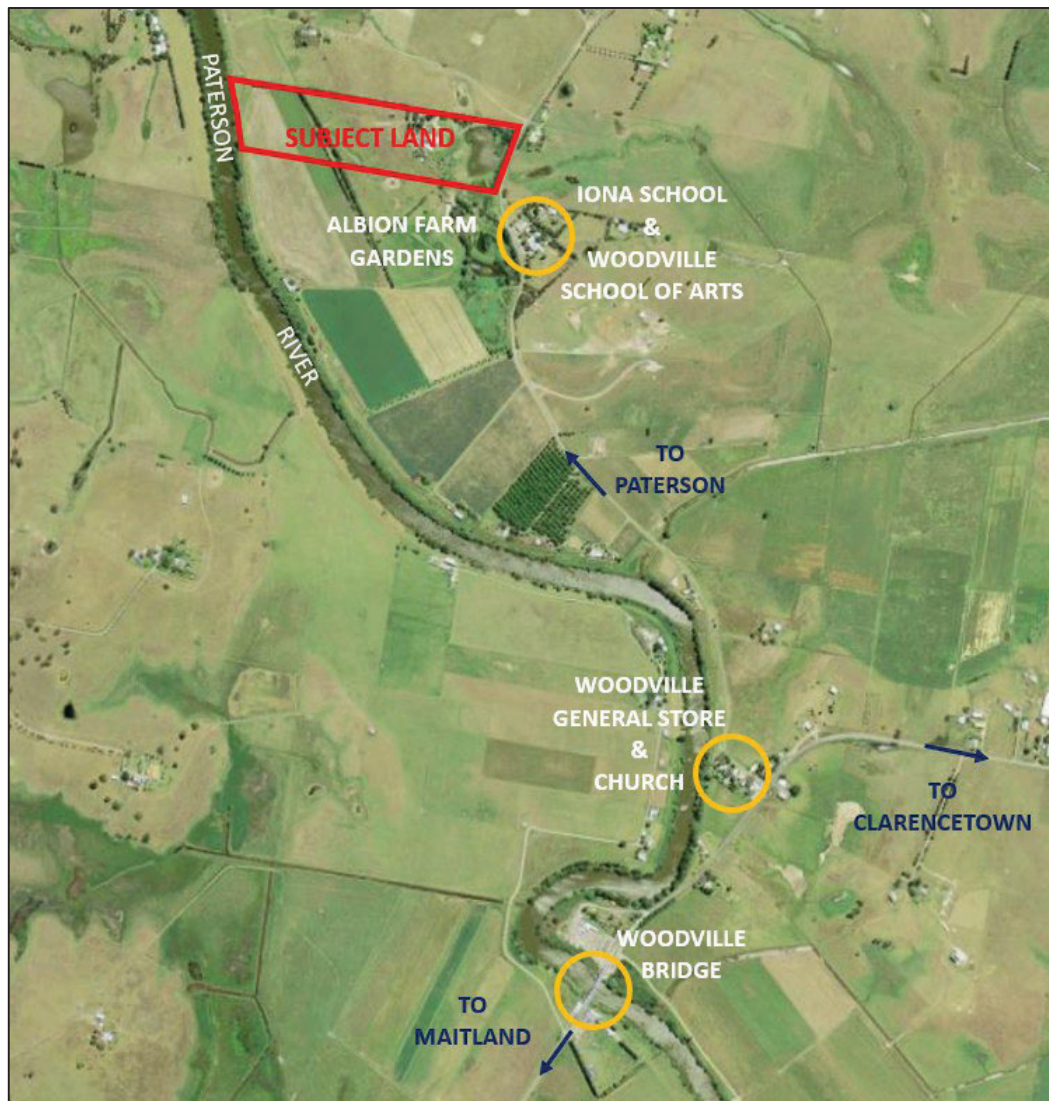


Explanation of Amendments

Draft Port Stephens Local Environmental Plan (LEP) 2013 –

893 Paterson Road, Woodville

The planning proposal seeks to amend Schedule 1 of the *Port Stephens Local Environmental Plan 2013* to insert an additional permitted use to permit, with development consent, the use of Lot 10 DP 1035397, 893 Paterson Road, Woodville, as a function centre.



Explanation

There is currently a Port Stephens Council issued Development Consent No. 16-2018-557-1 for 'Temporary Use of Land – Marriage Ceremonies' on 14 September 2018 over the following allotments:

- Lot 92, DP 1050560, No. 837 Paterson Road, Woodville
- Lot 901, DP 1268662, No. 869 Paterson Road, Woodville
- Lot 10, DP 1035937, No. 893 Paterson Road, Woodville.

The key parameters for the DA reflected in the consent conditions were:

- The consent being time limited to five (5) years expiring 15 September 2023
- Guest numbers being limited to 120 persons on the site at any one time
- The ceremonies limited to not more than 52 days in any one calendar year (essentially one wedding ceremony per week).

The proponents applied to have the consent extended for a further five (5) year period via a Section 4.55(1A) modification to the existing consent. This amendment application was approved by Council on 13 January 2023 and permitted the 'Temporary Use of Land – Marriage Ceremonies' to operate from the site for a further five (5) years with the consent lapsing on 15 September 2028. The amended development consent retained the same operational parameters as the original consent.

Port Stephens Council issued the development consent as a temporary, time limited consent under Clause 2.8 of the LEP on the basis that a 'function centre' as defined by the LEP is a 'prohibited use' within the RU1 Primary Production Zone which applies to the land.

There are some limitations to the existing arrangements, including the lack of a high-quality reception / function venues for wedding parties and their guests. Wedding parties will often book the Woodville School of Arts Hall located on the opposite side of Paterson Road as a reception venue. Alternatively, they are forced to choose to travel further afield if a larger or higher quality reception venue is required.

The 'wedding ceremony' use of the properties has been conducted for the last five (5) years with no adverse environmental, traffic or amenity impacts at the locality. The successful and harmonious operation of the wedding ceremony use was formative to Council deciding to grant a further 5-year temporary consent over the site.

Development for the purpose of a 'function centre' is not permitted within the current RU1 Primary Production zone under the LEP.