

3<sup>rd</sup> March 2023

**OUR REF: 223080-L001001**  
**PSC REF: 58-2022-4-1**

General Manager  
Port Stephens Council  
PO Box 42  
RAYMOND TERRACE NSW 2324

Attention: Matthew Borsato, Senior Strategic Planner

Dear Matthew,

**RE: REPORT ON THE PUBLIC HEARING INTO THE RECLASSIFICATION OF PARTS OF LOTS 21 & 23 DP 1044009, 100 & 174A SALAMANDER WAY, SALAMANDER BAY**

The Public Hearing was undertaken at the Tomaree Library and Community Centre on Thursday 2<sup>nd</sup> March 2023 at 6:00pm.

One (1) member of the general public attended.

The Public Hearing was chaired by Bob Lander, Director, Tattersall Lander Pty Ltd with staff from Tattersall Lander recording attendees and the presentation. Permission for the recording of the meeting was obtained from the attendee and this recording provides details of the questions raised, as indicated below. The Presentation commenced at 6:06pm.

Also in attendance was Mr Matthew Borsato, Senior Strategic Planner, Port Stephens Council.

The presentation was a PowerPoint presentation, refer Attachment A.

With only one (1) attendee, questions were asked throughout the presentation and related to:-

*Question 1 – What is an SP2 zone.*

*Answer – SP2 Zones are an Infrastructure zone that are utilised to allow for, in this instance, the development of schools and associated development ie carparks, child care etc*

*Question 2 – Why does the Council need to reclassify the land.*

*Answer – At the moment the subject land is Community Land and it needs to be reclassified as Operational Land so that Council can deal commercially, if decided, with the St Philips Educational Foundation Pty Ltd for the sale of the subject land.*

*Question 3 – What is the timeframe for this proposal to be completed.*

*Answer – It is tentatively expected that Council may consider the matter in mid-April with a submission to the Department of Planning being undertaken in May and Gazettal of the Reclassification in July 2023. This timeframe is an estimate only.*

With no further questions, the Public Hearing was closed at 6:21pm.

Should you require any further information or have any questions, please do not hesitate to contact this office.

Kind regards

**TATTERSALL LANDER PTY LTD**



**Bob Lander  
Director**

Encl

## Attachment A – Copy of Public Hearing Presentation Slides

# Reclassification of Community Land Parts of Lot 100 and 174A Salamander Way Salamander Bay

Owner: Port Stephens Council

Public Meeting Chair: Bob Lander  
Director, Tattersall Lander Pty Ltd

Public Hearing: Thursday 2 March 2023

Venue: Tomaree Library and Community Centre  
7 Community Close, Salamander Bay

# Reclassification of Community land

## Introduction for this Meeting

- 1.To provide information about the proposed reclassification of Community Land to Operational Land and the associated planning process; and
- 2.To provide an opportunity for public input into finalisation of planning documents prior to lodgement with the Department of Planning & Environment; and
- 3.To provide a Community forum to ask questions about the proposed reclassification process; and
- 4.To provide an opportunity to have the Community raise issues in a independent forum.

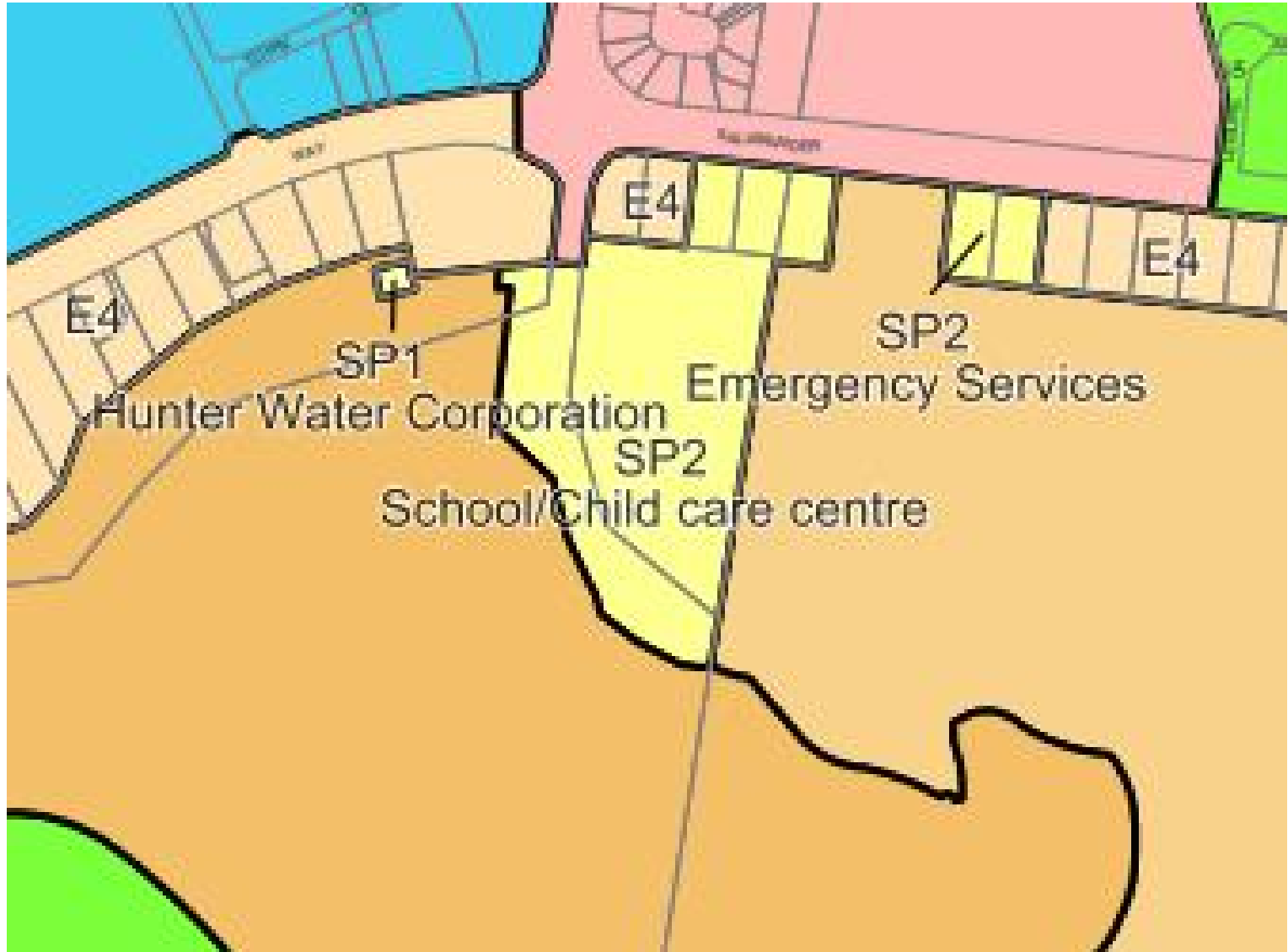
# Role of Tattersall Lander Pty Ltd

- Chair this Public Forum as part of the Department of Planning and Environment's requirements for Community consultation via a public hearing.
- Independent external consultant that is not a proponent for the reclassification process.
- Provide an Overview of the Planning Proposal.
- Provide an independent report to Council on this public hearing

# Site Plan



# Current Zoning – SP2





# Overview

Proposal to reclassify parts of Lots 100 and 174A Salamander Way to Operational Land from the current classification of Community Land.

Current zoning of the land is in part:-

- C2 Environmental Conservation
- RE1 Public Recreation
- SP2 Infrastructure (School/Child Care Centre)

Only the current developed parts of land are the subject of the reclassification process and these lands are only zoned SP2.

# Overview

Existing footprint is as per the site plan. The existing use by St Philip's Christian College Port Stephens is as a Carpark and Playground Extension and was approved under DA 16-2016-770-1 in June 2017.

A licence was issued by Council in July 2016 to allow the School to undertake the development.

Council intention is to commence commercial negotiations with St Philip's Education Foundation Pty Ltd if the land is reclassified and may sell the land.

Reclassification of Community Land  
Parts of Lot 100 and 174A Salamander  
Way Salamander Way

Questions from the  
Community?

Reclassification of Community Land  
Parts of Lot 100 and 174A Salamander  
Way Salamander Bay  
Where to from now

Consideration of submissions/ issues  
raised

Post exhibitions report to Council

Submission to Department for  
finalisation of reclassification process