community<br>(3)                            | <ul style="list-style-type: none"> <li>• More service shops (local) eg, butcher, grocer</li> <li>• Short stay accommodation business in New Berrima for Industrial truck visitors</li> <li>• Locally owned &amp; staffed service / rest area for truck industrial traffic</li> </ul>   |
| <b>THREATS</b>                              |  |
| Surrounds & Ambience<br>(1)                 | <ul style="list-style-type: none"> <li>• Loss of village atmosphere</li> </ul>   |
| Facilities, Infrastructure & Access<br>(4)  | <ul style="list-style-type: none"> <li>• Delay in Bypass road or despite promises to supply bypass Taylor avenue will be upgraded</li> <li>• Bypass and trucks alienate suburb and affect local shops business</li> <li>• Recreation area disappearing or changed policy.</li> <li>• Bush tracks</li> </ul>  |
| Community<br>(5)                            | <ul style="list-style-type: none"> <li>• Increasing Heavy Traffic on Taylor Avenue</li> <li>• Health issues from coal stockpile and heavy vehicles &amp; factory</li> <li>• Future industry</li> <li>• Pollution</li> <li>• Moss Vale Corridor Traffic</li> </ul>  |
| Environment<br>(2)                          | <ul style="list-style-type: none"> <li>• Wingecarribee reserve</li> <li>• Wildlife</li> </ul>  |

## SWOT Analysis

The greatest strengths in the Medway village is considered to be the sense of community and safety and the general ambience of the village.



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Weaknesses related to the view that the village had lost its buffer zones and that through traffic had become a problem. Opportunities to improve this situation were noted and Council continues to work in these locations to improve roads and traffic management. Without these improvements, these problems are considered to be greatest threats to the villages. Further opportunities related to improved playground facilities and some commercial opportunities within the village.

