



Planning Proposal

**Proposed Houskeeping Amendments to the Port Stephens Local
Environmental Plan 2013**

Version 3.0 June 2019 (Post-Exhibition Version)

Further Information:

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PART 1 – Objective of the proposed Local Environmental Plan

The objective of this Planning Proposal is to make a 'housekeeping' amendment to the *Port Stephens Local Environmental Plan 2013* (PSLEP 2013) to address administrative and minor matters that have become apparent since its commencement. The proposed amendments are:

1. Update the zoning of the following land from RU2 Rural Landscape to SP2 Defence to reflect its ownership by the Commonwealth Department of Defence:
 - a. 2117 Nelson Bay Road, Williamtown (Lot 1 DP 665835);
 - b. 2119 Nelson Bay Road, Williamtown (Lot 1 DP 665836);
 - c. 11A Lavis Lane, Williamtown (Lot 67 DP 753192);
 - d. 14 Lavis Lane, Williamtown (Lot 3 DP 853312); and
 - e. 40 Lavis Lane, Williamtown (Lot 3 DP 741996).
2. Update the zoning of 601 Cabbage Tree Road Williamtown (Lot 1 DP 195630) from RU2 Rural Landscape to E1 National Parks and Nature Reserves to reflect its ownership by the Minister Administering the *National Parks and Wildlife Act 1974* (NSW) for addition to the Hunter Wetlands National Park.
3. [Removed from Planning Proposal - Update zoning map alignments along various stretches of Nelson Bay Road, Tomago Road and the Pacific Highway to reflect the completion of upgrades or associated or intended purchase of land by the RMS for road planning purposes (this Item did not proceed to exhibition)].
4. Update the zoning label of 57 Slades Road, Williamtown (Lot 21 DP 1053667) from SP2 Defence to SP2 Defence (Air Transport Facility) to reflect its commercial airport lease conditions.
5. [Removed from Planning Proposal - Update the zoning of 1 Tuncurry Close, Nelson Bay (Lot 6 SEC 4 DP 242131) from R2 Low Density Residential to RE1 Public Recreation to reflect its existing ownership, dedication and use as public open space].
6. [Removed from Planning Proposal - Correct an error in the DP description listed in Schedule 1 *Additional permitted uses* for certain land at Salt Ash from DP 79221 to DP 79221 (this Item was resolved by PSLEP 2013 Amendment No. 23)].
7. Within the IN1 General Industrial Zone - add 'storage premises' as permissible with consent.
8. Within the IN2 Light Industrial Zone - add 'mortuaries' and 'recreation facilities (indoor)' as permissible with consent.
9. Within the RU2 Rural Landscape Zone - add 'recreation facilities (outdoor)' as permissible with consent.
10. Address various minor split zone map alignments resulting from recent subdivisions and cadastral map shifts.
11. Correcting errors in the numbering, address descriptions and mapping of various heritage items.

PART 2 – Explanation of the provisions to be included in proposed LEP

Item 1 - Update the zoning of the following land from RU2 Rural Landscape to SP2 Defence to reflect its ownership by the Commonwealth Department of Defence:

- a. 2117 Nelson Bay Road, Williamtown (Lot 1 DP 665835)**
- b. 2119 Nelson Bay Road, Williamtown (Lot 1 DP 665836)**
- c. 11A Lavis Lane, Williamtown (Lot 67 DP 753192)**
- d. 14 Lavis Lane, Williamtown (Lot 3 DP 853312)**
- e. 40 Lavis Lane, Williamtown (Lot 3 DP 741996)**

Implementing this Item will be achieved by amending the zoning of the subject land on the applicable Land Zoning Map from RU2 Rural Landscape to SP2 Defence in accordance with advice from the Commonwealth Department of Defence (Defence) on properties acquired since the gazettal of PSLEP 2013.

A Location Map is provided on the following page.

The proposed PSLEP 2013 maps are attached separately.

Location Map

Item 1 - Update the Zoning of Certain Land at Williamstown from RU2 Rural Landscape to SP2 Defence



Item 2 - Update the zoning of 601 Cabbage Tree Road, Williamtown (Lot 1 DP 195630) from RU2 Rural Landscape to E1 National Parks and Nature Reserves to reflect its ownership by the Minister Administering the *National Parks and Wildlife Act 1974 (NSW)* for addition to the Hunter Wetlands National Park.

Implementing this item will be achieved by amending the zoning of 601 Cabbage Tree Road on the applicable Land Zoning Map from RU2 Rural Landscape to NP1 National Parks and Nature Reserves.

Consultation with the NSW Office of Environment and Heritage (National Parks and Wildlife Service) (OEH – NPWS) confirmed that this site should be zoned E1 National Parks and Nature Reserves to reflect its reservation as Hunter Wetlands National park under the *National Parks and Wildlife Act 1974 (NSW)* on 9 October 2015.

A Location Map is provided on the following page.

The proposed PSLEP 2013 maps are attached separately.

Location Map

Item 2 - Update the Zoning of 601 Cabbage Tree Rd
Williamstown from RU2 Rural Landscape to E1
National Parks and Nature Reserves



[Item 3 - Removed from Planning Proposal - Update zoning map alignments along various stretches of Nelson Bay Road, Tomago Road and the Pacific Highway to reflect the completion of upgrades or associated or intended purchase of land by the RMS for road planning purposes.]

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Item 4 - Update the zoning label of 57 Slades Road, Williamtown (Lot 21 DP 1053667) from SP2 Defence to SP2 Defence (Air Transport Facility) to reflect its commercial airport lease conditions.

Implementing this Item will be achieved by amending the applicable Land Zoning Map label for 57 Slades Road, Williamtown (Lot 21 DP 1053667) from SP2 Defence to SP2 Defence (Air Transport Facility).

57 Slades Road, Williamtown, forms part of an area which is subject to a commercial lease between Defence and Newcastle Airport Limited.

Amending the zoning label as proposed will be consistent with the other nearby land that is also subject to commercial airport lease conditions.

A Location Map is provided on the following page.

The proposed PSLEP 2013 maps are attached separately.

Location Map

Item 4 - Update Zoning Label for 57 Slades Rd, Williamtown
from SP2 Defence to SP2 Defence (Air Transport Facility)



PORT STEPHENS
COUNCIL



[Item 5 - Removed from Planning Proposal - Rezone 1 Tuncurry Close, Nelson Bay (Lot 6 SEC 4 DP 242131) from R2 Low Density Residential to RE1 Public Recreation to reflect its existing dedication (Crown Trusteeship) and use as public open space].

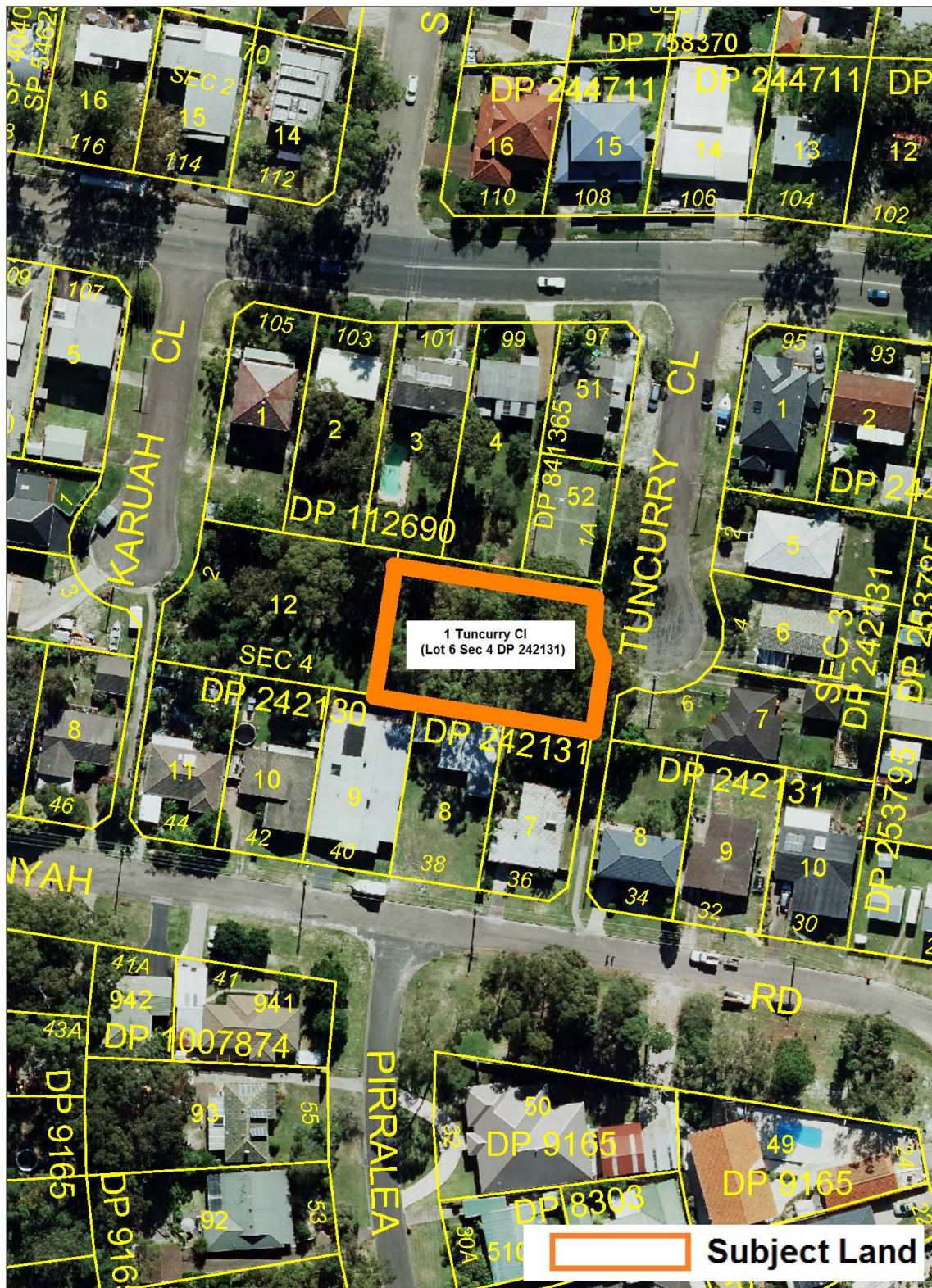
This Item is not proposed to proceed.

Consultation was undertaken with the NSW Department of Lands (Crown Lands) who advised of no objection. Crown Lands commented that the proposal is supported, as the changes would reflect the current reservation purpose of drainage and public recreation.

Consultation was also undertaken with Council's Property Services Section, who have submitted a request that the land retains its existing zoning of R2 Low Density Residential. The reasons for this request are provided in Part 5 *Details of community consultation* of this Planning Proposal.

A Location Map is provided on the following page.

Location Map
Item 5 - Rezone 1 Tuncurry Cl, Nelson Bay from R2
Low Density Residential to RE1 Public Recreation



[Item 6 - Removed from Planning Proposal - Correcting an error in the DP description listed in Schedule 1 *Additional permitted uses* for certain land at Salt Ash from DP 79221 to DP 792211.]

NOTE: This Item was resolved in PSLEP 2013 (Amendment No. 23).

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Item 7 - Within the IN1 General Industrial zone - add 'storage premises' (including 'self-storage units') as permissible with consent.

Implementing this Item will be achieved by amending the Land Use Table for the IN1 General Industrial Zone in the PSLEP 2013 as set out below and highlighted yellow.

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Nil

3 Permitted with consent

*Airstrips; Boat building and repair facilities; Boat launching ramps; Boat sheds; Correctional centres; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Heavy industrial storage establishments; Heavy industries; Helipads; Heliports; Highway service centres; Industrial retail outlets; Industrial training facilities; Jetties; Landscaping material supplies; Light industries; Mortuaries; Neighbourhood shops; Places of public worship; Plant nurseries; Port facilities; Research stations; Restricted premises; Roads; Rural supplies; Sawmill or log processing works; Service stations; Sex services premises; Signage; Stock and sale yards; **Storage premises;** Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Water supply systems; Wharf or boating facilities; Wholesale supplies*

4 Prohibited

Any development not specified in item 2 or 3

'storage premises' means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

'self-storage units' means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

Under the PSLEP 2013 'storage premises' (including 'self-storage premises') are only permitted with consent in the IN2 Light Industrial and B5 Business Development zones. This is unnecessarily restrictive. Permitting 'storage premises' within the IN1 General Industrial zone is consistent with the range of objectives of the zone:

- *To provide a range of industrial and warehouse land uses* (a storage premise is very similar to a 'industrial' or 'warehouse' land use).
- *To encourage employment opportunities* (permitting storage premises will provide flexibility to meet market demand and will provide associated employment benefits in the storage industry).
- *To minimise any adverse effect of industry on other land uses* (there is no evidence, or indication, that permitting storage premises within the IN1 General Industrial zone will have any adverse effect in industry or other land uses. Storage premises are not a sensitive land use, and are unlikely to generate complaints against other uses).
- *To support and protect industrial land for industrial uses* ('storage premises' are a general industrial land use and do not jeopardise industrial land from the range of other types of industrial uses that can occur).

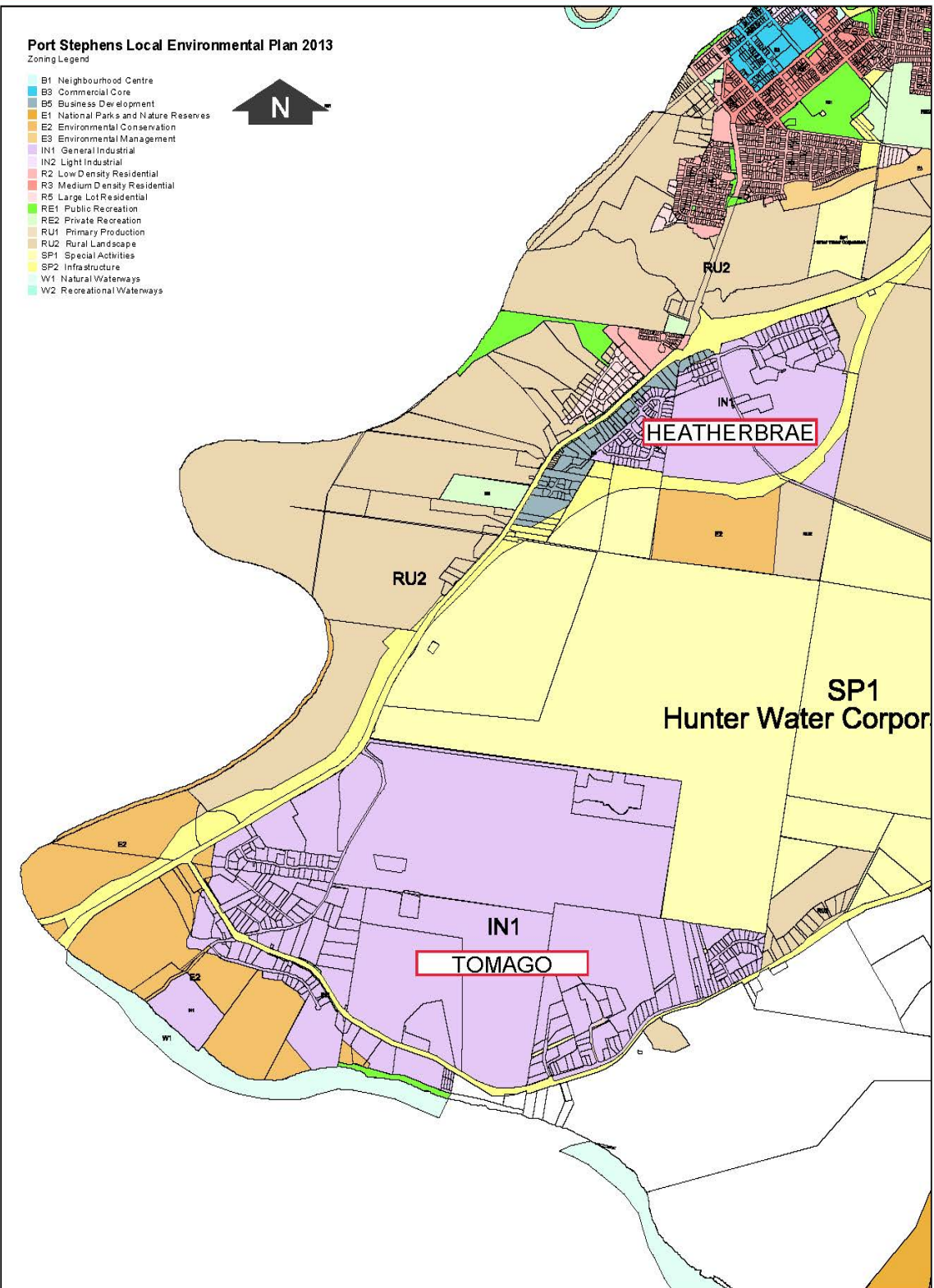
There is also indicative market demand for 'storage premises' at Heatherbrae and Tomago. Review of the area shows there a number of pre-existing removals and storage businesses. The area was previously zoned 4(a) Industrial General "A" Zone under LEP 2000 which permitted storage premises with consent. Re-introducing 'storage premises' as a permitted land use in the IN1 General Industrial zone will provide the flexibility to accommodate demand.

A comparison with other Hunter region local environmental plans shows that 'storage premises' is permissible in a number of other local government areas:

Development Type	Port Stephens LEP 2013	Great Lakes LEP 2014	Lake Macquarie LEP 2014	Newcastle LEP 2012
Storage premises	Prohibited	Permitted with consent	Storage premises permitted (Self-storage units prohibited)	Permitted with consent

'Storage premises' are also not a mandated prohibition in the IN1 General Industrial zone of the NSW Standard Instrument – Principal Local Environmental Plan.

Location Map
Item 7 - Within the IN1 General Industrial Zone
Add 'storage premises' as permissible with consent



Item 8 - Within the IN2 Light Industrial Zone - add 'mortuaries' and 'recreation facilities (indoor)' as permissible with consent.

Implementing this Item will be achieved by amending the Land Use Table for the IN2 Light Industrial Zone in the PSLEP 2013 as set out below highlighted in yellow.

Zone IN2 Light Industrial

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Nil

3 Permitted with consent

*Airstrips; Boat building and repair facilities; Boat launching ramps; Boat sheds; Correctional centres; Crematoria; Depots; Electricity generating works; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Helipads; Heliports; Highway service centres; Industrial retail outlets; Industrial training facilities; Jetties; Landscaping material supplies; Light industries; **Mortuaries**; Neighbourhood shops; Places of public worship; Plant nurseries; Port facilities; **Recreation facilities (indoor)**; Research stations; Resource recovery facilities; Restricted premises; Roads; Rural supplies; Sawmill or log processing works; Service stations; Sex services premises; Signage; Stock and sale yards; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies*

4 Prohibited

Any development not specified in item 2 or 3

'mortuary' means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.

'recreation facility (indoor)' means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

Mortuaries

It is proposed to add 'mortuaries' as permissible with consent in the IN2 Light Industrial Zone. The purpose is to complement 'crematorium', a land use that is already permitted with consent in the IN2 Light Industrial Zone. The respective definitions are:

'Mortuary' means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.

'Crematorium' means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.

Comparison of permissibility of 'mortuaries' in the IN2 Light Industrial zone shows that permitting 'mortuaries' is consistent with other local environmental plans.

Development Type	Port Stephens LEP 2013	Cessnock LEP 2011	Great Lakes LEP 2014	Lake Macquarie LEP 2014	Newcastle LEP 2012
mortuaries	Prohibited	Permitted with consent	Permitted with consent	Permitted with consent	Permitted with consent

Additionally, under the previous PSLEP 2000 and in the 4(a) Industrial General "A" Zone 'mortuaries' were permitted with consent. The use was defined as 'a building used for the preparation or storage of bodies before their burial or cremation, and may include a viewing room'. Proceeding with this Item is consistent with the previous permissibility in industrial areas under PSLEP 2000.

Recreation facilities (indoor)

It is proposed to add 'recreation facilities (indoor)' as permissible with consent in the IN2 Light Industrial zone. The definition of this land use is:

'Recreation facility (indoor)' means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

Permitting 'recreation facilities (indoor)' - including the range of specific uses within its definition - has positive employment and recreation benefits. Indoor recreation facilities are often suitable to be located within IN2 Light Industrial areas, subject to gaining development consent, and require space and building form that is often suitable within an industrial-type structure.

'Recreation facilities (indoor)' are currently permitted with consent in the following zones in LEP 2013:

- RU5 Village;
- B2 Local Centre;
- B3 Commercial Core;
- B4 Mixed Use;
- B5 Business Development;
- B6 Enterprise Corridor;
- B7 Business Park;
- RE1 Public Recreation; and
- RE2 Private Recreation.

While these zones are suitable for 'recreation facilities (indoor)', adding this land use as permitted with consent in the IN2 Light Industrial Zone will provide greater flexibility. It provides consistency with the previous PSLEP 2000 which did not prohibit indoor recreation facilities in the equivalent 4(a) Industrial General "A" Zone.

Comparison with other Hunter LGAs that apply the IN2 Light Industrial Zone shows that permitting 'recreation facilities (indoor)' is consistent with a number of other local environmental plans.

Development Type	Port Stephens LEP 2013	Cessnock LEP 2011	Great Lakes LEP 2014	Lake Macquarie LEP 2014	Newcastle LEP 2012
Recreation facilities (indoor)	Prohibited	Permitted with consent	Permitted with consent	Permitted with consent	Permitted with consent

Item 9 - Within the RU2 Rural Landscape Zone - adding 'recreation facilities (outdoor)' as permissible with consent.

Implementing this Item will be achieved by amending the Land Use Table for the RU2 Rural Landscape Zone in the PSLEP 2013 as set out below and in yellow.

Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.

2 Permitted without consent

Extensive agriculture; Home occupations; Intensive plant agriculture

3 Permitted with consent

*Agriculture; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Group homes; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Landscaping material supplies; Plant nurseries; Recreation areas; **Recreation facilities (outdoor)**; Roads; Roadside stalls; Rural industries; Tourist and visitor accommodation; Turf farming; Veterinary hospitals; Water recreation structures; Water supply systems.*

4 Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Serviced apartments; Any other development not specified in item 2 or 3

'recreation facilities (outdoor)' means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

The purpose of this Item is to facilitate positive social and economic effects through the creation of jobs in the outdoor recreation tourism industry, particularly in proximity to the major regional tourist destination Nelson Bay.

Tourism is a key industry for Port Stephens and its growth is supported by the *Hunter Regional Plan 2036* and the *Port Stephens Planning Strategy*.

The *Hunter Regional Plan 2036* describes Port Stephens as a mix of rural land, towns, villages and coastal areas, largely focused on the Tomaree Peninsula, that are major recreational, tourist and retirement destination. A priority for Port Stephens in the Plan is to leverage proximity to major global gateways – and its attractive and valuable natural environment and coastal and rural communities – to generate economic growth and diversity. Nelson Bay is described as a strategic centre and the related priority is to maintain it as one of the primary tourist centres for the region and a hub for the Tomaree Peninsula. Proceeding with this Item aligns with the *Hunter Regional Plan 2036* Goal to create the leading regional economy in Australia and the following related Directions and Actions:

- ***Direction 6 Grow the economy of Port Stephens***

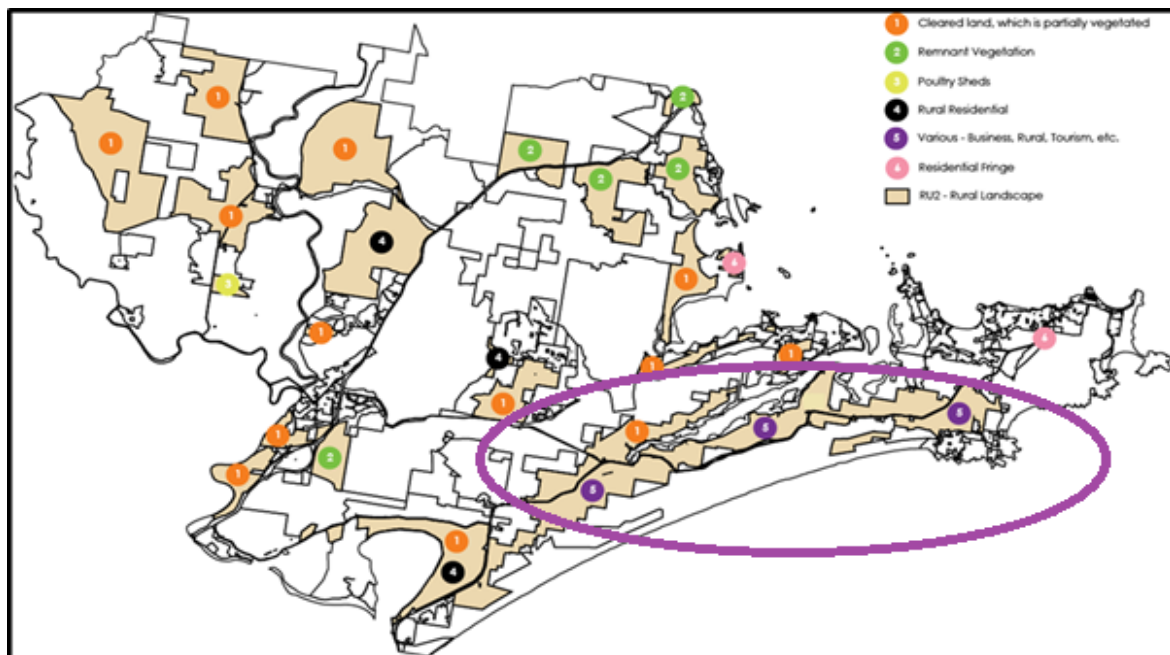
- *Action 6.1 Enhance tourism infrastructure and connectivity, recognising the importance of local routes such as Nelson Bay Road.*
- *Action 6.3 Enable economic diversity and new tourism opportunities that focus on reducing the impacts of the seasonal nature of tourism and its effect on local economies.*

- ***Direction 9 Grow tourism in the Region***

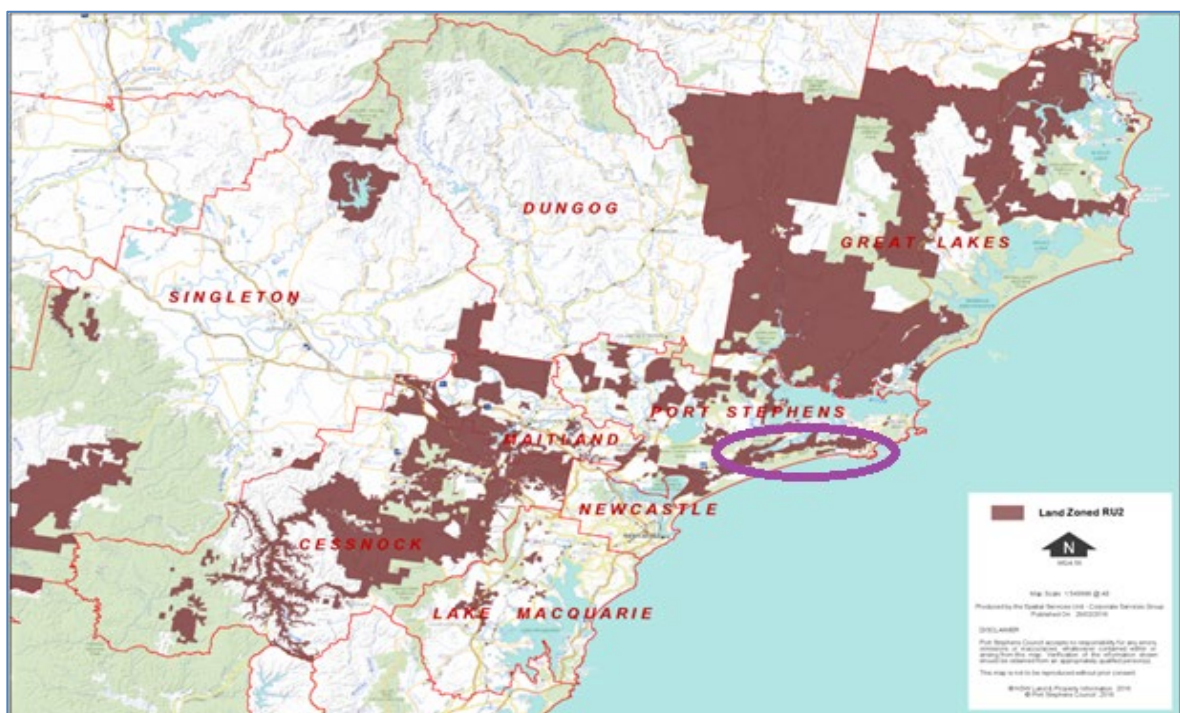
- *Action 9.2 Encourage tourism development in natural areas that support conservation outcomes.*

The *Port Stephens Planning Strategy* acknowledges the importance of tourism. It identifies a 'Tomaree Tourism and Lifestyle Growth Area' that includes extensive areas of land located within the RU2 Rural Landscape Zone (the following figures show location of the RU2 Rural Landscape Zone in the Port Stephens Local Government Area and other Hunter region local government areas). The potential for economic development and employment, between land-based outdoor recreation businesses and tourism accommodation in this area, can be better realised by permitting 'recreation facilities (outdoor)' in the RU2 Rural Landscape Zone.

Port Stephens LGA - Business, Rural and Tourism Uses in the RU2 Zone



Hunter Region - RU2 Zone Areas



Current Permissibility in the PSLEP 2013

The zones in the PSLEP 2013 that permit land-based 'recreation facilities (outdoor)' are limited to Business ('B') and Recreation ('RE') zones. These zones are:

- B3 Commercial Core (suitable for offices and shops);
- B5 Business Development (suitable for general businesses);
- B7 Business Park (suitable for aerospace and Defence businesses)
- RE1 Public Recreation (public open space); and
- RE2 Private Recreation (typically associated with golf courses and estates).

These zones are more suitable for their other 'primary' uses.

A comparison with other Hunter area local environmental plans shows that 'recreation facilities (outdoor)' are permitted in the RU2 Rural Landscape Zone in surrounding local government areas:

Development Type	Port Stephens LEP 2013	Cessnock LEP 2011	Great Lakes LEP 2014	Lake Macquarie LEP 2014	Maitland LEP 2011	Singleton 2013
Recreation facilities (outdoor)	Prohibited	Permitted with consent	Permitted with consent	Permitted with consent	Permitted with consent	Permitted with consent

A 'recreation facility (outdoor)' is also listed as a suitable tourism-related land use within the RU2 Rural Landscape Zone in the NSW Department of Planning and Environment's Local Environmental Plan Practice Note PN 09-006 *Providing for tourism in Standard Instrument local environmental plans*.

Avoiding the need for 'spot' rezoning requests

From time to time Council receives enquiries from businesses wanting to establish or expand 'recreation facilities (outdoor)', mainly along Nelson Bay Road (an example of is the proposed 'water-ski' type facility seeking to locate at the intersection of Nelson Bay Road and Bob's Farm). These uses are currently prohibited and only facilitated by site-specific additional permitted use planning proposals.

A number of 'recreation facility (outdoor)' type tourism businesses are already situated to take advantage of main road exposure and proximity to Nelson Bay (for example the shark and ray centre, go kart track, golf driving range, horse riding and quad biking). Under the previous LEP 2000, a 'recreation facility (outdoor)' was permitted preceding the 1(a) Rural Agriculture "A" Zone). Similar proposals are currently prohibited.

Proceeding with this Item and introducing a 'recreation facility (outdoor)' as permitted with development consent in the RU2 Rural Landscape Zone, will address the above permissibility matters.

Port Stephens Economic Profile – the Importance of Tourism

The *Port Stephens Economic Profile* (Port Stephens Council 2017) provides the following summary information of tourism to the economy of the Port Stephens LGA:

"The popularity of the destination to both domestic and international visitors is directly tied to the unique natural environment with local attractions including the Worimi Conservation Lands – Stockton Bight Sand Dunes, Tomaree National Park and the Port Stephens Great Lakes Marine Park. These natural assets offer visitors an extensive range of high quality tourism products and experiences such as whale watching, surfing, sailing and fishing. Attractions on land include quad bike riding, four wheel driving, mountain biking and bushwalking.

In 2015-2016 Port Stephens welcomed 1,396,345 visitors to the area with 44.3% of these domestic overnight visitors; 53.8% domestic day trippers; and 1.9% international visitors...

Tourism itself plays a significant role in terms of local employment with flow-on effects for local business, residents and the wider community. Tourism contributes \$156.59 million value added to the local economy and tourism related employment accounts for 1,669 jobs or 7.4% of the total 22,689 jobs in Port Stephens with 69.9% of this employment (1,162) in Accommodation and Food Services, and 12.4% (207 jobs) in Retail.

The Tomaree Peninsula, one of Port Stephens pristine visitor destination, attracts national and international tourists to the area with its underwater marine oasis, kilometres of coastal bushlands and the largest sand dunes in the southern hemisphere. This well-established visitor destination is easily accessible from Newcastle Airport, and home to key commercial centres at Nelson Bay and Salamander Bay.

Enhancing links between tourist hotspots and Newcastle Airport, the future cruise terminal and the M1 Motorway will drive greater tourism growth. The \$14.5 million expansion of the terminal at Newcastle Airport provides potential for future international routes and an opportunity to increase the numbers of international visitors staying in Port Stephens."

This information demonstrates the importance of the local planning system being flexible to provide for a range of tourism activities and businesses. Proceeding to permit 'recreation facility (outdoor)' as a permitted land use within the RU2 Rural Landscape Zone, will provide opportunity for these businesses.

Item 10 - Review and address various minor split zone map alignments resulting from recent subdivisions and cadastral map shifts.

Implementing this Item will be achieved by amending the applicable Land Zoning map to reflect the intended dominant zone (the corresponding Height of Building and Lot Size maps will also be amended accordingly).

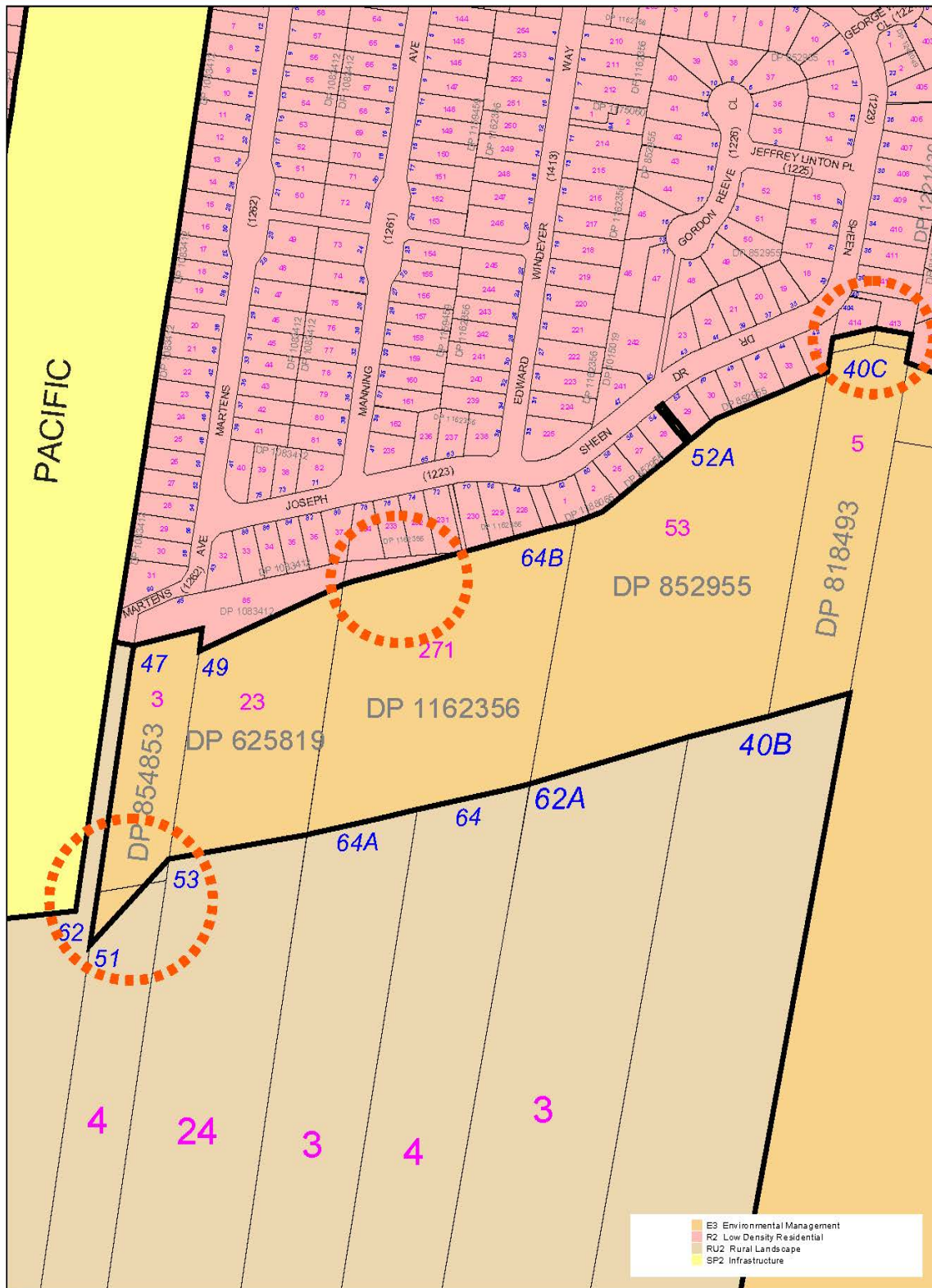
The proposed updates will address minor split zone map alignments, resulting from recent subdivision or cadastral map alignment shifts that have created misalignment of formal mapping in the PSLEP 2013.

The following table and location maps identify the relevant properties for updating (draft formal PSLEP 2013 maps are attached separately):

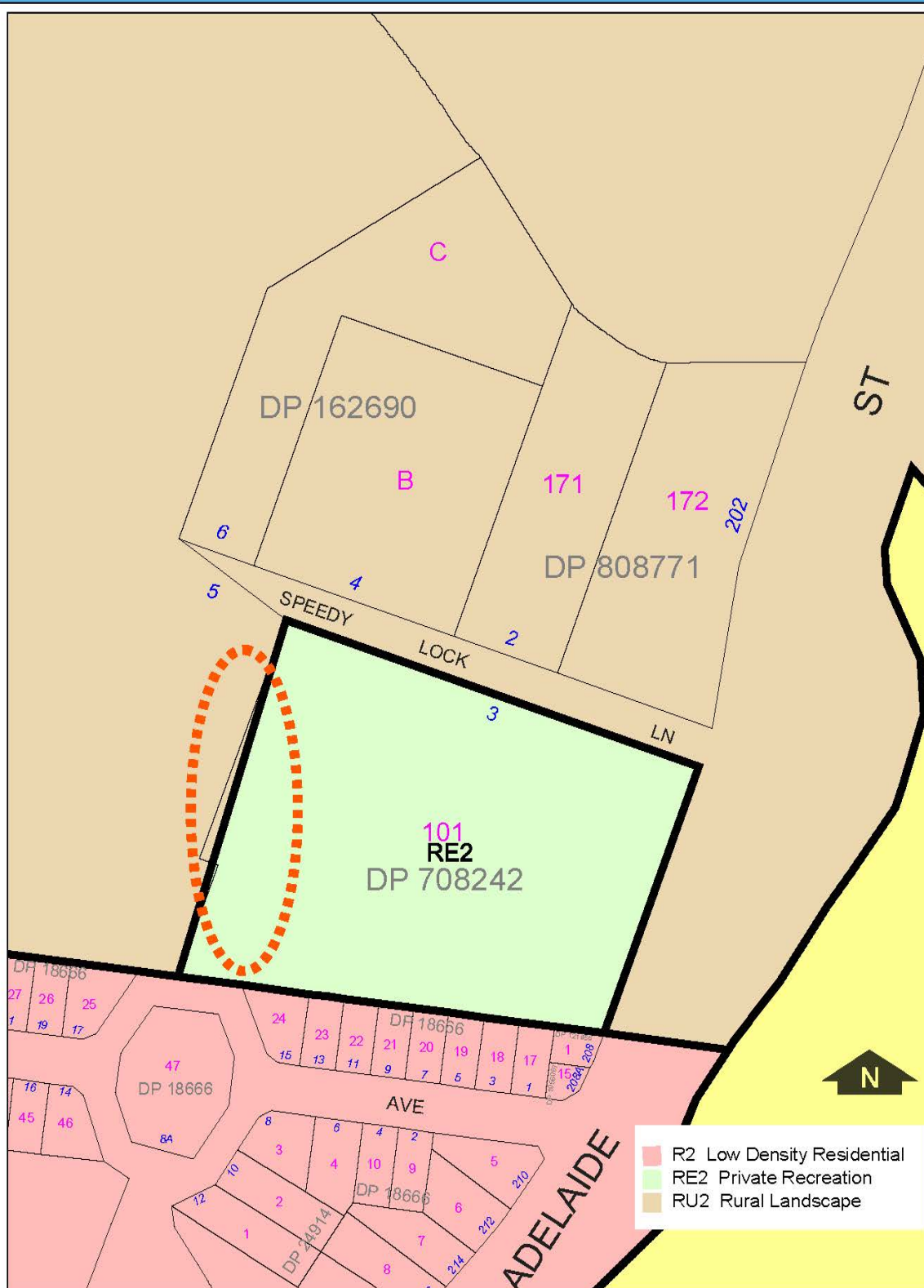
Street Address (Lot & DP)	Current Zoning	Proposed Zoning
Raymond Terrace		
47 Martens Av (Lot 3 DP 854853)	RU2 Rural Landscape & E3 Environmental Management	E3 Environmental Management
51 Martens Av (Lot 4 DP 854853)	RU2 Rural Landscape & E3 Environmental Management	RU2 Rural Landscape
64B Joseph Sheen Dr (Lot 271 DP 1162356)	R2 Low Density Residential & E3 Environmental Management	E3 Environmental Management
40 Joseph Sheen Dr (Lot 413 DP 1221430)	R2 Low Density Residential & E3 Environmental Management	R2 Low Density Residential
40A Joseph Sheen Dr (Lot 414 DP 1221430)	R2 Low Density Residential & E3 Environmental Management	R2 Low Density Residential
3 Speedy Lock Ln (Lot 101 DP 708242)	RE2 Private Recreation & RU2 Rural Landscape	RE2 Private Recreation
Heatherbrae		
3 Orton Cl (Lot 126 DP 1092660)	IN1 Industrial General & RU2 Rural Landscape	IN1 Industrial General
2 Orton Cl (Lot 127 DP 1092660)	IN1 Industrial General & RU2 Rural Landscape	IN1 Industrial General
47 Camfield Dr (Lot 128 DP 1092660)	IN1 Industrial General & RU2 Rural Landscape	IN1 Industrial General
49 Camfield Drive (Lot 501 DP 1240934)	IN1 General Industrial & RU2 Rural Landscape	IN1 Industrial General
51 Camfield Dr (Lot 508 DP 1246458)	IN1 General Industrial & RU2 Rural Landscape	IN1 General Industrial
343 Masonite Rd (Lot 1202 DP 1174968)	IN1 Industrial General & RU2 Rural Landscape	IN1 Industrial General

The proposed PSLEP 2013 maps are attached separately.

Location Map
Item 1 - Update Minor Split Zone Map Alignment
Raymond Terrace (Martens Av & Joseph Sheen Dr)







Item 11 - Correcting errors in the numbering, address descriptions and mapping of various heritage items.

Implementing this Item will be achieved by making corrections to PSLEP 2013 Schedule 1 *Environmental heritage* to correct errors in the numbering and address descriptions of the various listed items. This includes relevant associated amendments to the PSLEP 2013 Heritage Map series to provide corresponding numbering. The proposed amendments are attached separately.

It also includes (but is not limited to) correcting the LEP mapping for the location of 'Eskdale House', and correcting the listed level of heritage significance of the 'Nelson Head Lighthouse Group' and the 'Henry Halloran Group – stone wall west of 'Tanilba House' in Schedule 5 Environmental Heritage of the PSLEP 2013 as set out below:

Heritage item:	'Eskdale House'.
Address:	794 Seaham Road, Eagleton (Lot 102 DP 1064980).
Proposed correction:	Update the PSLEP 2013 (including Heritage Map) to correctly identify the subject property as the location of "Eskdale House".
Reason:	PSLEP 2013 incorrectly lists Eskdale House as being located on the neighbouring property 792 Seaham Road, Eagleton (Lot 100 DP 1064980).

Item:	Nelson Head Lighthouse Group - Nelson Head Lighthouse, cottages and reserve, including Apex Park and Christmas Bush Avenue oil-burning street lamps (note: this Item is generally known as the 'Nelson Head Inner Light').
Address:	5A Lighthouse Road, Nelson Bay (Part Lot 427 DP 39728).
Proposed correction:	Update significance from 'State' to 'Local' in PSLEP 2013.
Reason for correction:	This Item is not listed on the NSW State Heritage Register.

Item:	Henry Halloran Group - stone wall west of "Tanilba House".
Address:	30 Caswell Crescent, Tanilba Bay (Lot 2 DP 548644).
Proposed correction:	Update the PSLEP 2013 listed significance from 'Local' to 'State'.
Reason for correction:	This Item is listed on the NSW State Heritage Register (State Heritage Register Reference SHR 00029).

PART 3 – Justification for the Planning Proposal

SECTION A – Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is not the product of any strategic study or report. It is the result of matters that have been raised since the commencement of the PSLEP 2013.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes or is there a better way?

Undertaking a 'housekeeping' amendment to the PSLEP 2013 is the best means to achieve the objective of addressing the range of administrative matters raised since its commencement.

SECTION B – Relationship to Strategic Planning Framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The objectives and actions of the *Hunter Regional Plan 2036* have limited application to this Planning Proposal because it seeks to address general administrative matters. The merits of including some additional types of land uses as permissible with consent, within certain zones, against the objectives and actions of the Plan, are addressed within the relevant sections of this Planning Proposal.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The Planning Proposal is consistent with the strategic direction that is provided by the set of Port Stephens Council Integrated Plans “to provide strategic land use planning services”.

5. Is the planning proposal consistent with the applicable State Environmental Planning Policies?

State Environmental Planning Policies (SEPPs) have limited relevance to the items in the planning proposal. The potential exception is *Item 9 - Within the RU2 Rural Landscape Zone – add 'recreation facilities (outdoor)' as permissible with consent*. The reason is some certain types of activities may have the potential to affect the environment and rural planning principles. Assessment of Item 11 against the relevant SEPPs is provided in the following table.

Consistency of Item 9 - Within the RU2 Rural Landscape Zone – add 'recreation facilities (outdoor)' with applicable State Environmental Planning Policies

SEPP 44 Koala Habitat Protection

This SEPP applies through the application of the *Port Stephens Comprehensive Koala Plan of Management* (CKPOM) in the Port Stephens LGA. The SEPP will apply in the event that a development application for a 'recreation facility (outdoor)' is proposed on land that may comprise koala habitat. The degree of potential impact would depend on the proposed particular site and use. A development application would be required to address the CKPOM Appendix 4 Performance criteria for development applications.

Any inconsistency of Item 9 with this direction is of minor significance.

SEPP (Coastal Management) 2018

This SEPP will apply in the event that a 'recreation facility (outdoor)' is proposed on land zoned in RU2 Rural Landscape Zone and within the Coastal Zone. Any potential for impact would depend on the proposed particular site and use. Any potential any potential inconsistency of Item 9 with this direction is of minor significance and could be considered at the development application stage (in the event that a site is located within the Coastal Zone).

Any inconsistency of Item 9 with this direction is of minor significance.

SEPP (Rural Lands) 2008

This (former) SEPP is relevant because certain types of outdoor recreation land uses have the potential to conflict with rural planning principles. The consistency of Item 9 with these rural planning principles is addressed in the following table *Consistency of the Planning Proposal with Ministerial Directions* under Direction 1.2 *Rural Zones* and Direction 1.5 *Rural Lands*.

The consistency of Item 9 with rural planning principles is addressed in the response to NSW Ministerial Direction for rural land (in the following table).

6. Is the planning proposal consistent with the applicable Ministerial Directions?

Consistency of the Planning Proposal with Ministerial Directions
Direction 1.1 Business and Industrial Zones
<p>Objectives</p> <p>The objectives of this direction are to a) encourage employment growth in suitable locations b) protect employment land in business and industrial zones and c) support the viability of identified centres.</p> <p>When the direction applies</p> <p>The direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).</p> <p>What a relevant planning authority must do if this direction applies</p> <p>A planning proposal must:</p> <ul style="list-style-type: none"> a) Give effect to the objectives of this direction b) Retain the areas and locations of existing business and industrial zones c) Not reduce the total potential floor space area for employment uses d) Not reduce the total potential floor space area for industrial uses in industrial zones, and e) Ensure that proposed new employment areas are in accordance with a strategy that is approved by the Secretary of the Department of Planning and Environment. <p>Consistency</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:</p> <ul style="list-style-type: none"> • justified by a strategy which: <ul style="list-style-type: none"> – gives consideration to the objectives of this direction, – identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and – is approved by the Director-General of the Department of Planning, or • justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or • in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or • is of minor significance. <p>...</p>

Consistency of the Planning Proposal with Ministerial Directions

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Assessment

This direction applies to Item 7 Within the IN1 General Industrial zone – add 'storage premises' as permissible with consent.

Proceeding with Item 7 satisfies this direction because it encourages employment growth within existing zoned industrial land (objective 'a' of this direction); protects and retains employment land in business and industrial zones (objective 'b' of this direction); and continues to support the viability of identified strategic centres including nearby Raymond Terrace.

This direction has limited application to Item 8 Within the IN2 Light Industrial zone – add 'mortuaries' and 'recreation facilities (indoor)' as permissible with consent. Adding 'mortuaries' within the IN2 Light Industrial zone is intended to complement the related permitted land use 'crematoriums'. Adding 'recreation facilities (indoor)' has positive employment benefits. Indoor recreation facilities are often suitable to be located within IN2 Light Industrial Zones (subject to gaining development consent); they require space and building form that is similar to an industrial-type building. Council also receives enquiries to establish indoor recreation facilities within this zone and the use was previously permitted within the equivalent Zone No 4 (a)—Industrial General “A” Zone under the PSLEP 2000. Also, review also shows this use is permitted in the IN2 Light Industrial Zone in a number of other Hunter region local environmental plans.

Proceeding with Item 9 satisfies this direction because: a) it gives effect to the objectives of this direction; b) it retains existing business and industrial zones; c) it would have negligible effect on the total potential floor space area for employment uses; d) is unlikely to have any noticeable effect on the total potential floor space area for industrial uses in industrial zones; and e) is not proposing any new employment area.

Any inconsistency of the Planning Proposal with this direction is of minor significance.

Consistency of the Planning Proposal with Ministerial Directions

Direction 1.2 Rural Zones

Objective

The objective of this direction is to protect the agricultural production value of rural land.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).

What a relevant planning authority must do if this direction applies

A planning proposal must a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone and b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- justified by a strategy which:
 - gives consideration to the objectives of this direction,
 - identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - is approved by the Director-General of the Department of Planning, or
- justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or
- in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- is of minor significance.

Assessment

Item 9 Within the RU2 Rural Landscape Zone – add 'recreation facilities (outdoor)' is relevant to consider for this direction. Requirement 'a)' of this direction is satisfied: the Planning Proposal does not rezone land from a rural zone to a residential, business, industrial, and village or tourist zone. It only seeks to add an additional permitted use.

Requirement 'b)' of this direction is of limited relevance. The Planning Proposal does not propose to amend any development standard to increase development density; it only seeks to make 'recreation facilities (outdoor)' permissible with development consent.

Any inconsistency of the Planning Proposal with this direction is of minor significance.

Consistency of the Planning Proposal with Ministerial Directions

Direction 1.5 Rural Lands

Objective

The objectives of this direction are to a) protect the agricultural production value of rural land b) facilitate the orderly and economic development of rural lands for rural and related purposes.

When this direction applies

This direction applies when:

- a) a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environmental protection zone (including the alteration of any existing rural or environment protection zone boundary) (note: this clause does apply to the planning proposal) or
- b) a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone (note: this clause does not apply to the planning proposal).

What a relevant planning authority must do if this direction applies

A planning proposal to which clauses 2(a) or 3(b) apply must be consistent with the rural planning principles listed in *State Environmental Planning Policy (Rural Lands) 2008*.

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- justified by a strategy which:
 - gives consideration to the objectives of this direction,
 - identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - is approved by the Director-General of the Department of Planning, or
- justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or
- in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- is of minor significance.

Consistency of the Planning Proposal with Ministerial Directions

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Assessment

This direction is relevant to Item 9 Within the RU2 Rural Landscape zone – add 'recreation facilities (outdoor)' of the Planning Proposal. The rural planning principles in the (former) *State Environmental Planning Policy (Rural Lands) 2008* are:

- (a) *the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,*
- (b) *recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,*
- (c) *recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,*
- (d) *in planning for rural lands, to balance the social, economic and environmental interests of the community,*
- (e) *the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,*
- (f) *the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,*
- (g) *the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,*
- (h) *ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.*

Permitting 'recreation facilities (outdoor)' in the RU2 Rural Landscape Zone may be inconsistent with the principles for rural planning because it could affect the promotion and protection of current and potential productive and sustainable economic activities (rural planning principle 'a'). The reason is some types of outdoor recreation land uses may conflict with agricultural production, including surrounding on land. Alternatively, there are sites where agricultural production is limited and an outdoor recreation use has minimal or no impact and is an appropriate. Potential impacts would vary between the types of proposed use. This risk can be managed by assessing a development application in accordance with section 4.15 *Evaluation* of the *Environmental Planning and Assessment Act 1979 (NSW)*. This includes:

- the provisions of any environmental planning instrument;
- any proposed instrument that has been the subject of consultation;
- any development control plan;
- any planning agreement;
- the regulations;
- the likely impacts of that development (including environmental impacts on the natural and built environments, and social and economic impacts in the locality;

Consistency of the Planning Proposal with Ministerial Directions

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- the suitability of the site for the development; and
- any submissions made in accordance with the Act or the regulations; and the public interest.

The RU2 Rural Landscape Zone serves a range of functions that are not limited to agricultural production. This include including rural living, a range of existing approved tourist/outdoor recreation-type land uses, and scenic and environmental functions. Some outdoor recreation facilities may have the potential to impact negatively on existing rural lifestyle (for example by additional noise and traffic impacts); however impacts would vary and can be managed through the development assessment.

Proceeding with this Item has the ability to facilitate tourism and economic benefits of permitting 'recreation facilities (outdoor)' in the RU2 Rural Landscape Zone. This aligns with the Goals, Directions and Actions of the *Hunter Regional Plan* for tourism in Port Stephens.

The Gateway Determination issued by the NSW Department of Planning and Environment determined that any inconsistencies of the Planning Proposal with this Direction are justified.

Any inconsistency of Item 9 of the Planning Proposal with this direction is justified.

Direction 2.1 Environment Protection Zones

Objective

The objective of this direction is to protect and conserve environmentally sensitive areas.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land).

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Consistency of the Planning Proposal with Ministerial Directions

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Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- justified by a strategy which:
 - gives consideration to the objectives of this direction,
 - identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - is approved by the Director-General of the Department of Planning, or
- justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or
- in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- is of minor significance.

Assessment

Item 10 - *Reviewing and addressing various minor split zone map alignments resulting from recent subdivisions and cadastral map shifts* has minor relevance to this direction. In some locations, the planning proposal seeks to remove the very minor component zoned E3 Environmental Management, resulting from recent subdivision and cadastral shifts. There are no practical environmental benefits to retaining the split-zones in each circumstance.

Item 9 *Within the RU2 Rural Landscape Zone – add 'recreation facilities (outdoor)'* is not relevant to this direction because it does not affect land within an environment protection zone or seek to modify any environmental standards. Any future development is also required to be assessed in accordance with the provisions of section 4.15 *Evaluation of the Environmental Planning and Assessment Act 1979 (NSW)*.

Any inconsistency of Planning Proposal Item 10 with this direction is of minor significance.

Consistency of the Planning Proposal with Ministerial Directions

Direction 2.3 Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

A planning proposal must contain provisions that facilitate the conservation of:

- items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,
- Aboriginal objects or Aboriginal places that are protected under the *National Parks and Wildlife Act 1974 (NSW)* and
- Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:

- the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or
- the provisions of the planning proposal that are inconsistent are of minor significance.

Assessment

This direction is relevant to the planning proposal because seeks to correct errors in the numbering, address descriptions and mapping of various heritage items (including mapping). Correcting these errors facilitates the conservation of heritage items through better administration of the PSLEP 2013. The proposed amendments are outlined under Item 11 of this Planning Proposal.

The Planning Proposal is consistent with this direction.

Consistency of the Planning Proposal with Ministerial Directions

Direction 3.4 Integrating Land Use and Transport

Objectives

The objective of this direction is to ensure that development achieves the following objectives: improving access to housing, jobs and services by walking, cycling and public transport; increasing the choice of available transport and reduce dependence on cars; reducing travel demand including the number of trips generated by the development and the distances travelled, especially by car; supporting the efficient and viable operation of public transport services; and providing for the efficient movement of freight.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

What a relevant planning authority must do if this direction applies

A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001) and *The Right Place for Business and Services – Planning Policy* (DUAP 2001).

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- justified by a strategy which:
 - gives consideration to the objective of this direction, and
 - identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - is approved by the Director-General of the Department of Planning, or
- justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- of minor significance.

Assessment

This direction applies to a minor extent. The Planning Proposal seeks to alter land use tables in the IN1 General Industrial Zone, IN2 Light Industrial Zone and the RU2 Rural Landscape Zone to add some additional permitted uses. There would be negligible impact on the integration of land use and transport.

Any inconsistency of the Planning Proposal with this direction is of minor significance.

Consistency of the Planning Proposal with Ministerial Directions

Direction 3.5 Development Near Licensed Aerodromes

Objectives

The objectives of this direction are: to ensure the effective and safe operation of aerodromes; to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and to ensure development for residential purposes of human occupation, if situated within ANEF contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.

What a relevant planning authority must do if this direction applies

In the preparation of a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must:

- consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome,
- take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth,

for land affected by the OLS:

- prepare appropriate development standards, such as height, and
- allow as permissible with consent development types that are compatible with the operation of an aerodrome
- obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal proposes to allow, as permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Act.

A planning proposal must not relevantly rezone land for commercial or industrial purposes where the ANEF is above 30 and must include a provision to ensure that development meets AS 2021 regarding interior noise levels.

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Consistency of the Planning Proposal with Ministerial Directions

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Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- justified by a strategy which:
 - gives consideration to the objectives of this direction, and
 - identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - is approved by the Director-General of the Department of Planning, or
- justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
- of minor significance.

Assessment

This direction applies to the Planning Proposal because of the following items:

Item 1 - Update the zoning of certain land from RU2 Rural Landscape to SP2 Defence to reflect its purchase by the Commonwealth Department of Defence.

Item 4 - Update the zoning label of 57 Slades Road Williamstown from SP2 Defence to SP2 Defence (Air Transport Facility) to reflect its commercial airport lease conditions.

The Department of Defence reviewed the planning proposal and advised there are no concerns and therefore no comments.

The Planning Proposal is consistent with this direction.

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Consistency of the Planning Proposal with Ministerial Directions

Direction 4.1 Acid Sulfate Soils

The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.

What a relevant planning authority must do if this direction applies

The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.

A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act.

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
- of minor significance.

Assessment

This direction is relevant to *Item 9 Within the RU2 Rural Landscape zone – add 'recreation facilities (outdoor)' as permissible with consent*. The direction applies because a 'recreation facility (outdoor)' may be proposed on land with a risk of acid sulphate soils. Potential for impacts or risk would vary from site to site and also depend on the type of 'activity' proposed. Any risk is able to be assessed at the development application stage using the planning controls in clause 7.1 *Acid sulphate soils* of the PSLEP 2013.

The Gateway Determination issued by the NSW Department of Planning and Environment agreed that any inconsistencies of the Planning Proposal with this Direction are justified.

Any inconsistency of the Planning Proposal with this direction is of minor significance and justified.

Consistency of the Planning Proposal with Ministerial Directions

Direction 4.3 Flood Prone Land

This direction is relevant to *Item 9 Within the RU2 Rural Landscape zone – add 'recreation facilities (outdoor)' as permissible with consent*. The direction applies because it is proposed to permit a land use on sites that may, in some instances, be prone to flooding. This matter is adequately addressed by existing development assessment controls including clause 7.3 *Flood planning* of PSLEP 2013 and the *Port Stephens Development Control Plan 2014*. Risk related to flooding will vary from site to site and depend on the type of outdoor recreation activity proposed.

The Gateway Determination issued by the NSW Department of Planning and Environment agreed that any inconsistencies of the Planning Proposal with this Direction are justified.

Any inconsistency of the Planning Proposal with this direction is of minor significance and justified.

Direction 4.4 Planning for Bushfire Protection

Objectives

The objectives of this direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, to encourage sound management of bush fire prone areas.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.

What a relevant planning authority must do if this direction applies

In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made.

A planning proposal must:

- have regard to *Planning for Bushfire Protection 2006*,
- introduce controls that avoid placing inappropriate developments in hazardous areas, and
- ensure that bushfire hazard reduction is not prohibited within the APZ.

A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:

- provide an Asset Protection Zone (APZ) incorporating at a minimum:
- an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,

Consistency of the Planning Proposal with Ministerial Directions

- for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the *Rural Fires Act 1997* (NSW)) the APZ provisions must be complied with,
- contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,
- contain provisions for adequate water supply for firefighting purposes,
- minimise the perimeter of the area of land interfacing the hazard which may be developed,
- introduce controls on the placement of combustible materials in the Inner Protection Area.

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the council has obtained written advice from the Commissioner of the NSW Rural Fire Service, to the effect that, notwithstanding the non-compliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.

Assessment

This direction is relevant to *Item 9 Within the RU2 Rural Landscape zone – add 'recreation facilities (outdoor)' as permissible with consent*. The direction applies because a use may be proposed on a site that is prone to bushfire.

Future development proposals for 'recreation facilities (outdoor)' in the RU2 Rural Landscape zone, and on bushfire prone land, will be subject to development assessment controls including *Planning for Bushfire Protection 2006*.

The RFS was consulted and has advised no objection to the Planning Proposal provided that future development satisfies the requirements of *Planning for Bushfire Protection*.

The Planning Proposal is consistent with this direction.

Consistency of the Planning Proposal with Ministerial Directions

Direction 5.10 Implementation of Regional Plans

The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in Regional Plans.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

Planning proposals must be consistent with a regional strategy released by the Minister for Planning.

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the Regional Plan: (a) is of minor significance and (b) the planning proposal achieves the overall intent of the regional strategy and does not undermine the achievement of its vision, land use strategy, goals, directions or actions.

Assessment

This direction has limited application to the planning proposal because the proposed amendments to the PSLEP 2013 are administrative.

The proposed additional land uses 'storage premises' in the IN1 General Industrial Zone and 'recreation facilities (indoor)' in the IN2 Light Industrial Zone will assist in growing the local economy. This is consistent with Goal 1 *The leading regional economy in Australia* and related Direction 6 *Grow the economy of Port Stephens* and Direction 8 *Promote innovative small business and growth in the service sector*.

Adding '(recreation facilities (outdoor))' in the RU2 Rural Landscape zone will contribute to tourism. This is consistent with Goal 1 *The leading regional economy in Australia* and related Direction 6 – *Grow the economy of Port Stephens* and Direction 9 *Grow tourism in the region*.

The planning proposal will assist to achieve the overall intent of the regional strategy and do not undermine the achievement of its vision, land use strategy, goals directions or actions.

Any potential inconsistency with this direction is minor or is adequately justified by meeting the related Goals, Directions and Actions of the *Hunter Regional Plan 2036*.

Consistency of the Planning Proposal with Ministerial Directions

Direction 6.2 Reserving Land for Public Purposes

The objectives of this direction are: a) to facilitate the provision of public services and facilities by reserving land for public purposes and b) to facilitate removal of reservations of land for public purposes where the land is no longer required for acquisition.

When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director General).

When a Minister or public authority requests a relevant public authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)* the relevant planning authority must:

- a) reserve the land in accordance with the request and
- b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of planning (or an officer of the Department nominated by the Director-General) and
- c) identify the relevant acquiring authority for the land.

When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:

- a) include the requested provisions, or
- b) take such other action as advised by the Director-general of the Department of planning (or an officer nominated by the Director-General) with respect to the use of the land before it is acquired.

When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.

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Consistency of the Planning Proposal with Ministerial Directions

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Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:

- a) with respect to a requested referred to in the last paragraph above, that further information is required before appropriate planning controls for the land can be determined, or
- b) the provisions of the planning proposal that are inconsistent with the terms of this direction are of minor significance.

Assessment

This direction applies to the following items in the planning proposal:

Item 1 - Update the zoning of the following land from RU2 Rural Landscape to SP2 Defence to reflect its purchase by the Commonwealth Department of Defence:

1. 2117 Nelson Bay Road, Williamtown;
2. 2119 Nelson Bay Road, Williamtown;
3. 11A Lavis Lane, Williamtown;
4. 14 Lavis Lane, Williamtown; and
5. 40 Lavis Lane, Williamtown.

Item 2 - Update the zoning of 601 Cabbage Tree Road Williamtown from RU2 Rural Landscape to E1 National Park and Nature Reserve to reflect its purchase by the Minister Administering the *National Parks and Wildlife Act 1974* (NSW) for addition to the Hunter Wetlands National Park.

Item 4 - Update the zoning label of 57 Slades Road, Williamtown (Lot 21 DP 1053667) from SP2 Defence to SP2 Defence (Air Transport Facility) to reflect its commercial airport lease conditions; and

[Item 5 – removed from Planning Proposal - Update the zoning of certain land at 1 Tuncurry Close, Nelson Bay, from R2 Low Density Residential to RE1 Public Recreation to reflect its existing ownership, dedication and use as public open space.]

The relevant public authorities for each item were consulted with and no objections were received.

The planning proposal is consistent with this Direction.

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. This matter has very limited application because the Planning Proposal is seeking to address minor and administrative matters. Any future development applications made in relation to *Item 9 - Within the RU2 Rural Landscape Zone – add 'recreation facilities (outdoor)'* will be required to address the relevant legislation and regulations in relation to threatened species, populations or ecological communities or their habitats (in the event that those provisions apply).

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. There are no readily identifiable environmental effects as a result of the range of proposed amendment items put forward in the Planning Proposal. This matter has very limited application because the Planning Proposal is seeking to address minor and administrative matters. The potential for any impacts in relation to *Item 9 - Within the RU2 Rural Landscape Zone – add 'recreation facilities (outdoor)'* would vary from site to site and depend on the type of outdoor activity proposed. Any effects would be addressed at the development application stage.

9. Has the planning proposal adequately addressed any social and economic effects?

The social effects of the planning proposal are limited because the proposed amendments are primarily administrative. There are likely to be positive economic effects from the introduction of some land uses as permissible with development consent:

- Within the IN1 General Industrial Zone – storage premises (including 'self-storage units');
- Within the IN2 Light Industrial Zone – recreation facilities (indoor); and
- Within the RU2 Rural Landscape Zone – recreation facilities (outdoor).

The proposed amendments will provide flexibility for business seeking to establish and expand these land uses within suitable zones.

SECTION D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Yes. The adequacy of public infrastructure to support any additional development that may result from the Planning Proposal can be addressed at the development application stage.

11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

The Planning Proposal was referred to the following public authorities for comment:

- NSW Rural Fire Service;
- Commonwealth Department of Defence;
- NSW Office of Environment & Heritage (National Parks & Wildlife Service);
- NSW Office of Environment & Heritage (Heritage);
- NSW Department of Lands (Crown Lands); and
- NSW Department of Primary Industries (Agriculture).

The comments received in relation to each Item are summarised in the table on the following page.

Item	Public Authority Referral Comments
Item 1 - Update zoning of certain Defence-owned land at Williamtown to SP2 Defence	<p><u>Defence</u></p> <p>Reviewed the referral regarding the proposed housekeeping amendments and advised there are no concerns and therefore no comments from Defence.</p>
Item 2 - Update zoning of 601 Cabbage Tree Road Williamtown to E1 National Parks and Nature Reserves	<p><u>NSW Office of Environment and Heritage (National Parks and Wildlife Service)</u></p> <p>Confirms 601 Cabbage Tree Road, Williamtown should be zoned E1 National Parks and Nature Reserves to reflect its reservation as Hunter Wetlands National Park under the <i>National Parks and Wildlife Act 1974 (NSW)</i> (the NPWS Act) on 9 October 2015.</p> <p>Notes other parcels of land within the Port Stephens that may require updating to E1 National Parks and Nature Reserves. NPWS records these lands as reserved under the NPWS Act and requests Council review the lands listed below for possible rezoning:</p> <ul style="list-style-type: none"> • Lot 1 DP 1192418 (17 Notts Lane, Glen Oak); • Lot 2 DP 1168926 (716C Dunns Creek Rd, Dunns Creek); • Lot 1 DP 1168926 (716 B Dunns Creek Rd, Dunns Creek); • Lot 119 DP 752445 (716A Dunns Creek Rd, Dunns Creek); • Lot 12 DP 1081193 (162 B Masonite Rd, Williamtown); • Lot 1 DP 156512 (162B Masonite Rd, Williamtown); and • Lot 22 DP 1150980 (319A Tomago Rd, Tomago). <p>Includes a diagram showing an area of land with no folio identifier that is reserved as Hunter Wetlands National Park and requests review for possible rezoning to E1 National Parks and Nature Reserves (note: available separately).</p> <p>Provides a link to copy of the current NPWS from the SEED data portal https://www.seed.nsw.gov.au/ searching 'NSW National Parks and Wildlife Service (NPWS) Estate' gazettal information for lands reserved under the NPWS Act is also available.</p>
[Item 3 - Removed from Planning Proposal - Review zone map alignments along various stretches of Nelson Bay Road, Tomago Road and the Pacific Highway (including the proposed Heatherbrae Bypass) to reflect the completion of upgrades or associated intended purchase of NSW Roads and Maritime Services for road planning purposes]	<p>Not applicable. This Item did not proceed to exhibition.</p>
Item 4 - Update zoning of 57 Slades Road Williamtown to SP2 Defence (Air Transport Facility).	<p><u>Commonwealth Department of Defence (Defence)</u></p> <p>Defence reviewed the referral regarding the proposed housekeeping amendments and advised there are no concerns and therefore no comments.</p>

Item	Public Authority Referral Comments
[Item 5 - Removed from planning Proposal - Rezone 1 Tuncurry Close Nelson Bay to RE1 Public Recreation]	<p><u>Department of Lands (Crown Lands)</u></p> <p>Crown Lands noted the proposal to update the zoning at 1 Tuncurry Close, Nelson Bay from R2 Low Density residential to RE1 Public Recreation to reflect its existing ownership, dedication and use as public open space, and had no objection because the changes would reflect the current reservation purpose of drainage and public recreation.</p>
[Item 6 - Removed from Planning Proposal - Correct the error in the DP description listed in Schedule 1 <i>Additional permitted uses</i> for certain land at Valerie Road, Salt Ash, from DP 79221 to DP 792211]	<p>Not applicable. This Item was resolved by Port Stephens Local Environmental Plan (Amendment No. 23).</p>
Item 7 - Within the IN1 General Industrial zone - permit 'storage premises' (including 'self-storage units').	<p>No referral comments were made by a public authority on this Item.</p>
Item 8 - Within the IN2 Light Industrial Zone - permit 'mortuaries' and 'recreation facilities (indoor)'.	<p>No referral comments were made by a public authority on this Item.</p>
Item 9 - Within the RU2 Rural Landscape Zone – permit 'recreation facilities (outdoor)'.	<p><u>NSW Department of Primary Industries (DPI Agriculture)</u></p> <p>DPI (Agriculture) supports the amendment to add 'recreation facilities (outdoor)' as permissible with consent to the RU2 Rural Landscape Zone with the condition that a Landuse Conflict Risk Assessment (LUCRA) be undertaken as part of any proposed recreational facility (outdoor) proposal, and advises that by undertaking a LUCRA this will help identify and reduce any potential landuse conflict with existing or future agriculture or other industries and land uses in the RU2 or neighbouring zones (link to guidelines on how to undertake LUCRA https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment2/lucra)</p>
Item 10 - Review and address various minor split zone map alignments.	<p>No referral comments were made by a public authority on this Item.</p>
Item 11 - Correcting errors in the numbering, address descriptions and mapping of various heritage items.	<p>No referral comments were received from NSW Office of Environment and Heritage (Heritage) in relation to this Item.</p>

PART 4 – Mapping

Item	Mapping (attached separately)
Item 1 - Update zoning of certain Defence-owned land at Williamtown to SP2 Defence.	Land Zoning Map (Sheet LZN_004) (6400_COM_004_080_20190424)
Item 2 - Update zoning of 601 Cabbage Tree Road Williamtown to E1 National Parks and Nature Reserves.	Land Zoning Map (Sheet ZN_002) (6400_COM_LZN_002_080_20190424) Lot Size Map (Sheet LSZ_002) (6400_COM_LSZ_002_080_20190424)
[Item 3 - Removed from Planning Proposal - Review zone map alignments along various stretches of Nelson Bay Road, Tomago Road and the Pacific Highway (including the proposed Heatherbrae Bypass) to reflect completion of upgrades or associated purchase of NSW Roads and Maritime Services for road planning purposes]	Not applicable.
Item 4 - Update zoning of 57 Slades Road Williamtown to SP2 Defence (Air Transport Facility).	Land Zoning Map (Sheet LZN_004) (6400_COM_LZN_004_080_20190424)
[Item 5 – Removed from Planning Proposal - Rezone 1 Tuncurry Close Nelson Bay to RE1 Public Recreation]	Not applicable.
[Item 6 - Removed from Planning Proposal - Correct the error in the DP description listed in Schedule 1 <i>Additional permitted uses</i> for certain land at Valerie Road, Salt Ash, from DP 79221 to DP 792211]	Not applicable. This Item was resolved by PSLEP 2013 (Amendment No. 23).
Item 7 - Within the IN1 General Industrial zone - permit 'storage premises' (including 'self-storage units').	Not applicable (no mapping required).
Item 8 - Within the IN2 Light Industrial Zone - permit 'mortuaries' and 'recreation facilities (indoor)'.	Not applicable (no mapping required).
Item 9 - Within the RU2 Rural Landscape Zone – permit 'recreation facilities (outdoor)'.	Not applicable (no mapping required).
Item 10 - Review and address various minor split zone map alignments.	Land Zoning Map (Sheet LZN_002C) (6400_COM_LZN_002C_020_20190424) Lot Size Map (Sheet LSZ_002C) (6400_COM_LSZ_002C_020_20190424) Height of Buildings Map (Sheet HOB_002C) (6400_COM_HOB_002C_020_20190424)
Item 11 - Correcting errors in the numbering, address descriptions and mapping of various heritage items	Refer to separate Heritage Maps attachment.

PART 5 – Details of community consultation

The Planning Proposal was placed on exhibition from 31 January to 28 February 2019. 1 submission from the public was received. 1 submission was additionally received from the Port Stephens Council Property Services Section. The following table lists each Item in the Planning Proposal, identifies if a submission was received, and provides a summary of any comments made.

Item	Submission
Item 1 - Update zoning of certain Defence-owned land at Williamtown to SP2 Defence.	No submissions from the public were received.
Item 2 - Update zoning of 601 Cabbage Tree Road Williamtown to E1 National Parks and Nature Reserves.	No submissions from the public were received.
[Item 3 - Removed from Planning Proposal - Review zone map alignments along various stretches of Nelson Bay Road, Tomago Road and the Pacific Highway (including the proposed Heatherbrae Bypass) to reflect completion of upgrades or associated purchase of NSW Roads and Maritime Services for road planning purposes]	Not applicable. This Item did not proceed to public exhibition.
Item 4 – Update zoning of 57 Slades Road Williamtown to SP2 Defence (Air Transport Facility).	No submissions from the public were received.
[Item 5 – Removed from Planning Proposal - Rezone 1 Tuncurry Close Nelson Bay to RE1 Public Recreation]	<p><u>Port Stephens Council Property Services Section</u></p> <p>Council's Property Services Section submitted comments on the proposed rezoning of 1 Tuncurry Close, Nelson Bay, from R2 Low Density Residential zone to RE1 Public Recreation zone (Item 5), in summary:</p> <ul style="list-style-type: none"> • The subject land is currently Crown Land, with Council nominated as Trustee. The site is listed on the Crown Lands Register to be divested from the Crown to Council as part of the implementation of recent Crown land reforms; • Upon divestment to Council, it would be open to Council to consider seeking reclassification of former Crown land to Operational Land, including this site; • A range of matters would be relevant to a decision to pursue reclassification, including an assessment of the site potential and the requirements for open space in the locality. <p>The submission also advises that there are no objections to the items in the Planning Proposal that address minor split-zone map alignments relevant to land owned by Council at 47 Martens Avenue, and 40C and 64B Joseph Sheen Drive, Raymond Terrace (Item 10).</p>

Item	Submission
[Item 6 - Removed from Planning Proposal - Correct the error in the DP description listed in Schedule 1 <i>Additional permitted uses</i> for certain land at Valerie Road, Salt Ash, from DP 79221 to DP 792211]	Not applicable. This Item was resolved by Port Stephens Local Environmental Plan (Amendment No. 23).
Item 7 - Within the IN1 General Industrial zone - permit 'storage premises' (including 'self-storage units').	No submissions from the public were received.
Item 8 - Within the IN2 Light Industrial Zone - permit 'mortuaries' and 'recreation facilities (indoor)'	No submissions from the public were received.
Item 9 - Within the RU2 Rural Landscape Zone – permit 'recreation facilities (outdoor)'.	No submissions from the public were received.
Item 10 - Review and address various minor split zone map alignments.	<p><u>ADW Johnson (for a landowner at Heatherbrae)</u></p> <p>Attached a plan showing the current approved boundaries associated with the Kinross Industrial Estate development at Heatherbrae.</p> <p>Advised the subject development was approved in September 2009. The boundaries have since been modified via various Section 96 applications, the most notable being as a result of the RMS Bypass intrusion into the development site. The DA plan was modified to suit the adopted RMS Bypass corridor and was approved on the 16th June 2011, which defined the eastern boundary of the site in its currently approved position.</p> <p>Notes in the plan provided by council (in the Planning Proposal) there is a minor discrepancy between the approved boundaries and the current zone boundary along the eastern edge of approved Lot 903. The discrepancy appears to be within Lots 509 and 510 DP 1246458, just north and south of the common boundary and west of the RMS bypass corridor.</p> <p>The proposed housekeeping amendment to realign existing zone boundary to be coincident with the approved property boundaries is supported by our client, being the owner and developer of the subject site.</p> <p>Provided a copy of the approved plan (11433-SUB-006-Z) for information, together with the DWG file of the same plan, to assist Council's review and re-mapping of the zone boundary.</p> <p>Requested review of the attached plan and confirm that Council are in agreement that the zone boundary will be updated to reflect the approved property boundaries.</p> <p>...</p>

Item	Submission
	<p>...</p> <p>Notes construction of Stage 9 is about to commence and that contracts have been issued for the sale of Lot 903 in its approved form and registration of Stage 9 is currently scheduled for August/September this year.</p> <p><u>Port Stephens Council Property Services Section</u></p> <p>Has no objection to the proposed rezoning alignments at 47 Martens Ave, 64B Joseph Sheen Dr. and 40C Joseph Sheen Dr. Raymond Terrace.</p>
Item 11 - Correcting errors in the numbering, address descriptions and mapping of various heritage items.	No submissions from the public were received.

PART 6 – Project timeline

Step	Date
Date of Gateway Determination	21 February 2018
Completion of technical information	March to December 2018
Government agency consultation	31 January to 28 February 2019
Public exhibition	31 January to 28 February 2019
Consideration of submissions	March 2019
Post-Exhibition Council Report	June 2019
Date the Plan will be made	July 2019
Date the Plan will be notified	August 2019

Table 1 Schedule 5 Environmental heritage

Suburb	Item name	Address	Property description	Significance	Item No.
Anna Bay	Underground water tank (Footrot Flat)	4408 4480 Nelson Bay Road	Lot 884, DP 737049	Local	I1
Anna Bay	Birubi Point Cemetery	31B and 33A Ocean Avenue	DP 753204; Lot 7035, DP 1057295	Local	I2
Balickera	"Balikera House"	303 Italia Road	Lot 530, DP 1128672	Local	I3
Duns Creek	Duninald House Group—"Old Duninald" and "Duninald", including mature plantings, lagoon and landscape setting	1525 Paterson Road	Part Lot 501, DP 1063596	Local	I4
East Seaham	Road alignment	East Seaham Road and road reserve		Local	I5
East Seaham	Seaham Knitting Circle Memorial	1214 Newline Road	Lot 2, DP 214077	Local	I6
Fingal Bay	Point Stephens Lighthouse Group—lighthouse station, tower and remains of lighthouse keeper's cottage	1E Marine Drive	Lot 177, DP 753204	Local State	I7
Fullerton Cove	"Stanley Park House"	77 and 77A Fullerton Cove Road	Lot 2, DP 720679; Lot 108, DP 720695	Local	I8
Glen Oak	Glen Oak School of Arts, including Memorial gates and war memorial plaque	1998 Clarence Town Road	Lot 227, DP 752497	Local	I9
Heatherbrae	Moreton Bay Fig trees (Ficus macrophylla)	2279 Pacific Highway	Road reserve adjacent to Lot 102, DP 807522	Local	I10
Hinton	Anglican cemetery	35 Elizabeth Street	Lot 801, DP 881208	Local	I11
Hinton	Baptist church	42 and 44 Elizabeth Street	Lots 36 and 38, DP 975910	Local	I12
Hinton	Former police station	43 and 45 Elizabeth Street	Lots 55 and 57, DP 975910	Local	I13
Hinton	School of Arts, including 2 large white marble war memorial plaques	279 Hinton Road	Lot 31, DP 1104564 Lot 31, DP 1140564	Local	I14

Suburb	Item name	Address	Property description	Significance	Item No.
Hinton	Hinton Pioneer Cemetery	289 Hinton Road	Lot 7002, DP 1052993	Local	I15
Hinton	"Rosemount", including outbuildings, landscape setting and Bunya Pine trees	296 Hinton Road, 33 and 43 Hunter Street and 14 Swan Street	Lots 20-22 and 33, DP 1053120 Lots 20-23, DP 1053120	Local	I16
Hinton	"Prospect House", including outbuildings and landscape setting	98 and 108 McClymonts Swamp Road and 335 and 335A Hinton Road	Lots 1-4, DP 1130450	Local	I17
Hinton	Hinton Bridge	Paterson Street (Paterson River)		State	I18
Hinton	Victoria Hotel	2 Paterson Street	Lot 1, DP 75465 Lot 12, DP1204972	Local	I19
Hinton	Timber cottage	13 Paterson Street	Lot 21, DP 770598	Local	I20
Hinton	Timber cottage	18 Paterson Street	Lot 14, DP 1127761 Lot 14, DP 1232828	Local	I21
Hinton	Public school, including main building, shelter sheds and memorial gates	20 Paterson Street	Lot 100, DP 808856	Local	I22
Hinton	Georgian cottage	26 Paterson Street	Lot 70, DP 1045778	Local	I23
Hinton	Former St John the Evangelist Church	29 Paterson Street	Lot 802, DP 881208	Local	I24
Hinton	Grandstand	17 Swan Road (Stuart Park)	Reserve No 10417 Lot 1, DP 915417	Local	I25
Karuah	Karuah Town War Memorial	1 and 11 Memorial Drive (Memorial Park/Lion Park)	Lot 7309, DP 1156839; Lot 7009, DP 1050943	Local	I26
Karuah	Karuah Cemetery	2A Wattle Street	Lot 1, DP 1131256	Local	I27
Lemon Tree Passage	"Johnson's Cottage"	60 Johnson Parade	Lot 1, DP 818801	Local	I28
Nelson Bay	Apex Park Group, including cenotaph, well and remains of memorial steps	8 Laman Street and 3 Teramby Street 8 Laman Street and 3 Teramby Road	Part Lot 154, DP 753204; Lot 7145, DP 1063859	Local	I29

Suburb	Item name	Address	Property description	Significance	Item No.
Nelson Bay	The Native Flora Reserve, including site of former migrant camp, foundations of HMAS Assault, Aboriginal scar tree, burial site, below water items including Higgins landing barges, army jeeps, various munitions and anchor of USS Henry S Grant	1, 3B and 5B Lighthouse Road and 98 Shoal Bay Road, 12 Dixon Drive, 1, 3, 3A, 3B, 3C Lighthouse Road, 98 Shoal Bay Road, 2 & 4 Victoria Parade	Lot 2, DP 1086708; Lot 101, DP 1175980; Lot 430, DP 41445; Part Lot 4 and Lot 5, DP 727756; Lot 428, DP 39728; Lot 2 DP 1086708; Lot 102 DP 1175980; Lot 430 DP 41445; Lot 5 DP 727756; Part Lot 4 DP 727756; Lot 3 DP 727756; Lot 101 DP 1175980; Lot 365 DP 753204; Lot 100 DP 1175980	Local	I30
Nelson Bay	Nelson Head Lighthouse Group— Nelson Head Lighthouse, cottages and reserve, including Apex Park and Christmas Bush Avenue oil-burning street lamps	5A Lighthouse Road	Part Lot 427 DP 39728	State Local	I31
Nelson Bay	Gan Gan Army Camp	4874 Nelson Bay Road	Lot 11, DP 841401	Local	I32
Nelson Bay	Nelson Bay Cemetery	41A, 43, 43A and 43 B Stockton Street	Lot 2 DP1128723; Lot 1, DP 1155736; Lot 7322, DP 1151533; Lot 732, DP 1151233; Lot 7323 DP 1151233	Local	I33

Suburb	Item name	Address	Property description	Significance	Item No.
Port Stephens	Stockton Beach Dune System, including Aboriginal site and shell middens, ship wrecks, WWII ramparts, tank traps, proofing range, rifle range and tin huts	35 and 37 Coxs Lane, 27, 30, 32, 40 and 42 Stockton Bight Track and 3006 and 4080A Nelson Bay Road 14 and 20A Popplewell Road, Fern Bay 33, 35, 37 Coxs Lane, Fullerton Cove 27, 30, 32, 34, 40, 42 Stockton Bight Track, Fullerton Cove 3006 Nelson Bay Road, Salt Ash 4080A Nelson Bay Road, Bobs Farm	Lots 224–227 and 230, DP 1097995; Lots 216 and 218, DP 1044608; Lot 592, DP 1097992; Lot 7033, DP 1053720 Lots 5 and 4 DP 233358 Lot 226 DP 1097995 Lot 216 DP 1044608, Lot 224 DP 1097995 Lot 227, Lot 230, Lot 225 DP 1097995, Lot – DP 753193, Lot 218 DP 1044608, Lot 229 DP 1097995 Lot 592 DP 1097992 Lot 7033 DP 1053720	Local	I34 Update map to include 14 and 20A Popplewell Road
Raymond Terrace	The Free Presbyterian Church of Eastern Australia	155 Adelaide Street	Lot 2 DP 758871 Lot 2, Section 16, DP 758871	Local	I35 Update reference on map to I35
Raymond Terrace	“Woodlands” (timber cottage)	183 Adelaide Street	Lot 76 DP621767	Local	I36 Update reference on map to I36
Raymond Terrace	Fig tree (Ficus obliqua)	193 Adelaide Street	Lot 28 DP 753161	Local	I37 Update reference on map to I37
Raymond Terrace	“Roslyn, including house, outbuildings, mature trees and landscape setting	12 Binns Street 10 Binns Street	Lot 4 DP 811055 Lot 1 DP 1217537	Local	I38
Raymond Terrace	Raymond Terrace Cemetery and Pioneer Hill Cemetery	1A and 2 Elizabeth Avenue and 4 Tod Street	Part Lot 20, DP 753161; Lots 7008 and 7009, DP 1051708	Local	I39

Suburb	Item name	Address	Property description	Significance	Item No.
Raymond Terrace	St John's Anglican Church Group—former school and rectory and former parish hall	6 Glenelg Street and 1 Jacaranda Avenue	Lot 5, DP 38912; SP 52685; SP 54546; SP 60246	Local	I40 Update reference on map to I40
Raymond Terrace	Former Ingleburn Private Hospital	12 Glenelg Street	Lot 1, DP 81854	Local	I41 Update reference on map to I41
Raymond Terrace	Sandstone block timber clad house	3 Hunter Street	Lot 1, DP 739811	Local	I42 Update reference on map to I42
Raymond Terrace	"Cadell Cottage" (former doctor's house)	7 Hunter Street	Lot 2, DP 522978	Local	I43 Update reference on map to I43
Raymond Terrace	Timber cottage (former mounted police barracks)	11 Irrawang Street	Lot 6, DP 38088	Local	I44 Update reference on map to I44
Raymond Terrace	"Boomerang Park", including former stone quarry and mature tree planting	17E Irrawang Street 17E & 17 G Irrawang Street	Lot 1 DP 1018979 Lot 1 DP 1018979 and Lot 2 DP 1226115	Local	I45
Raymond Terrace	St Brigid's Catholic Church Group—St Brigid's Convent	52 and 54 Irrawang Street	Lots 13 and 14, Section 15, DP 758871	Local	I46 Update Reference on map to I46
Raymond Terrace	St Brigid's Catholic Church Group—St Brigid's Church Hall	58 Irrawang Street	Lot 16, DP 547042	Local	I47 Update reference on map to I47
Raymond Terrace	"Bailiwick" (cottage)	70 Irrawang Street	Lot 2, DP 346695	Local	I48 Update reference on map to I48

Suburb	Item name	Address	Property description	Significance	Item No.
Raymond Terrace	Jacaranda trees (Jacaranda mimosifolia)	Jacaranda Avenue (between Glenelg and Swan Streets)	Road reserve	Local	I50 Update reference on map to I50
Raymond Terrace	Raymond Terrace War Memorial	2A Jacaranda Avenue	Lot 1, DP 1014247	Local	I49 Update reference on map to I49
Raymond Terrace	"Kia-ora", including mulberry tree beside driveway	13 Kia-ora Street	Lot 13, DP 24939	Local	I51 Update reference on map to I51
Raymond Terrace	King Street Group—residence and former hotel	7 King Street	Lot 1, DP 741492	Local	I52 Update reference on map to I52
Raymond Terrace	King Street Group—shop and former boot and shoe emporium	9 King Street	Lot 1, DP 737678	Local	I53 Update reference on map to I53
Raymond Terrace	King Street Group—residence and former hardware store	11 King Street	Lot 1, DP 783549	Local	I54 Update reference on map to I54
Raymond Terrace	King Street Group—shop and former grocery store	13 King Street	Lot 5, DP 707022	Local	I55 Update Reference on map to I55
Raymond Terrace	King Street Group—hall, former shop and residence	14 King Street	Lot 1, DP 301752	Local	I56 Update Reference on map to I56
Raymond Terrace	King Street Group—former Princess Café, including leaded glass highlights over front door and windows	15 King Street	Lot 54, DP 1063888	Local	I57 Update reference on map to I57

Suburb	Item name	Address	Property description	Significance	Item No.
Raymond Terrace	Moreton Bay Fig trees (Ficus macrophylla—"The Marriage Trees")	16 and 18 King Street	Lot 1, DP 79440; Lot 5, DP 1063568 Lot 1, DP 79440; Lot 1, DP 122541	Local	I58 Update reference on map to I58
Raymond Terrace	King Street Group—former drapery shop	17 King Street	Lot 14, DP 748967	Local	I59 Update reference on map to I59
Raymond Terrace	King Street Group—brick warehouse and former Richardson and Scully store	18 and 18A King Street 18 King Street	Lot 5, DP 1063568; Lot A, DP 960760 Lot 1 DP 1225414	Local	I60 Update reference on map to I60
Raymond Terrace	King Street Group—former shop and residence	21 King Street	Lot 10, DP 712299	Local	I61 Update reference on map to I61
Raymond Terrace	Canary Island Date Palm (Phoenix canariensis)	Port Stephens Street (Adam Place)	Road reserve	Local	I62 Update reference on map to I62
Raymond Terrace	Timber cottage	34 Port Stephens Street	Lot 4, DP 56219	Local	I63 Update reference on map to I63
Raymond Terrace	Former post office	61 Port Stephens Street	Lot 41, DP 776800	Local	I64 Update reference on map to I64
Raymond Terrace	Former schoolhouse	63 Port Stephens Street	Lot 3, DP 252996	Local	I65 Update map reference to I65
Raymond Terrace	"Mayo's Building"	72 Port Stephens Street	Part Lot 10, DP 1128722 Lot 10, DP 1128722	Local	I66 Update reference on map to I66

Suburb	Item name	Address	Property description	Significance	Item No.
Raymond Terrace	Fitzgerald Bridge over Hunter River	Seaham Road		Local	I67
Raymond Terrace	Sketchley Cottage and Port Jackson Fig tree	1 Sketchley Street	Part Lot 138, DP 24655; Part road Reserve 1243 Lot 1 DP 1247072; Part Road Reserve 1243	Local	I68 Update reference on map to I68
Raymond Terrace	"Euripides" (stone cottage)	28 Sturgeon Street	Lot 22, DP 613174	Local	I69 Update reference on map to I69
Raymond Terrace	St John's Anglican Church Group— church	45 and 45A Sturgeon Street	Lots 3 and 4, Section 9, DP 758871	Local	I70 Update reference on map to I70
Raymond Terrace	St John's Anglican Church group— rectory and Norfolk Island Pine trees (Araucaria heterophylla)	48 Sturgeon Street	Lot 48, DP 1142622	Local	I71 Update reference on map to I71
Raymond Terrace	"Roeth House"	12 Swan Street	Lot 23, DP 588932	Local	I72 Update reference on map to I72
Raymond Terrace	Raymond Terrace Public School— former school hall, including WWI school honour board	14 and 16 Swan Street	Lot 2, DP 868750; Lot 11, DP 1034823	Local	I73 Update reference on map to I73
Raymond Terrace	"Kinross", including stone shed and landscape setting	68 Wahroonga Street	Lot 721, DP 805426	Local	I74 Update reference on map to I74
Raymond Terrace	Junction Inn	2 William Street	Lot 1, DP 1104303	Local	I75 Update reference on map to I75

Suburb	Item name	Address	Property description	Significance	Item No.
Raymond Terrace	Ralston's Building (commercial building)	4 William Street	Lot 1, DP 111303	Local	I76 Update reference on map to I76
Raymond Terrace	National Australia Bank	14 William Street	Lot 1, DP 912155	Local	I77 Update reference on map to I77
Raymond Terrace	Uniting Church, including bell tower and WWI honour board	54 William Street	Lot 190, DP 1132724	Local	I78 Update reference on map to I78
Raymond Terrace	Courthouse	59 William Street	Lot 10, Section 11, DP 758871	Local	I79 Update reference on map to I79
Raymond Terrace	St Brigid's Catholic Church Group—St Brigid's Presbytery	67 William Street	Lot 11, Section 15, DP 758871	Local	I80 Update reference on map to I80
Raymond Terrace	St Brigid's Catholic Church Group—St Brigid's Church	69 William Street	Lot 12, Section 15, DP 758871	Local	I81 Update reference on map to I81
Seaham	Seaham Cemetery	10 Grape Street 8, 10, 12, 14, 16, 18, 20 Grape Street	Lot 1, Section 36, DP 758899 Lot 1, DP 668288; Lot 7, Section 36, DP 758899; Lot 6, Section 36, DP 758899; Lot 3, Section 36, DP 758899; Lot 4, Section 36, DP 758899; Lot 10, Section 36, DP 758899; Lot 9, Section 36, DP 758899	Local	I82

Suburb	Item name	Address	Property description	Significance	Item No.
Seaham	"Tom McLennan's Cottage"	4 Middle Crescent	Lot 1, Section 31, DP 758899	Local	I83
Seaham	"Eskdale House"	792 Seaham Road 794 Seaham Road	Lot 100, DP 1064980 Lot 102, DP 1064980	Local	I84 Update map
Seaham	"Brandon", including house, stables and landscape setting	1106 Seaham Road	Lot 149, DP 1003827	Local	I85
Seaham	School of Arts, including memorial pillars and photographic collection of WWI servicemen, timber war memorial honour board, Friendly Society dispensation and Seaham ferry bell	10 Warren Street	Lot 8, DP 758899 Lot 8, Section 10, DP 758899	Local	I86
Seaham	Seaham Quarry, including interpretive sign originally installed by Professor Edgeworth David	26 and 26A Warren Street	Lot 10, DP 258195; Lot 95, DP 42639	State	I87
Seaham	St Andrew's Church	47–53 Warren Street	Lots 4–7, Section 31, DP 758899	Local	I88
Shoal Bay	Fort Tomaree—remains of WWII fortifications, including gun base, torpedo bases and torpedo tube jetty	2 Shoal Bay Road	Lot 454, DP 705463	State	I89
Shoal Bay	Tomaree Holiday Lodge Precinct	4 Shoal Bay Road	Lot 453, DP 705463	State	I90
Soldiers Point	Grave of Cecilia Cromarty	Adjacent to Seaview Crescent, 147A Soldiers Point Road	Lot 321, DP 595752	Local	I91
Tanilba Bay	Henry Halloran Group—Mosaic Temple of the Stork	31 Admiralty Avenue	Lot 45, DP 16873	State	I92
Tanilba Bay	Henry Halloran Group—Portal to the Peerless	Avenue of the Allies (Foch Forum)	Road reserve	Local	I99

Suburb	Item name	Address	Property description	Significance	Item No.
Tanilba Bay	Henry Halloran Group—Centenary Gateway Water Arch, including avenue planting of Norfolk Island Pine (<i>Araucaria heterophylla</i>)	Avenue of the Allies (Haig Hexagon)	Road reserve	Local	I100
Tanilba Bay	Henry Halloran Group—Sunset Park, including 2 stone seats, large stone table, stone fireplace and kilns	2B and 2C Caswell Crescent	Lot 1, DP 182666; Lot 7017, DP 1052528	Local	I93
Tanilba Bay	Henry Halloran Group—stone wall west of “Tanilba House”	30 Caswell Crescent	Lot 2, DP 548644	Local-State	I94
Tanilba Bay	Henry Halloran Group—Palm Circle, including Cabbage Tree Palm (<i>Livistona australis</i>)	30A Caswell Crescent	Lot 13, DP 16873	Local	I95
Tanilba Bay	“Tanilba House”, including remnants of convict barracks, garden cottage, water tank, stone walls, circular drive, wishing chair, direction finder, olive tree, rustic pergola and wisteria vine and garden setting (including Bunya Pine and fig tree)	32 Caswell Crescent	Lot 1, DP 548644	State	I96
Tanilba Bay	Henry Halloran Group—Meridian Park, including Canary Island Date Palm trees (<i>Phoenix canariensis</i>), remains of circle planting of Cabbage Tree Palm (<i>Livistona australis</i>), stone seat, relocated barbecue and possible site of 3 burials	37A–37C Caswell Crescent	Lot 2, DP 182666; Lot 1, DP 848809; Lot 7018, DP 1052527	Local	I97

Suburb	Item name	Address	Property description	Significance	Item No.
Tanilba Bay	Henry Halloran Group—former summer house, remains of former barbecue and commemorative stone work	44 Caswell Crescent	Lot 36, DP 16873	Local	I98
Tanilba Bay	Henry Halloran Group—former bathers' changing room and circular rock wall	Pomona Place	Road reserve	Local	I101
Taylors Beach	Port Jackson Fig tree (Ficus rubiginosa)	14 Taylor Road	Lot 636, DP 27628 Lot 1 DP 1205796	Local	I102 Update map
Tomago	"Tomago House", including pinetum, pleasure garden and landscape setting	421 Tomago Road	Lot 1, DP 111486	State	I103
Tomago	"Tomago House Chapel", including landscape setting	423 Tomago Road	Lot 1, DP 770610	State	I104 Include on site on map
Wallalong	Wallalong/Bowthorne War Memorial	49 High Street	Lot 12, DP 1079483 Lot 1 DP 1072936	Local	I105
Wallalong	Former Wallalong Broom Factory	44 McClymonts Swamp Road	Lot 140, DP 836929	Local	I106
Wallalong	"Wallalong House", including stables, outbuildings, gardens and landscape setting	76 Wallalong Road	Lot 577, DP 864399	Local	I107
Williamtown	St Saviour's Anglican Church, including WWI memorial plaque	12 Cabbage Tree Road	Lot 1, DP 607447	Local	I108
Williamtown	"Devon House", including former Moxey's slab cottage, dairy, hay shed and slab barn	150 Cabbage Tree Road	Lot 1, DP 832554	Local	I109
Williamtown	Sabre jet fighter aircraft	49 Medowie Road	Lot 100, DP 877528	Local	I110
Williamtown	Farm silo	20 Steel Street	Lot 2001, DP 1033856	Local	I111

Suburb	Item name	Address	Property description	Significance	Item No.
Woodville	General store and post office	229 Clarence Town Road	Part Lot 24, DP 10074 Lot 24 DP 10074	Local	I112
Woodville	Former All Saints Church	235 Clarence Town Road	Lot 1, DP 137188	Local	I113
Woodville	Dunmore Bridge	Clarencetown Road, Paterson River		State	I114
Woodville	School of Arts	868 and 870 Paterson Road 868 Paterson Road, 870 and 870A Paterson Road	Lot 12, DP 1058974; Part Lot 51, DP 752451; Lot 12 DP 1058974; Lot 121, DP 1165571; Lot 122, DP 1165571	Local	I115
Woodville	"Tressingfield" (formerly "Carlton Cottage"), including gardens and landscape setting	1081 Paterson Road	Lot 1, DP 948190	Local	I116
Woodville	"Stradbroke", including stone barn and landscape setting	1137 Paterson Road	Lot 17, DP 1104247	Local	I117

Table 2 Heritage conservation areas

Description	Identification on Heritage Map	Significance	Item no
Hinton Heritage Conservation Area	Shown by red hatching and labelled "C1"	Local	C1
Raymond Terrace Heritage Conservation Area	Shown by red hatching and labelled "C2"	Local	C2

Table 3 Archaeological sites


Suburb	Item Name	Address	Property Description	Significance	Item no
Eagleton	Eagleton Shipyard site	673 Newline Road	Lot 2, DP 826917	Local	A1
East Seaham	"Burrowel" (homestead)	110 East Seaham Road	Lot 2, DP 194920	Local	A2
Raymond Terrace	Irrawang Pottery site	70 Rees James Road	Lot 113, DP 733181	Local	A4
Seaham	Porphyry Point site	1 Warren Street	Lot 1, DP 538498	Local	A3
Swan Bay	Remains of the Port Stephens Fire Brick Company Works	670 Swan Bay Road	Lot 1, DP 774880	Local	A5
Woodville	"Pomfrett's Cottage" (slab cottage)	862A and 868 Paterson Road 862 Paterson Road	Lot 2, DP 782062 Lot 510 DP 1150491	Local	A6

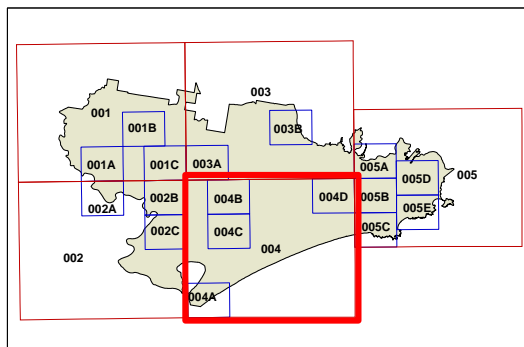
Land Zoning Map - Sheet LZN_004

Zone

- | | |
|------------|------------------------------------|
| B1 | Neighbourhood Centre |
| B2 | Local Centre |
| B3 | Commercial Core |
| B4 | Mixed Use |
| B5 | Business Development |
| B7 | Business Park |
| E1 | National Parks and Nature Reserves |
| E2 | Environmental Conservation |
| E3 | Environmental Management |
| E4 | Environmental Living |
| IN1 | General Industrial |
| IN2 | Light Industrial |
| IN4 | Working Waterfront |
| R1 | General Residential |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| RU1 | Primary Production |
| RU2 | Rural Landscape |
| RU3 | Forestry |
| RU5 | Village |
| SP1 | Special Activities |
| SP2 | Infrastructure |
| W1 | Natural Waterways |
| W2 | Recreational Waterways |

Cadastre

 Cadastre 24/04/2019 © Spatial Services



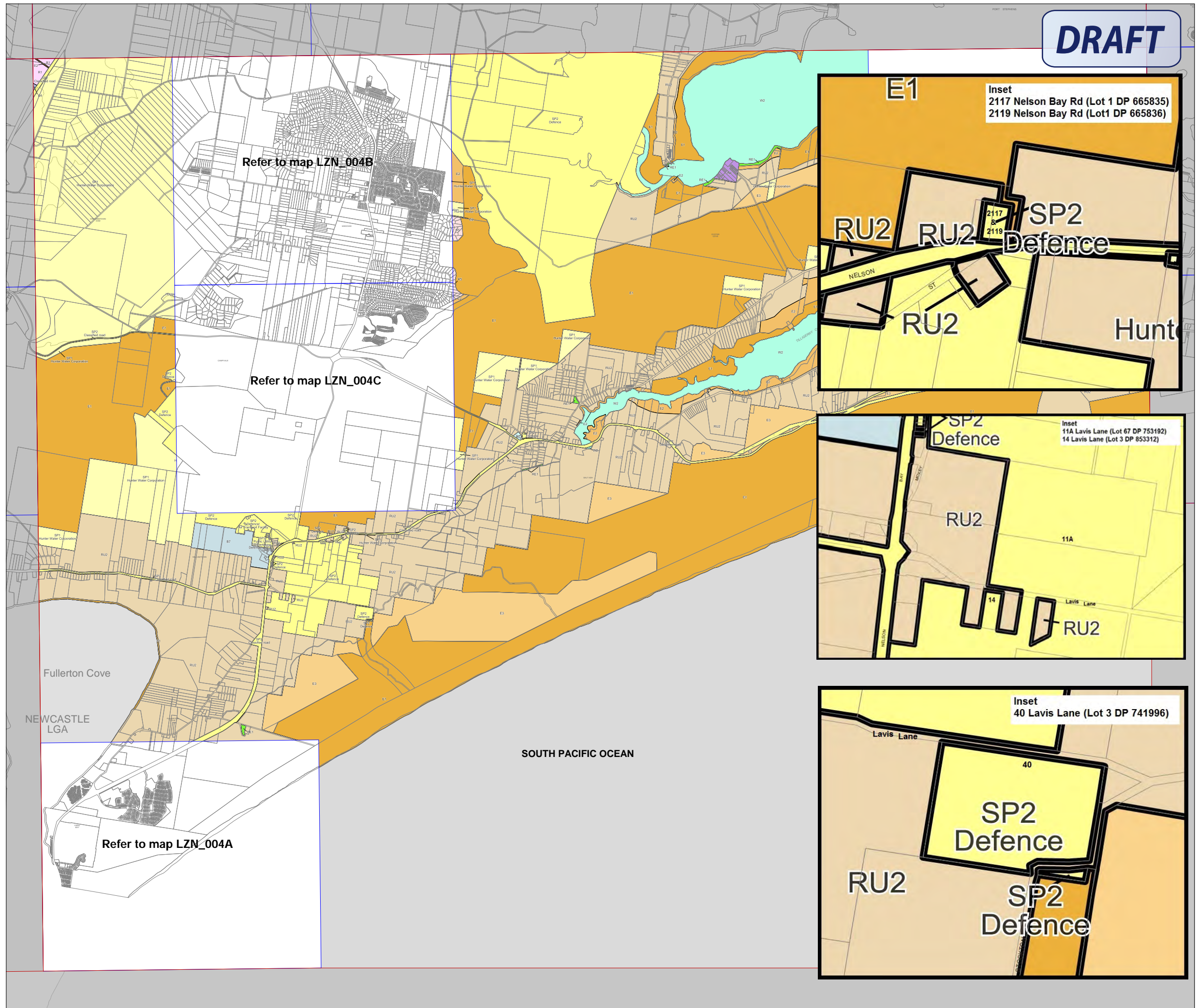
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Zone 56



Scale: 1:80,000 @ A3

Map Identification Number :
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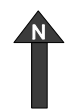
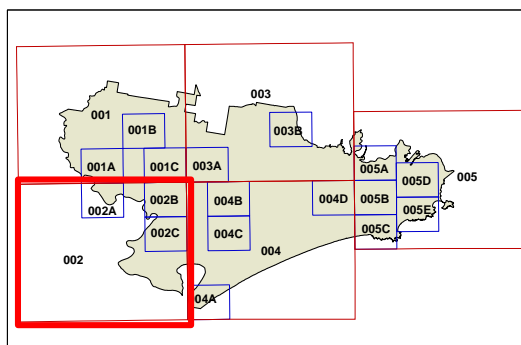
Lot Size Map - Sheet LSZ_002

Minimum Lot Size (sq m)

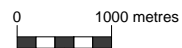
B	200
F	400
G	450
I	500
M	600
Q	700
T	900
V	2000
W	4000
Y	1 ha
Z1	2 ha
Z2	4 ha
AB1	10 ha
AB2	20 ha
AB3	40 ha

Cadastral

 Cadastral 24/04/2019 © Spatial Services



GDA 1994
MGA Zone 56



Scale: 1:80,000 A3

Map identification number :
6400_COM_LSZ_002_080_20190424

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Refer to map LSZ_002A

Refer to map LSZ_002B

Refer to map LSZ_002C

MAITLAND LGA

NEWCASTLE LGA

Inset
601 Cabbage Tree Rd (Lot 1 DP 195630)

AB2

AB2

601

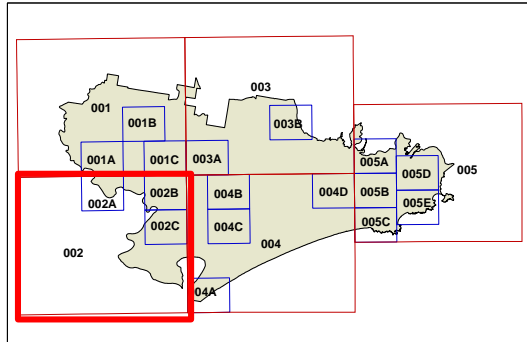
CABBAGE

TREE

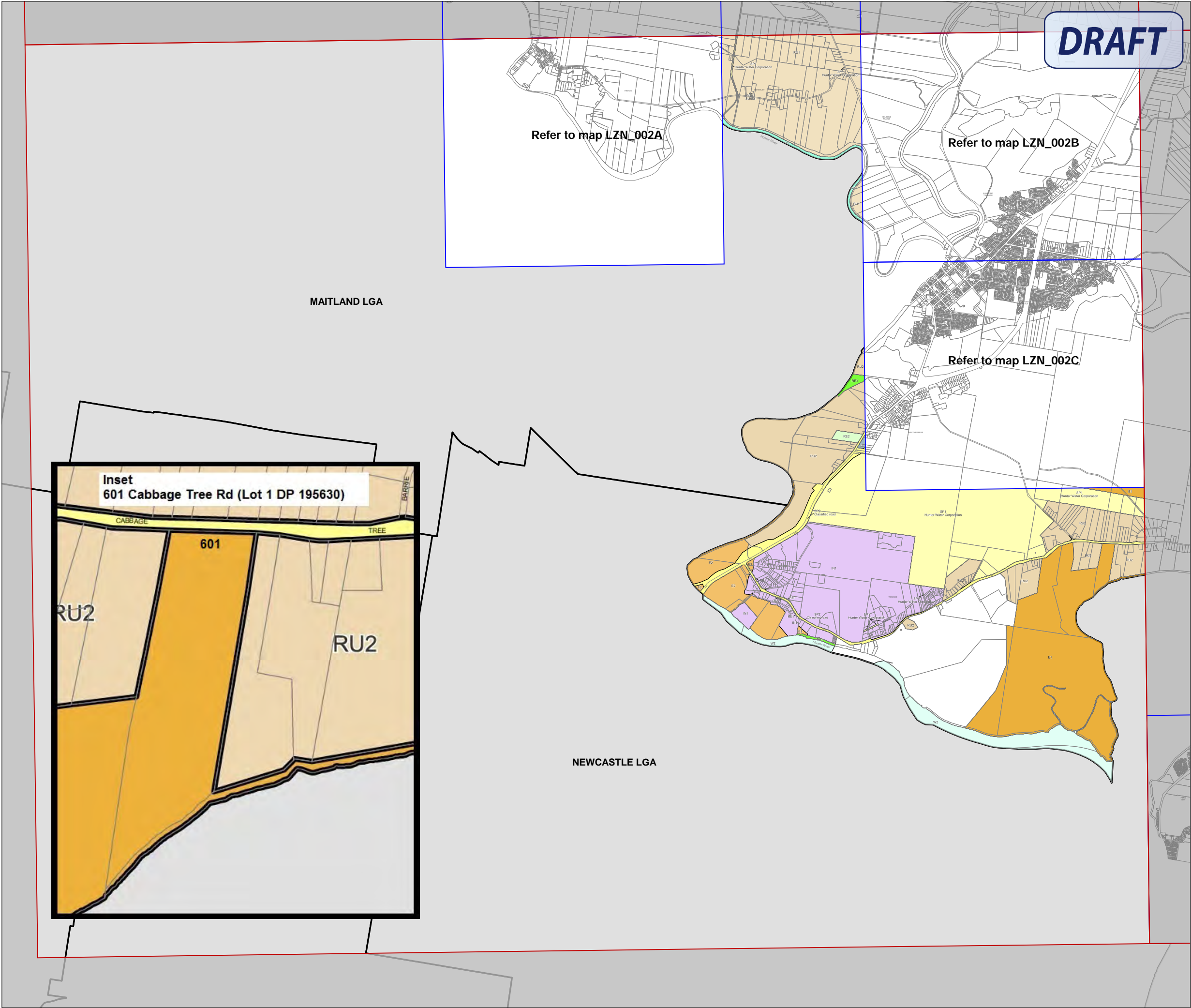
Land Zoning Map - Sheet LZN_002

- Zone**
- B1** Neighbourhood Centre
 - B2** Local Centre
 - B3** Commercial Core
 - B4** Mixed Use
 - B5** Business Development
 - B7** Business Park
 - E1** National Parks and Nature Reserves
 - E2** Environmental Conservation
 - E3** Environmental Management
 - E4** Environmental Living
 - IN1** General Industrial
 - IN2** Light Industrial
 - IN4** Working Waterfront
 - R1** General Residential
 - R2** Low Density Residential
 - R3** Medium Density Residential
 - R5** Large Lot Residential
 - RE1** Public Recreation
 - RE2** Private Recreation
 - RU1** Primary Production
 - RU2** Rural Landscape
 - RU3** Forestry
 - RU5** Village
 - SP1** Special Activities
 - SP2** Infrastructure
 - W1** Natural Waterways
 - W2** Recreational Waterways

Cadastre
Cadastre 24/04/2019 © Spatial Services



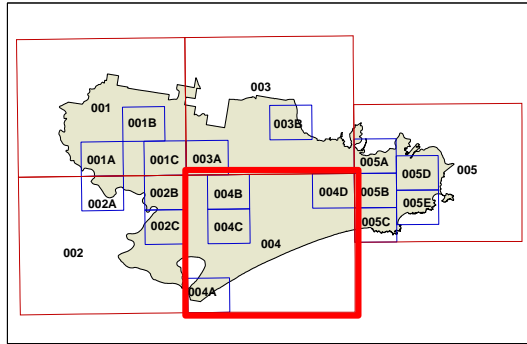
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Land Zoning Map - Sheet LZN_004

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B5 Business Development
 - B7 Business Park
 - E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E3 Environmental Management
 - E4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - IN4 Working Waterfront
 - R1 General Residential
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU3 Forestry
 - RU5 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - W1 Natural Waterways
 - W2 Recreational Waterways

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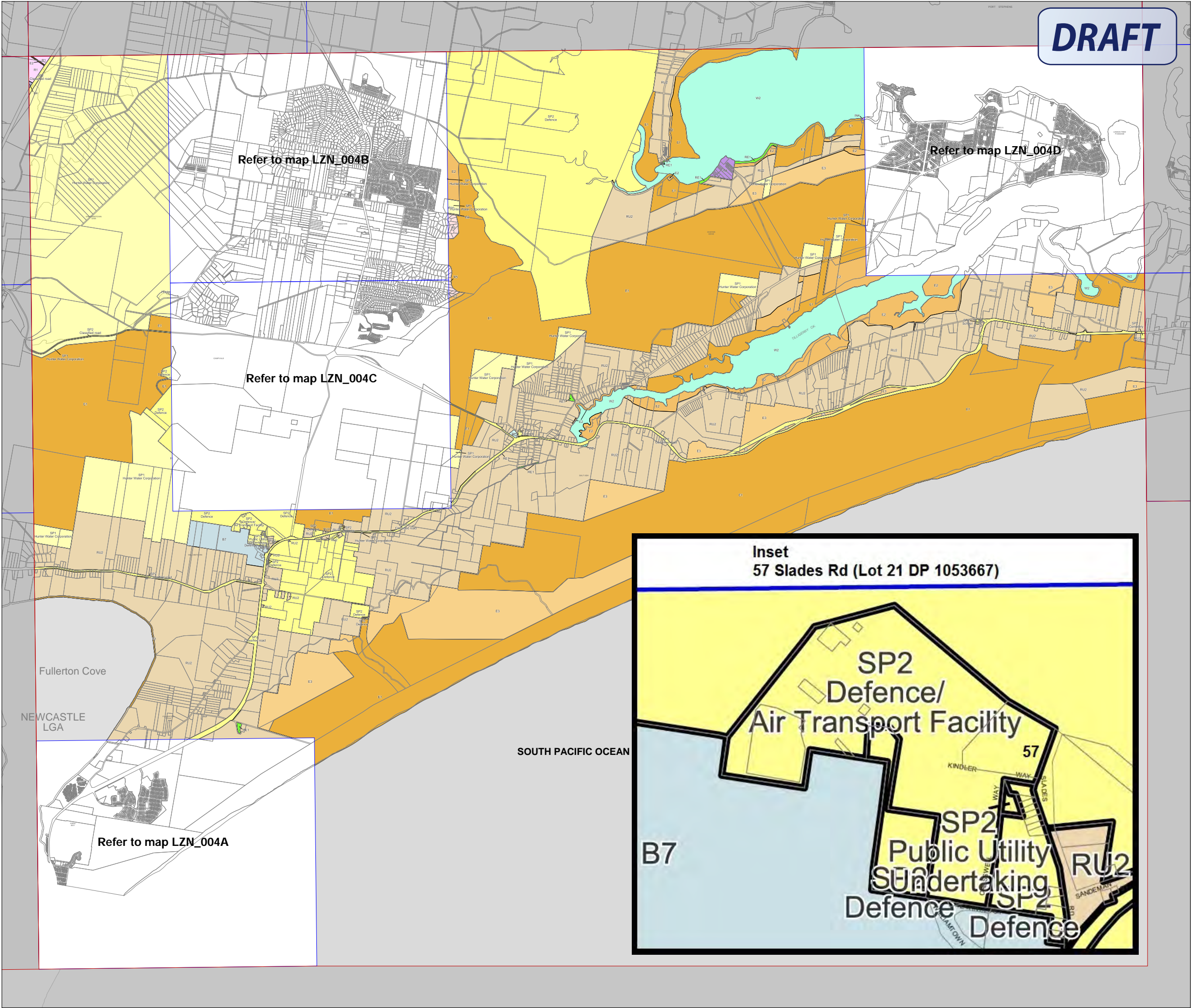


Projection: GDA 1994
Zone 56

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Map Identification Number :
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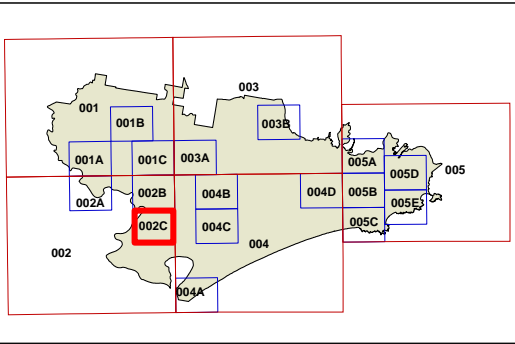
Height of Buildings Map -
Sheet HOB_002C

Maximum Building Height (m)

I	8
J	9
M	12
O	15
Q	19

Cadastre

 Cadastre 24/04/2019 © Spatial Services



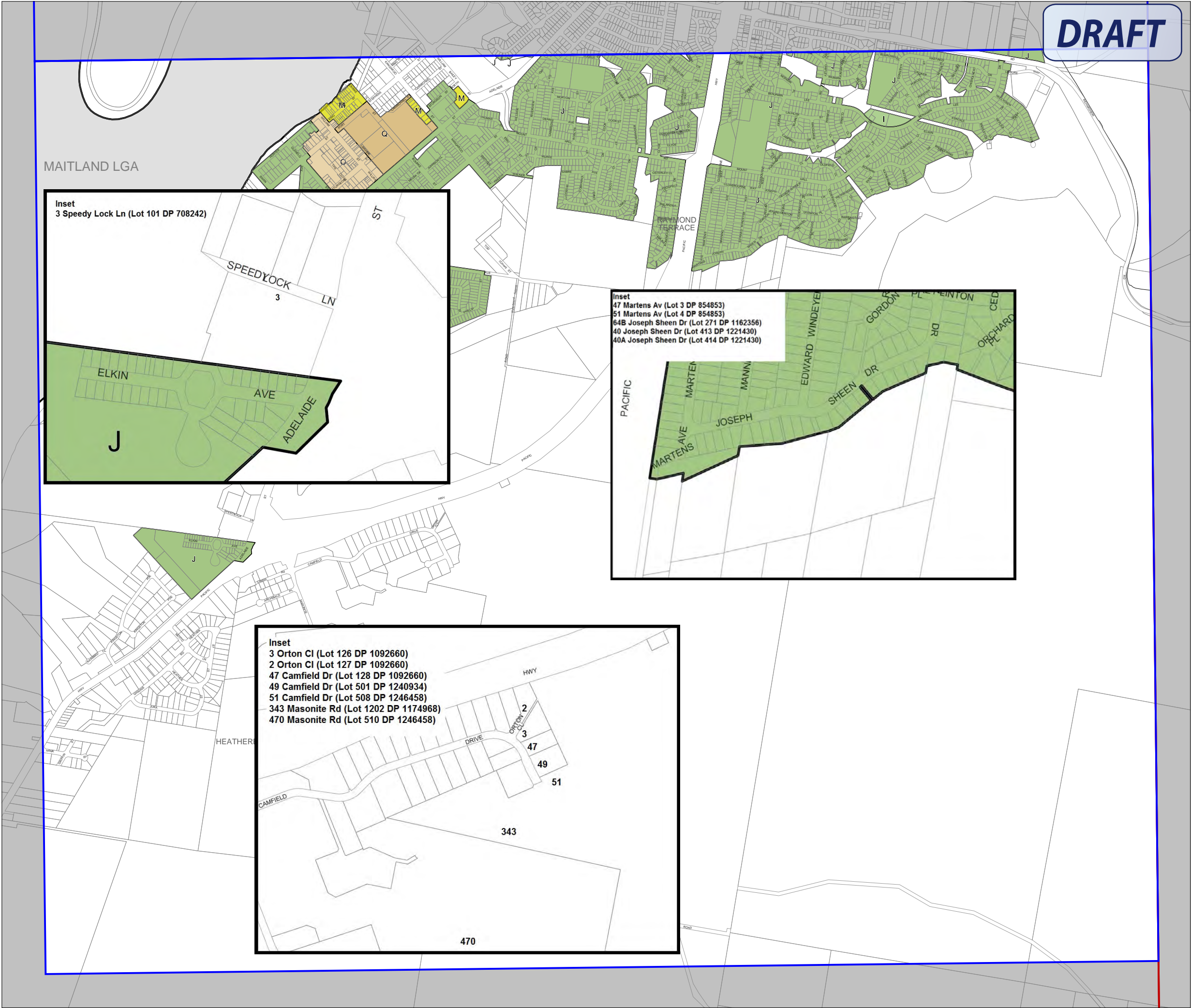
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Map identification number :
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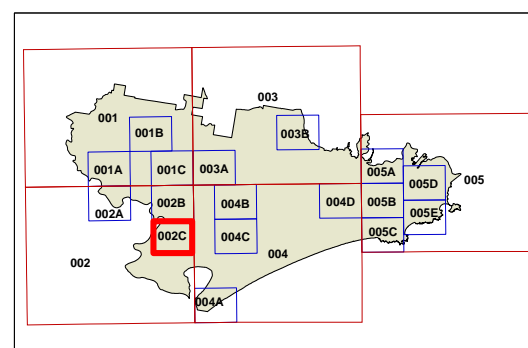
Lot Size Map - Sheet LSZ_002C

Minimum Lot Size (sq m)

B	200
F	400
G	450
I	500
M	600
Q	700
T	900
V	2000
W	4000
Y	1 ha
Z1	2 ha
Z2	4 ha
AB1	10 ha
AB2	20 ha
AB3	40 ha

Cadastre

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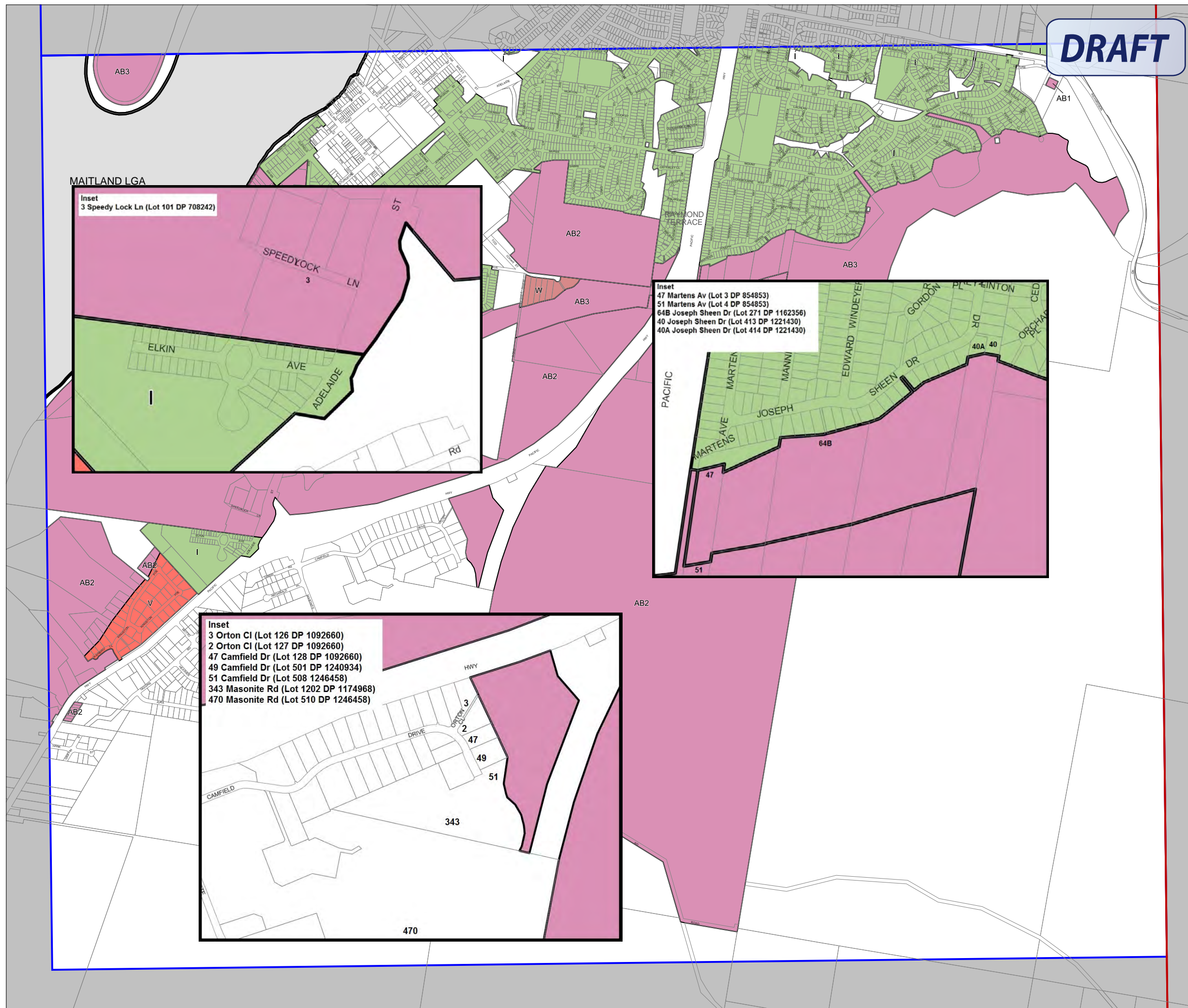
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MGA Zone 56

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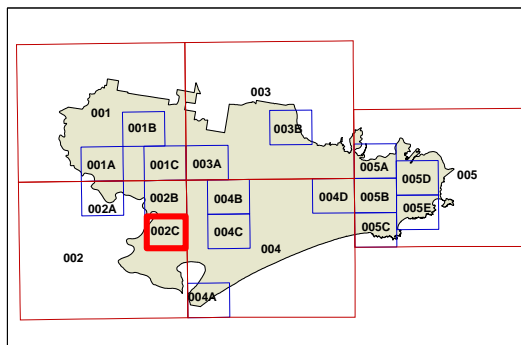
Land Zoning Map - Sheet LZN_002C

Zone

- | | |
|--|------------------------------------|
| B1 | Neighbourhood Centre |
| B2 | Local Centre |
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| IN1 | General Industrial |
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| R1 | General Residential |
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| RU5 | Village |
| SP1 | Special Activities |
| SP2 | Infrastructure |
| W1 | Natural Waterways |
| W2 | Recreational Waterways |

Cadastre

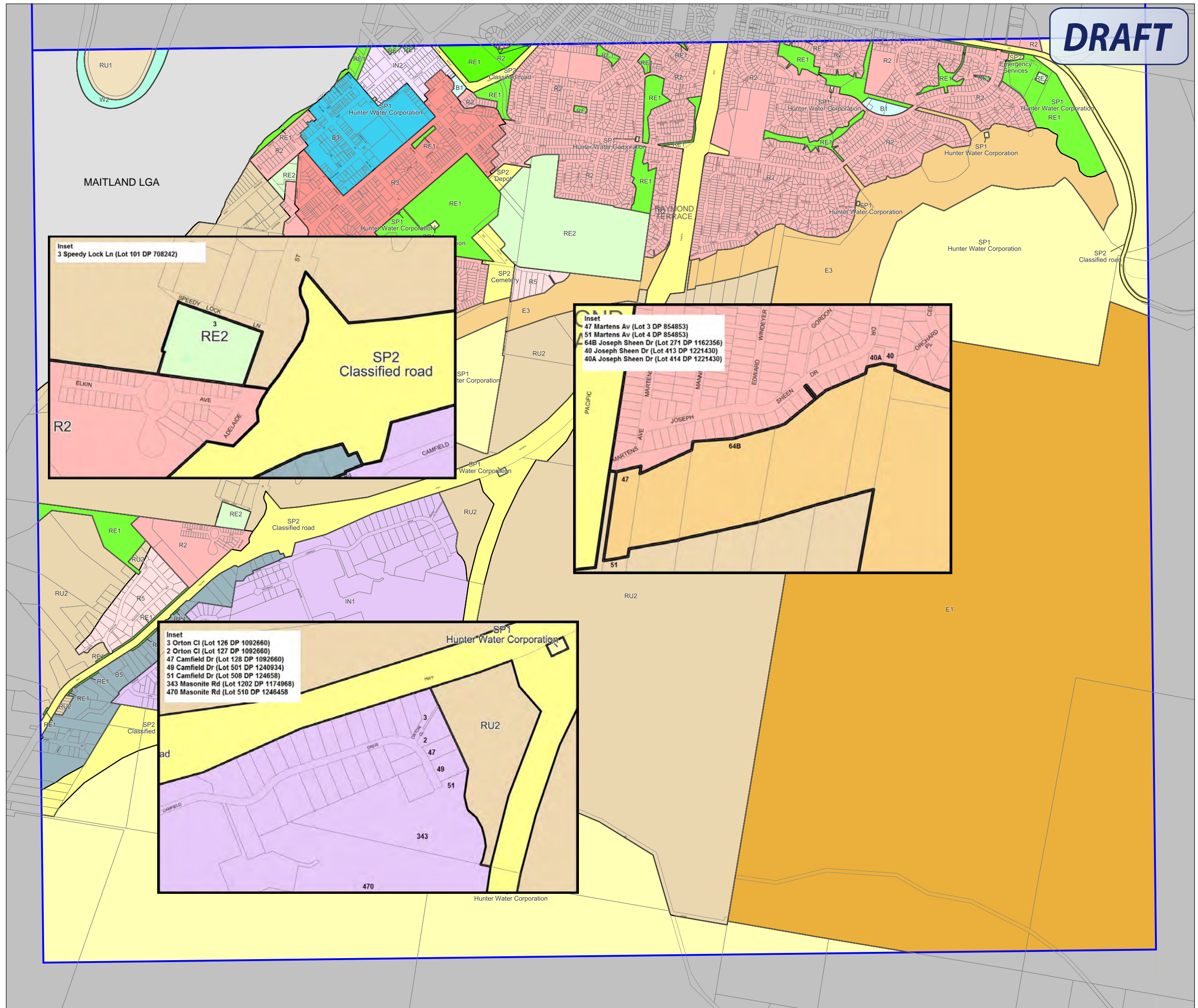
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0 400 metres




Projection: GDA 1994
Zone 56
Map Identification Number :
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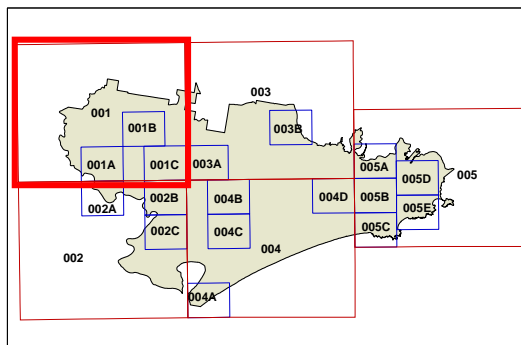
Heritage Map - Sheet HER_001

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

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Projection: GDA 1994
Zone 56

0 1000 metres

Map Identification Number :
6400_COM_HER_001_080_20190424

DUNGOG LGA

MAITLAND LGA

Refer to map HER_001B

Refer to map HER_001A

Refer to map HER_001C






Port Stephens Local Environmental Plan 2013


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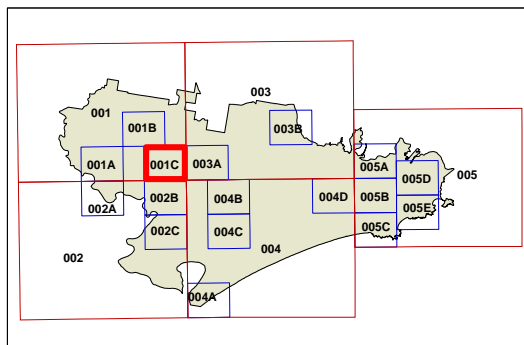
Heritage Map - Sheet HER_001C

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

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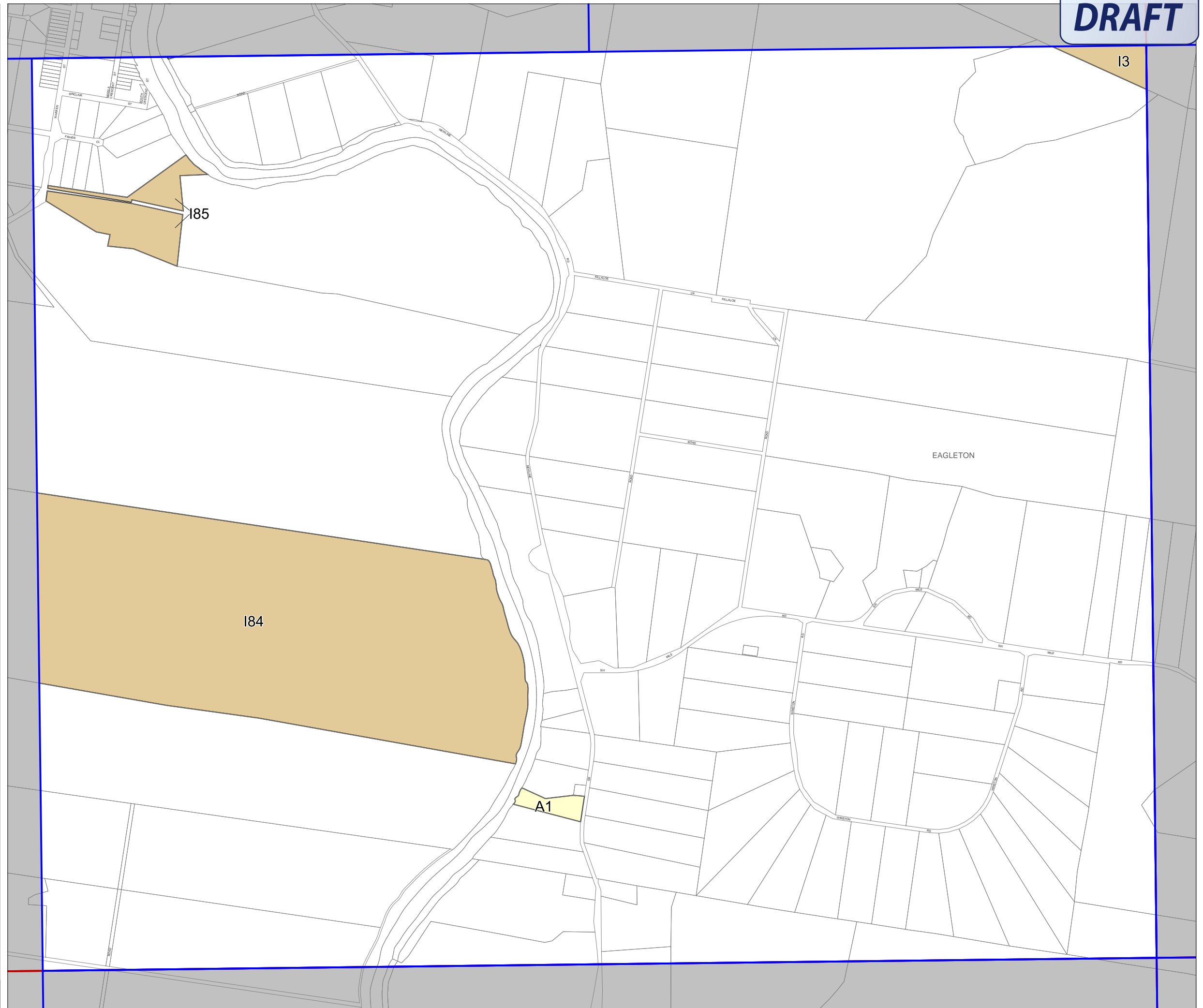


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Zone 56

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Map Identification Number :
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Port Stephens Local Environmental Plan 2013

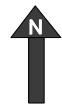
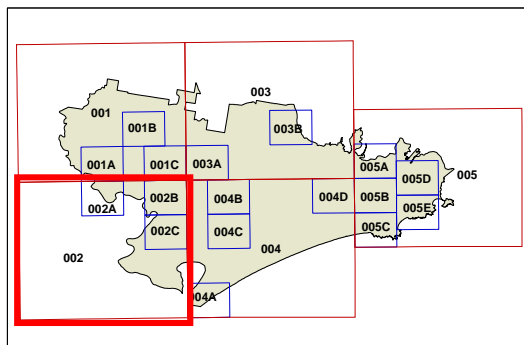
Heritage Map - Sheet HER_002

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

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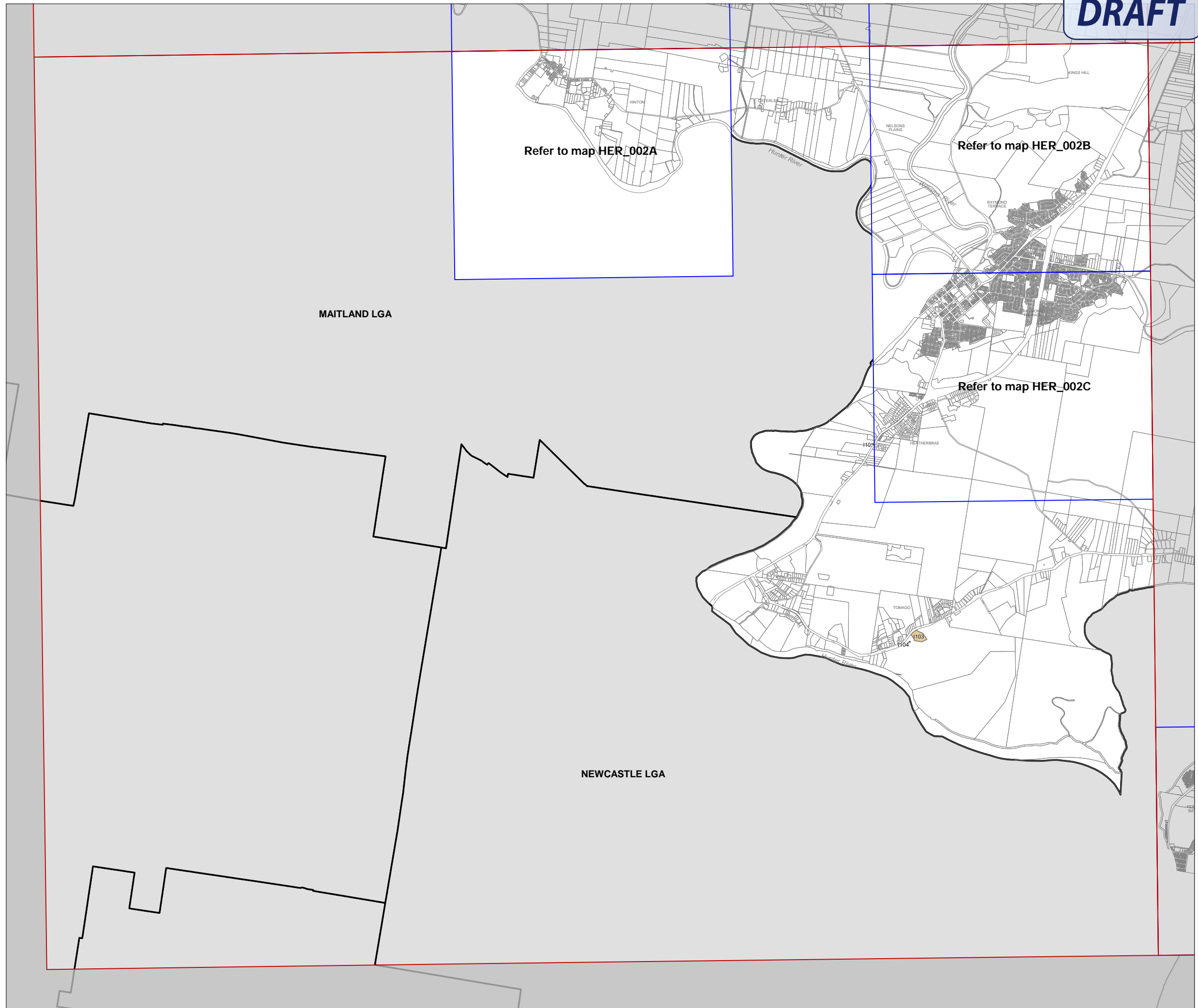


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Zone 56

0 1000 metres




Map Identification Number :
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


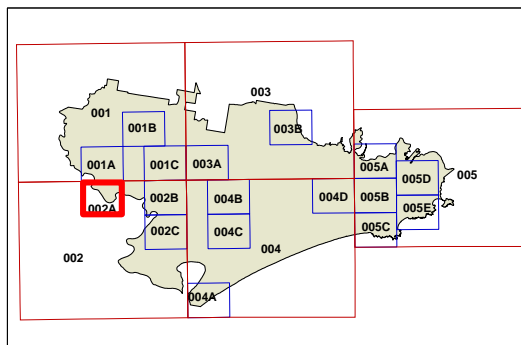
Heritage Map - Sheet HER_002A

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

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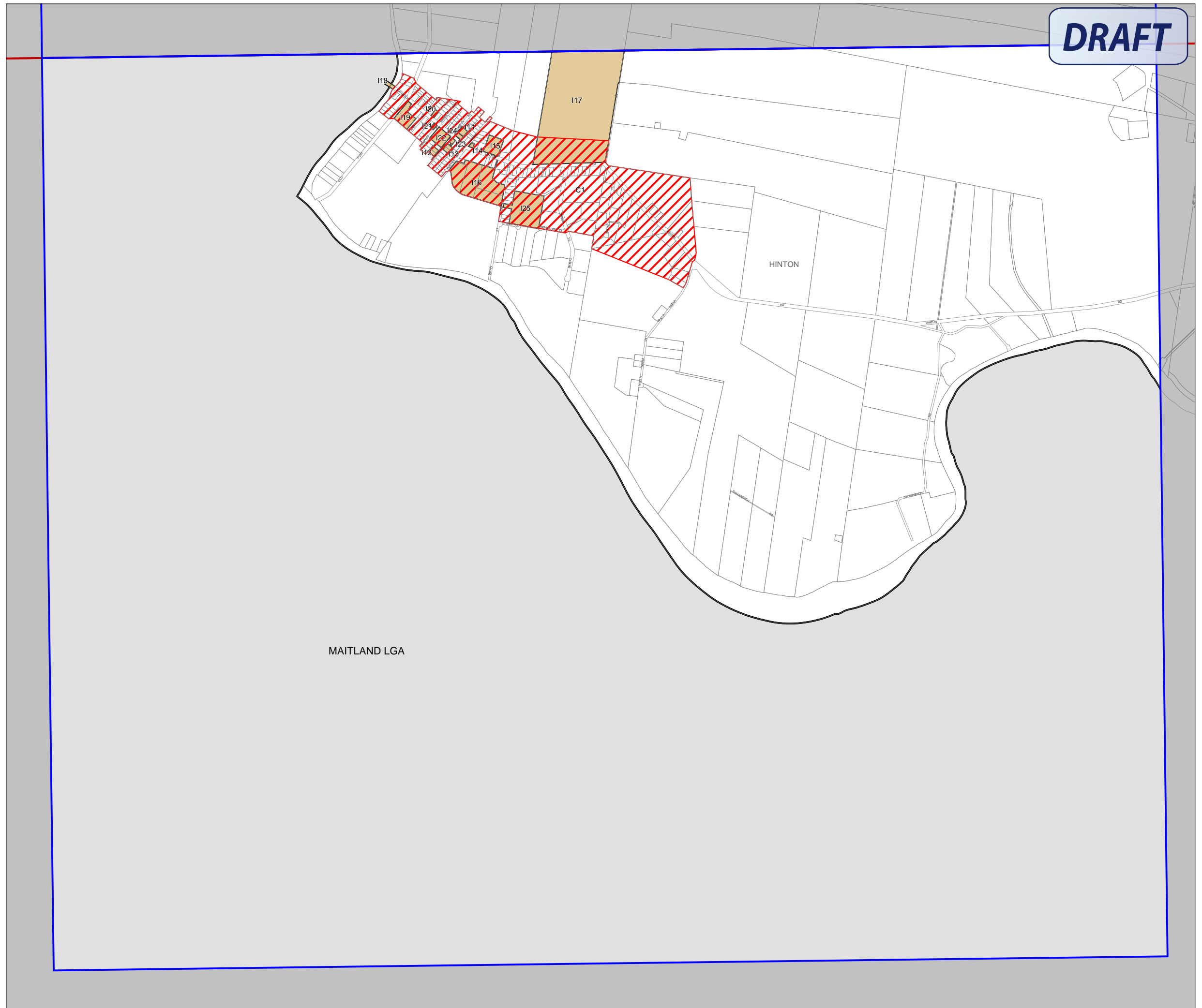
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Zone 56

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
Port Stephens Local Environmental Plan 2013

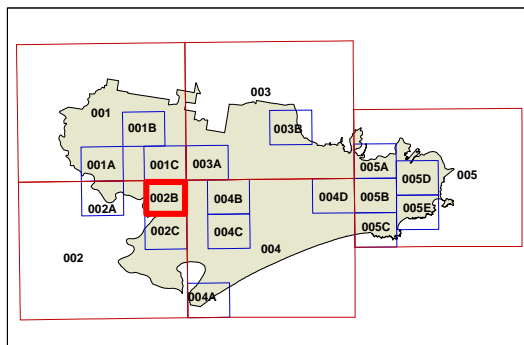
Heritage Map - Sheet HER_002B

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

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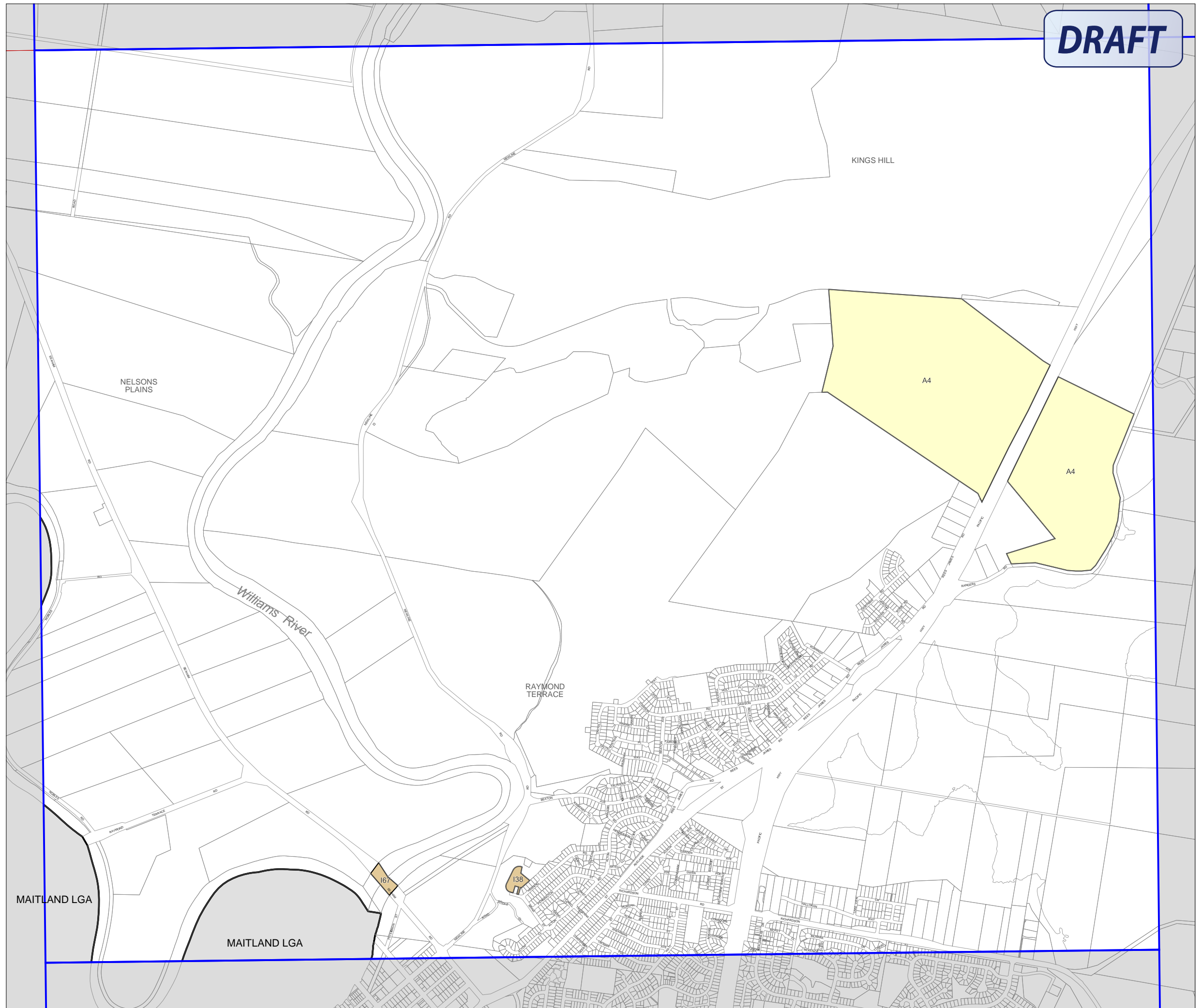
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Zone 56

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Map Identification Number :
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Port Stephens Local Environmental Plan 2013

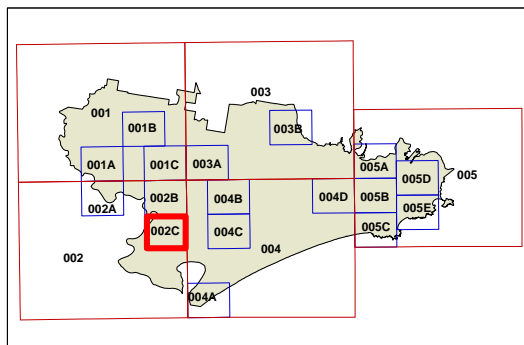
Heritage Map - Sheet HER_002C

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

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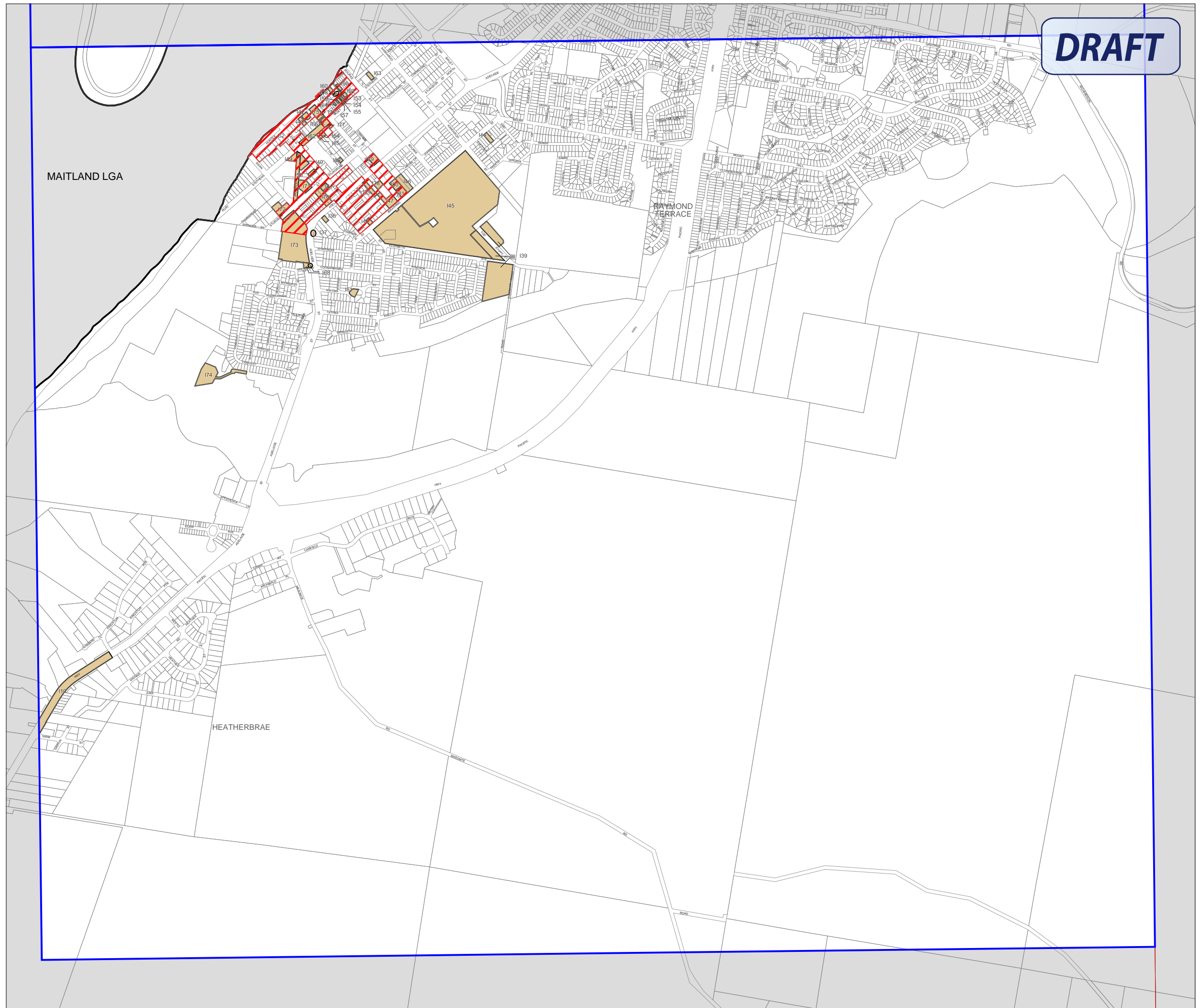
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Zone 56

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Map Identification Number :
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Port Stephens Local Environmental Plan 2013

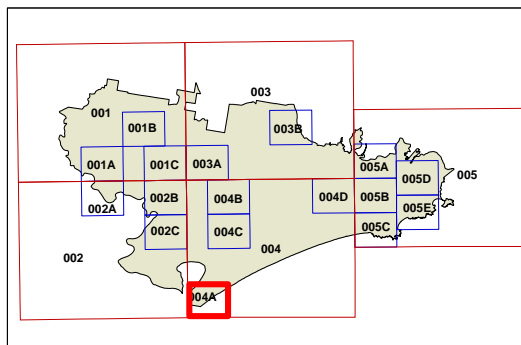
Heritage Map - Sheet HER_004A

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

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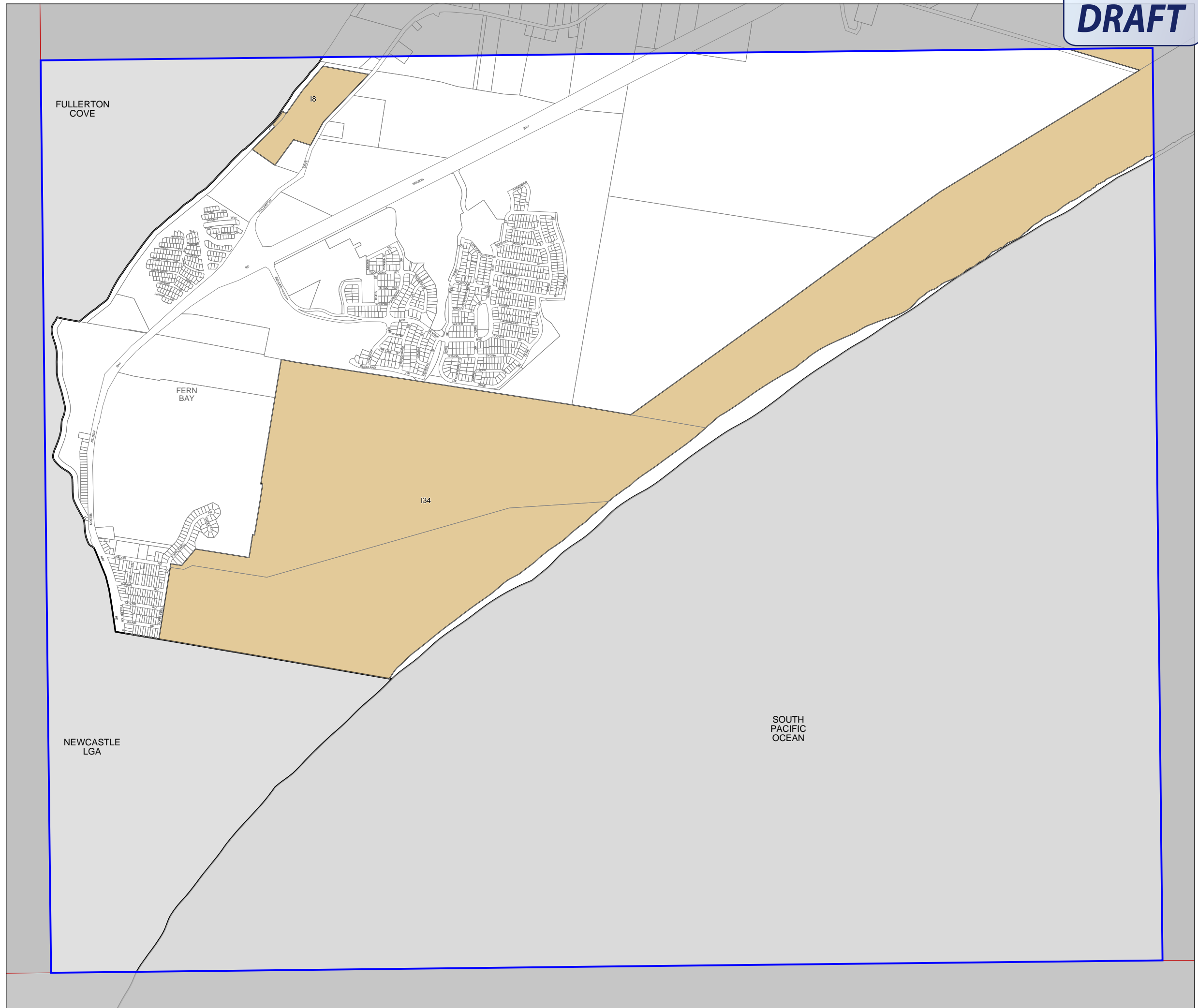
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Zone 56

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Scale: 1:20,000 @ A3




Map Identification Number :
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


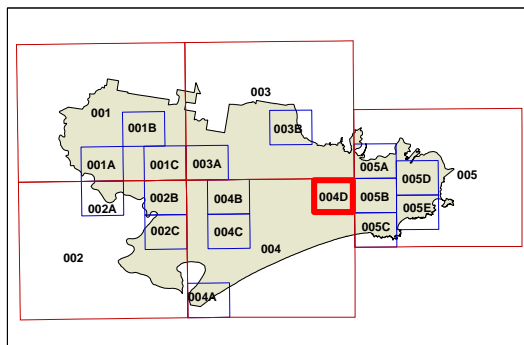
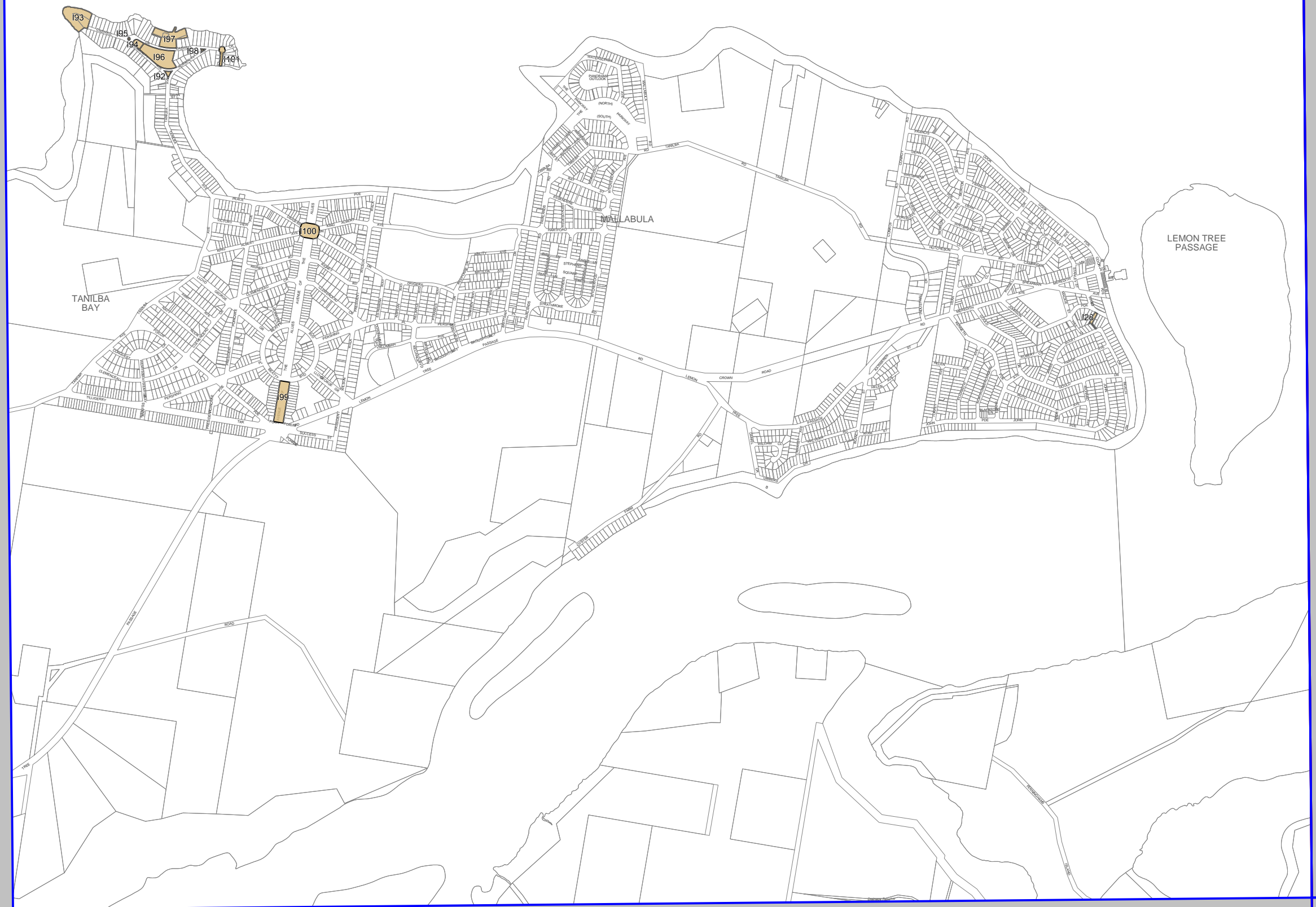
Heritage Map - Sheet HER_004D

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

-  Cadastre 24/04/2019 © Spatial Services



0 400 metres

Projection: GDA 1994
Zone 56




Scale: 1:20,000@ A3

Map Identification Number :
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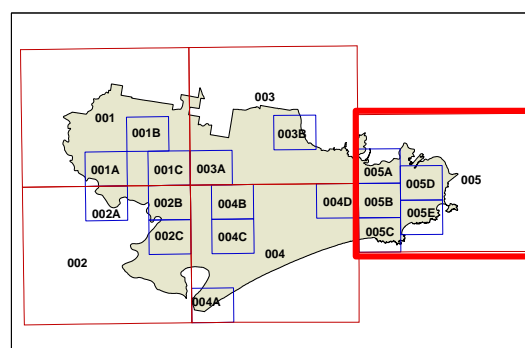
Heritage Map - Sheet HER_005

Heritage

-  Conservation Area - General
 Item - General
 Item - Archaeological

Cadastre

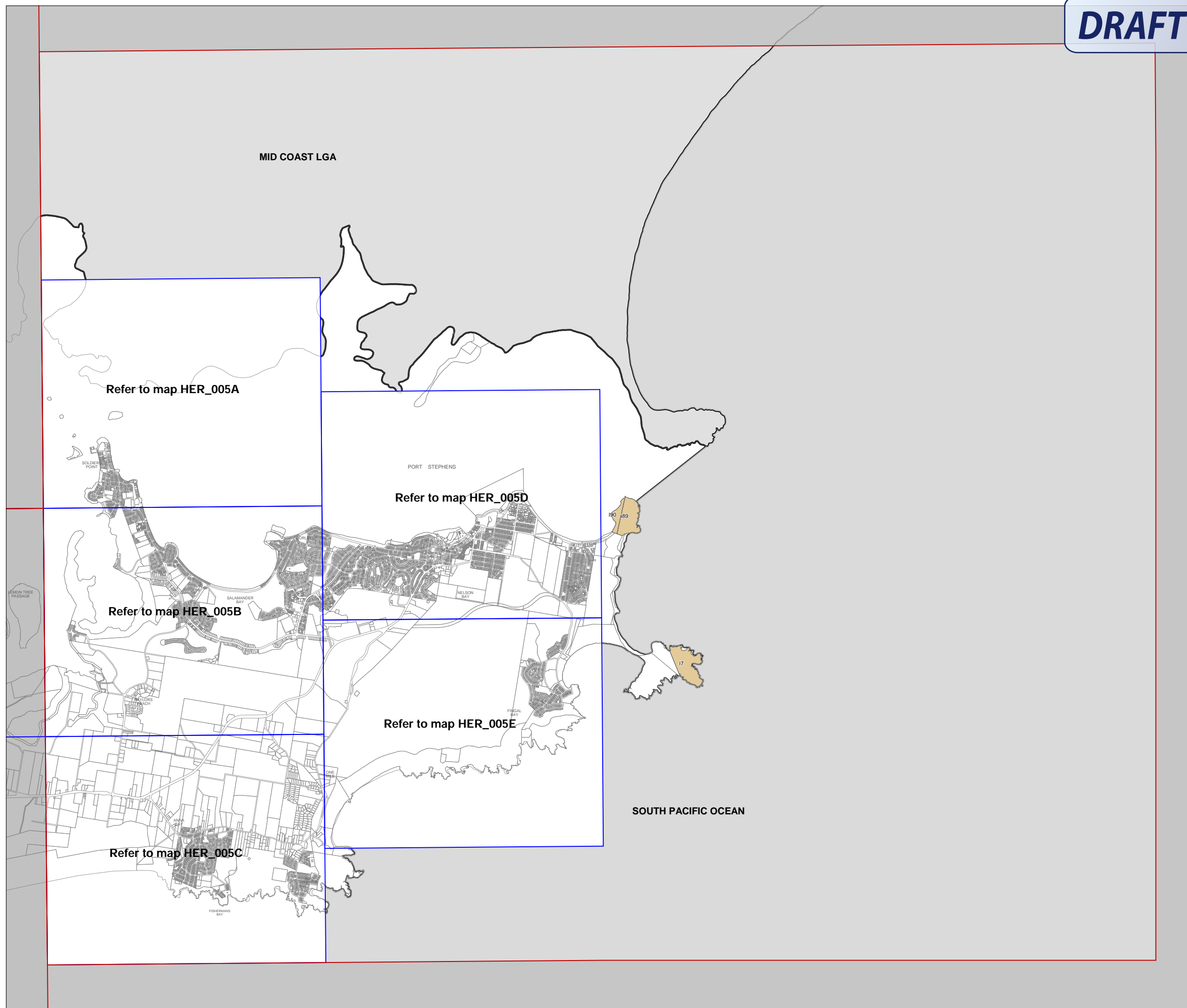
 Cadastre 24/04/2019 © Spatial Services



Projection: GDA 1994
Zone 56




Map Identification Number :
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DRAFT




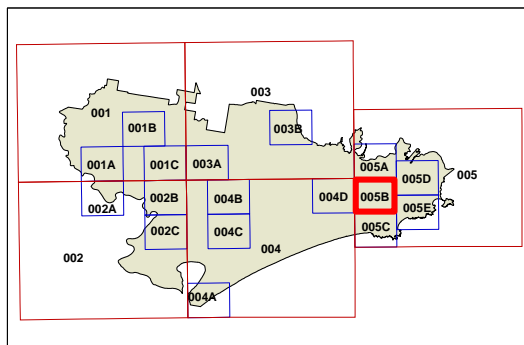
Heritage Map - Sheet HER_005B

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

-  Cadastre 24/04/2019 © Spatial Services

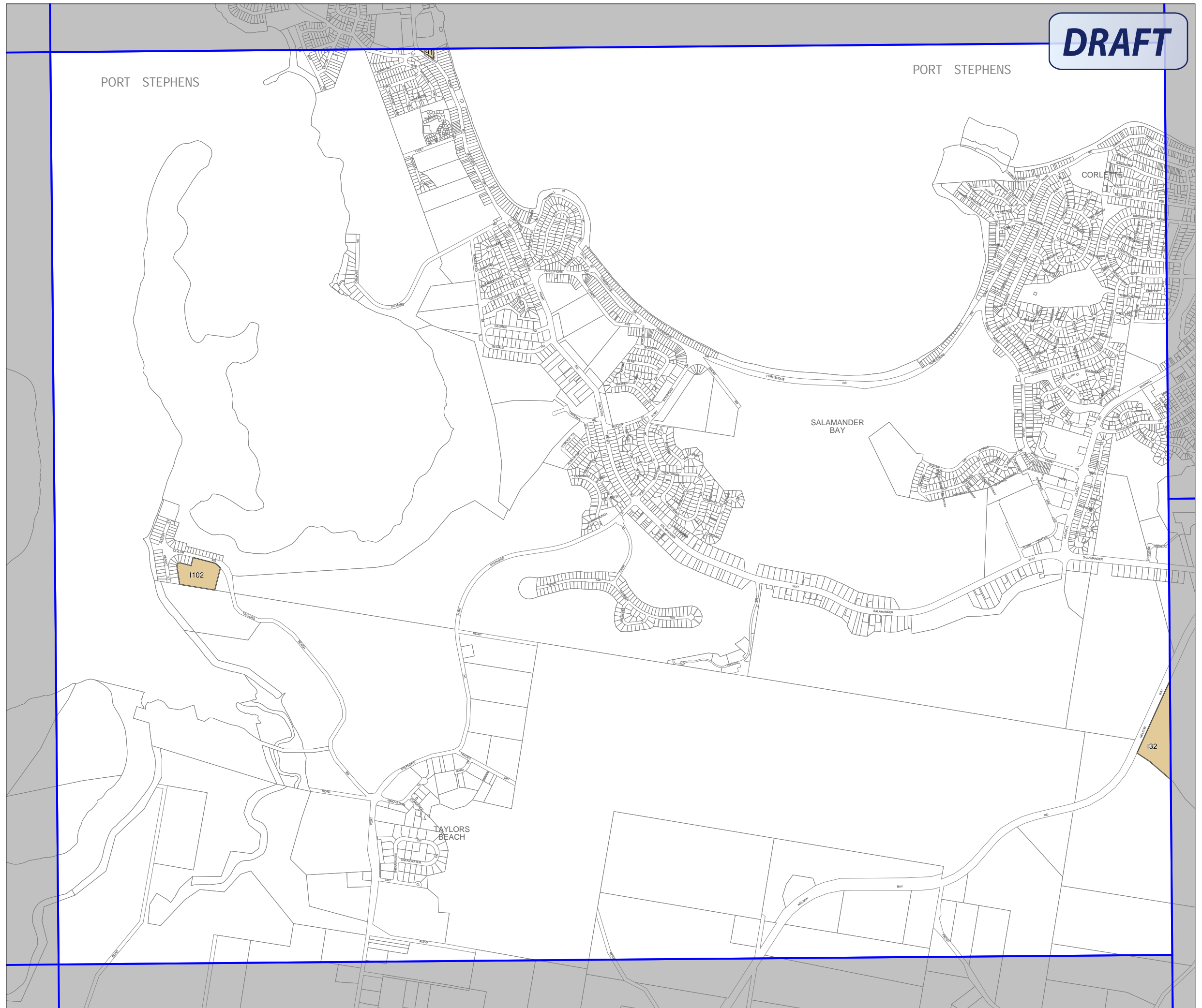


0 400 metres

Projection: GDA 1994
Zone 56




Scale: 1:20,000@ A3

Map Identification Number :
6400_COM_HER_005B_020_20190424




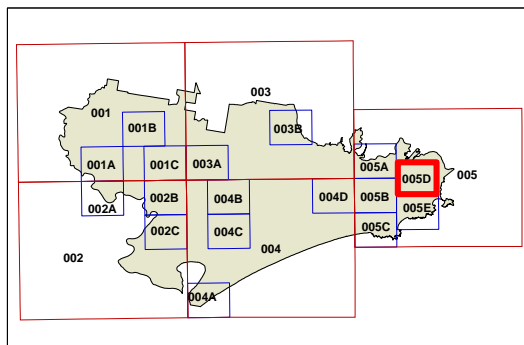
Heritage Map - Sheet HER_005D

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

-  Cadastre 24/04/2019 © Spatial Services



0 400 metres

Projection: GDA 1994
Zone 56

Scale: 1:20,000@ A3

Map Identification Number :
6400_COM_HER_005D_020_20190424

