



ORDINARY COUNCIL MEETING – 11 MARCH 2025

ITEM NO. 1

**FILE NO: 25/18435
EDRMS NO: 16-2024-387-1**

DEVELOPMENT APPLICATION (DA) 16-2024-387-1 FOR EARTHWORKS - FLOOD MOUND AND DRIVEWAY AT 1367 CLARENCE TOWN ROAD, SEAHAM

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT AND COMPLIANCE SECTION MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Approve Development Application 16-2024-387-1 for Earthworks – Flood Mound and Driveway, at 1367 Clarence Town Road, Seaham (Lot:9 DP:758899) subject to the conditions contained in **(ATTACHMENT 1)**.

**ORDINARY COUNCIL MEETING - 11 MARCH 2025
MOTION**

040	<p>Councillor Paul Le Mottee Councillor Ben Niland</p> <p>It was resolved that Council approve Development Application 16-2024-387-1 for Earthworks – Flood Mound and Driveway, at 1367 Clarence Town Road, Seaham (Lot:9 DP:758899) subject to the conditions contained in (ATTACHMENT 1).</p>
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Cr Giacomo Arnott foreshadowed a motion containing reasons for refusal should the motion be lost.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Nathan Errington, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells

Those against the Motion: Crs Giacomo Arnott and Cr Peter Francis.

The motion was carried.



ORDINARY COUNCIL MEETING – 13 MAY 2025

Councillor Ben Niland left the meeting at 6:34pm.
Councillor Paul Le Mottee left the meeting at 6:34pm.

ITEM NO. 1

**FILE NO: 25/24534
EDRMS NO: 16-2024-134-1**

**DEVELOPMENT APPLICATION (DA) 16-2024-134-1 FOR A 1 INTO 6 LOT
TORRENS TITLE SUBDIVISION AT 3 INDUSTRIAL PLACE, MEDOWIE**

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT AND COMPLIANCE
SECTION MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Approve Development Application DA No. 16-2024-134-1 for a 1 into 6 lot Torrens title industrial subdivision at 3 Industrial Place, Medowie (Lot: 12 DP 813265) subject to the conditions contained in **(ATTACHMENT 1)**.

**ORDINARY COUNCIL MEETING - 13 MAY 2025
MOTION**

094	<p>Councillor Jason Wells Councillor Peter Francis</p> <p>It was resolved that Council approve Development Application DA No. 16-2024-134-1 for a 1 into 6 lot Torrens title industrial subdivision at 3 Industrial Place, Medowie (Lot: 12 DP 813265) subject to the conditions contained in (ATTACHMENT 1).</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Peter Francis, Mark Watson and Jason Wells.

Those against the Motion: Nil.



The motion was carried.



Councillor Paul Le Mottee returned to the meeting at 6:38pm.

ITEM NO. 2

**FILE NO: 25/44020
EDRMS NO: 58-2024-07-01**

PLANNING PROPOSAL - 254 TAREAN ROAD, KARUAH

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Adopt the planning proposal (**ATTACHMENT 1**) to amend the Port Stephens Local Environmental Plan 2013 for land at 254 Tarean Road, Karuah (Lot 1 DP 507141) to:
 - a) Amend Schedule 1 'Additional Permitted Uses' to permit, with development consent, the use of Lot 1 DP 507141, 254 Tarean Road, Karuah as a service station.
 - b) Amend the Additional Permitted Uses Map to identify the subject site as a 'service station'.
 - 2) Forward the planning proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway determination and request authority to make the plan.
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**ORDINARY COUNCIL MEETING - 13 MAY 2025
MOTION**

095	<p>Councillor Jason Wells Councillor Mark Watson</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Adopt the planning proposal (ATTACHMENT 1) to amend the Port Stephens Local Environmental Plan 2013 for land at 254 Tarean Road, Karuah (Lot 1 DP 507141) to: <ol style="list-style-type: none"> a) Amend Schedule 1 'Additional Permitted Uses' to permit, with development consent, the use of Lot 1 DP 507141, 254 Tarean Road, Karuah as a service station. b) Amend the Additional Permitted Uses Map to identify the subject site as a 'service station'.
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	2) Forward the planning proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway determination and request authority to make the plan.
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Peter Francis, Paul Le Mottee, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

**ORDINARY COUNCIL MEETING - 13 MAY 2025
MATTER ARISING**

096	Councillor Giacomo Arnott Councillor Rosalyn Armstrong It was resolved that all development applications and planning proposals where a company is listed as the owner or proponent, the directors of any company be provided to Councillors for the purpose of managing any conflicts of interest.
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Those for the Motion: Crs Leah Anderson, Rosalyn Armstrong, Giacomo Arnott, Peter Francis, Paul Le Mottee, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.



Councillor Ben Niland returned to the meeting at 6:42pm.

ITEM NO. 3

**FILE NO: 25/64962
EDRMS NO: 58-2024-5-1**

PLANNING PROPOSAL - ANNA BAY EAST

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Refuse the planning proposal (**ATTACHMENT 1**) seeking to amend the Port Stephens Local Environmental Plan 2013 for land at Anna Bay East including:
 - 196 Old Main Road, Anna Bay (Lot 963 DP 731955)
 - 263 Gan Gan Road, Anna Bay (Lot 21 DP 590387)
 - 269 Gan Gan Road, Anna Bay (Lot 23 DP 590387)
 - 271 Gan Gan Road, Anna Bay (Lot 1 DP 536752)
 - 273 Gan Gan Road, Anna Bay (Lot 901 DP 634550)
 - 293 Gan Gan Road, Anna Bay (Lot 902 DP 634550)
 - 321 Gan Gan Road, Anna Bay (Lot 1 DP 503876)
 - Unformed Crown road.
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**ORDINARY COUNCIL MEETING - 13 MAY 2025
MOTION**

097	<p>Councillor Jason Wells Councillor Rosalyn Armstrong</p> <p>It was resolved that Council refuse the planning proposal (ATTACHMENT 1) seeking to amend the Port Stephens Local Environmental Plan 2013 for land at Anna Bay East including:</p> <ul style="list-style-type: none"> • 196 Old Main Road, Anna Bay (Lot 963 DP 731955) • 263 Gan Gan Road, Anna Bay (Lot 21 DP 590387) • 269 Gan Gan Road, Anna Bay (Lot 23 DP 590387) • 271 Gan Gan Road, Anna Bay (Lot 1 DP 536752) • 273 Gan Gan Road, Anna Bay (Lot 901 DP 634550)
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	<ul style="list-style-type: none">• 293 Gan Gan Road, Anna Bay (Lot 902 DP 634550)• 321 Gan Gan Road, Anna Bay (Lot 1 DP 503876)• Unformed Crown road.
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Councillor Giacomo Arnott left the meeting at 6:43pm.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Crs Leah Anderson, Rosalyn Armstrong, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.



ORDINARY COUNCIL MEETING – 10 JUNE 2025

ITEM NO. 1

**FILE NO: 25/82962
EDRMS NO: 16-2024-345-1**

**DEVELOPMENT APPLICATION (DA) 16-2024-345-1 FOR SENIORS HOUSING AT
23 SOLDIERS POINT ROAD, SOLDIERS POINT**

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT AND COMPLIANCE
SECTION MANAGER
DIRECTORATE: COMMUNITY FUTURES

**ORDINARY COUNCIL MEETING - 10 JUNE 2025
MOTION**

116	<p>Councillor Rosalyn Armstrong Councillor Mark Watson</p> <p>It was resolved that Council refuse Development Application (DA) No. 16-2024-345-1 for demolition of existing structures and construction of a seniors housing development consisting of 2 x multi-storey residential flat buildings comprising 7 independent living units, landscaping, site works and basement car parking at 23 Soldiers Point Road, Soldiers Point (Lot: 177 DP: 27084) as per the reasons for refusal contained in (ATTACHMENT 1).</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.



ITEM NO. 2

**FILE NO: 25/91679
EDRMS NO: 16-2024-581-1**

DEVELOPMENT APPLICATION (DA) 16-2024-581-1 FOR ALTERATIONS AND ADDITIONS TO TOURIST AND VISITOR ACCOMMODATION AT 16 CHRISTMAS BUSH AVENUE, NELSON BAY

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT AND COMPLIANCE
SECTION MANAGER
DIRECTORATE: COMMUNITY FUTURES

**ORDINARY COUNCIL MEETING - 10 JUNE 2025
MOTION**

117	<p>Councillor Nathan Errington Councillor Mark Watson</p> <p>It was resolved that Council approve Development Application DA No. 16-2024-581-1 for Alterations and Additions to the Tourist and Visitor Accommodation, at 16 Christmas Bush Avenue, Nelson Bay (Lot: 0 SP: 82639) subject to the conditions contained in (ATTACHMENT 1).</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Chris Doohan, Nathan Errington, Mark Watson and Jason Wells.

Those against the Motion: Crs Rosalyn Armstrong, Giacomo Arnott and Peter Francis.

The motion was carried.



ITEM NO. 3

**FILE NO: 25/29147
EDRMS NO: 58-2024-3-1**

PLANNING PROPOSAL - 893 PATERSON ROAD, WOODVILLE

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

**ORDINARY COUNCIL MEETING - 10 JUNE 2025
MOTION**

118	<p>Councillor Giacomo Arnott Councillor Peter Francis</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none">1) Adopt the planning proposal (ATTACHMENT 1) to amend the Port Stephens Local Environmental Plan 2013 for land at 893 Paterson Road, Woodville (Lot 10 DP 1035397) to:<ol style="list-style-type: none">a) Amend Schedule 1 'Additional Permitted Uses' to permit, with development consent, the use of Lot 10 DP 1035397, 893 Paterson Road, Woodville, as a function centre.b) Amend the Additional Permitted Uses Map to identify the subject site as a 'function centre'.2) Forward the planning proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway determination and request authority to make the plan.
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

Councillor Giacomo Arnott left the meeting at 7:21pm.

Councillor Peter Francis left the meeting at 7:21pm.



ITEM NO. 4

FILE NO: 25/14109

EDRMS NO: PSC2024-03481

DRAFT DEVELOPMENT CONTROL PLAN 2025

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER

DIRECTORATE: COMMUNITY FUTURES

**ORDINARY COUNCIL MEETING - 10 JUNE 2025
MOTION**

119	<p>Councillor Chris Doohan Councillor Jason Wells</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Place the draft Port Stephens Development Control Plan 2025 (ATTACHMENT 1) on public exhibition for a minimum of 28 days in accordance with the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2021. 2) A further report to be provided to Council upon completion of the public exhibition period seeking endorsement of the Development Control Plan 2025.
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Chris Doohan, Nathan Errington, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.



Councillor Giacomo Arnott returned to the meeting at 7:22pm.
Councillor Peter Francis returned to the meeting at 7:22pm.

ITEM NO. 5

**FILE NO: 25/97296
EDRMS NO: PSC2023-03568**

**DRAFT LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2020 -
COMPREHENSIVE AMENDMENT**

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

**ORDINARY COUNCIL MEETING - 10 JUNE 2025
MOTION**

120	<p>Councillor Jason Wells Councillor Chris Doohan</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Place the draft Port Stephens Local Infrastructure Contributions Plan - Comprehensive Amendment (ATTACHMENT 1) for exhibition. 2) Exhibit the draft Port Stephens Local Infrastructure Contributions Plan - Comprehensive Amendment (the Amendment) for 28 days in accordance with the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021.
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Cr Giacomo Arnott foreshadowed a Matter Arising.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Mark Watson and Jason Wells.
Those against the Motion: Nil.

The motion was carried.



ORDINARY COUNCIL MEETING – 24 JUNE 2025

ITEM NO. 1

**FILE NO: 25/93359
EDRMS NO: 38-2024-48-1**

LOCAL HOUSING STRATEGY AMENDMENT - NULLA NULLA LANE, HINTON

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Receive and note the submissions made during the exhibition of the request to amend the Port Stephens Local Housing Strategy to identify 20 Nulla Nulla Lane, Hinton in the Housing Supply Plan and note the responses to the key issues raised in the submissions (**ATTACHMENT 1**).
- 2) Note the Addendum Assessment Report at (**ATTACHMENT 2**) and endorse an addendum request to amend the Port Stephens Local Housing Strategy to identify 20 Nulla Nulla Lane, Hinton in the Housing Supply Plan.
- 3) Forward the amended Port Stephens Local Housing Strategy to the NSW Department of Planning, Housing and Infrastructure for consideration and endorsement.

**ORDINARY COUNCIL MEETING - 24 JUNE 2025
MOTION**

138	<p>Councillor Giacomo Arnott Councillor Peter Francis</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Receive and note the submissions made during the exhibition of the request to amend the Port Stephens Local Housing Strategy to identify 20 Nulla Nulla Lane, Hinton in the Housing Supply Plan and note the responses to the key issues raised in the submissions (ATTACHMENT 1). 2) Note the Addendum Assessment Report at (ATTACHMENT 2) and endorse an addendum request to amend the Port Stephens Local Housing Strategy to identify 20 Nulla Nulla Lane, Hinton in the Housing
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	<p>Supply Plan.</p> <p>3) Forward the amended Port Stephens Local Housing Strategy to the NSW Department of Planning, Housing and Infrastructure for consideration and endorsement.</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Dohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.



ORDINARY COUNCIL MEETING – 8 JULY 2025

ITEM NO. 1

**FILE NO: 25/131554
EDRMS NO: 16-2024-609-1**

DEVELOPMENT APPLICATION (DA) 16-2024-609-1 FOR DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF SEMI-DETACHED DWELLINGS, POOL AND 1 INTO 2 LOT SUBDIVISION AT 140 SOLDIERS POINT ROAD, SALAMANDER BAY

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT AND COMPLIANCE
SECTION MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Approve Development Application DA No. 16-2024-609-1 for demolition of existing structures, construction of semi-detached dwellings, pool and 1 into 2 lot subdivision at 140 Soldiers Point Road, Salamander Bay (Lot 111 DP 27047) subject to the conditions contained in **(ATTACHMENT 1)**.

**ORDINARY COUNCIL MEETING - 8 JULY 2025
MOTION**

161	<p>Councillor Nathan Errington Councillor Mark Watson</p> <p>It was resolved that Council approve Development Application DA No. 16-2024-609-1 for demolition of existing structures, construction of semi-detached dwellings, pool and 1 into 2 lot subdivision at 140 Soldiers Point Road, Salamander Bay (Lot 111 DP 27047) subject to the conditions contained in (ATTACHMENT 1).</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.



Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland and Mark Watson/

Those against the Motion: Nil.

The motion was carried.



ORDINARY COUNCIL MEETING – 22 JULY 2025

ITEM NO. 1

**FILE NO: 25/138971
EDRMS NO: 16-2024-611-1**

DEVELOPMENT APPLICATION (DA) 16-2024-611-1 FOR A TOURIST AND VISITOR ACCOMMODATION (34 CABINS) AT 1107 SWAN BAY ROAD, SWAN BAY

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT AND COMPLIANCE
SECTION MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Refuses Development Application (DA) No. 16-2024-611-1 for demolition of existing structures, and construction of tourist and visitor accommodation comprising 34 cabins, a manager’s residence and associated communal facilities at 1107 Swan Bay Road, Swan Bay (Lot 14 DP 1177850) as per the Reasons for Refusal contained in **(ATTACHMENT 1)**.

**ORDINARY COUNCIL MEETING - 22 JULY 2025
MOTION**

174	<p>Councillor Jason Wells Councillor Ben Niland</p> <p>It was resolved that Council refuses Development Application (DA) No. 16-2024-611-1 for demolition of existing structures, and construction of tourist and visitor accommodation comprising 34 cabins, a manager’s residence and associated communal facilities at 1107 Swan Bay Road, Swan Bay (Lot 14 DP 1177850) as per the Reasons for Refusal contained in (ATTACHMENT 1).</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.



Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.



ITEM NO. 2

**FILE NO: 25/143891
EDRMS NO: PSC2025-01326**

DRAFT SALAMANDER BAY TOWN CENTRE PLACE PLAN

REPORT OF: BROCK LAMONT - ACTING DIRECTOR, COMMUNITY FUTURES
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Place the draft Salamander Bay Town Centre Place Plan (**ATTACHMENT 1**) on public exhibition for a period of 28 days.
- 2) A further report to be provided to Council upon completion of the public exhibition period seeking endorsement of the Salamander Bay Town Centre Place Plan.

**ORDINARY COUNCIL MEETING - 22 JULY 2025
MOTION**

175	<p>Councillor Nathan Errington Councillor Mark Watson</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Place the draft Salamander Bay Town Centre Place Plan (ATTACHMENT 1) on public exhibition for a period of 28 days. 2) A further report to be provided to Council upon completion of the public exhibition period seeking endorsement of the Salamander Bay Town Centre Place Plan.
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Councillor Chris Doohan left the meeting at 6:42pm.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Nathan Errington, Peter Francis, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.



The motion was carried.



ORDINARY COUNCIL MEETING – 26 AUGUST 2025

ITEM NO. 1

**FILE NO: 25/176116
EDRMS NO: 16-2018-386-5**

DEVELOPMENT APPLICATION (DA) 16-2018-386-5 FOR A S4.55(2) MODIFICATION TO APPROVED MIXED USE DEVELOPMENT (RESIDENTIAL FLAT BUILDING AND COMMERCIAL PREMISES) AT 1 YACAABA STREET, NELSON BAY

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT AND COMPLIANCE SECTION MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Refuses Development Application (DA) No. 16-2018-386-5 for a S4.55(2) modification to an approve mixed use development (residential flat building and commercial premises) – add an additional level and 2 residential units at 1 Yacaaba Street, Nelson Bay (Lot: 200 DP: 1284277) as per the Reasons for Refusal contained in **(ATTACHMENT 1)**.

**ORDINARY COUNCIL MEETING - 26 AUGUST 2025
MOTION**

195	<p>Councillor Giacomo Arnott Councillor Rosalyn Armstrong</p> <p>It was resolved that Council refuses Development Application (DA) No. 16-2018-386-5 for a S4.55(2) modification to an approve mixed use development (residential flat building and commercial premises) – add an additional level and 2 residential units at 1 Yacaaba Street, Nelson Bay (Lot: 200 DP: 1284277) as per the Reasons for Refusal contained in (ATTACHMENT 1).</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.



Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Nathan Errington, Peter Francis and Jason Wells.

Those against the Motion: Crs Chris Doohan, Paul Le Mottee, Ben Niland and Mark Watson.

The motion was carried.

Councillor Giacomo Arnott left the meeting at 7:56pm.
Councillor Chris Doohan left the meeting at 7:56pm.



ITEM NO. 2

**FILE NO: 25/207354
EDRMS NO: 16-2025-200-1**

**DEVELOPMENT APPLICATION (DA) 16-2025-200-1 FOR FIRE SYSTEM
UPGRADES AT 55C SLADES ROAD, WILLIAMTOWN**

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT AND COMPLIANCE
SECTION MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Approve Development Application (DA) 16-2025-200-1 for fire system upgrades at 55C Slades Road, Williamtown, subject to the conditions contained in **(ATTACHMENT 1)**.

**ORDINARY COUNCIL MEETING - 26 AUGUST 2025
MOTION**

196	<p>Councillor Paul Le Mottee Councillor Mark Watson</p> <p>It was resolved that Council approve Development Application (DA) 16-2025-200-1 for fire system upgrades at 55C Slades Road, Williamtown, subject to the conditions contained in (ATTACHMENT 1).</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

Councillor Ben Niland left the meeting at 7:56pm.
Councillor Giacomo Arnott returned to the meeting at 7:57pm.
Councillor Ben Niland returned to the meeting at 7:57pm.
Councillor Chris Doohan returned to the meeting at 7:57pm.



ITEM NO. 3

**FILE NO: 25/167304
EDRMS NO: 16-2024-31-2**

MODIFICATION APPLICATION 16-2024-31-2 - S4.55(1A) MODIFICATION TO APPROVED SENIORS HOUSING DEVELOPMENT AT 119 GAN GAN ROAD, ANNA BAY

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT AND COMPLIANCE SECTION MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Approve Development Application 16-2024-31-2 for a S4.55 (1A) Modification to Approved Seniors Housing Development at 119 Gan Gan Road, 121 Gan Gan Road, 113 Old Main Road, 115 Old Main Road, 117 Old Main Road, 119 Old Main Road, Anna Bay, (Lots 478 to 482 DP 17775 and Lot 569 DP 17775) subject to the conditions contained in **(ATTACHMENT 1)**.

**ORDINARY COUNCIL MEETING - 26 AUGUST 2025
MOTION**

197	<p>Councillor Peter Francis Councillor Rosalyn Armstrong</p> <p>It was resolved that Council approve Development Application 16-2024-31-2 for a S4.55 (1A) Modification to Approved Seniors Housing Development at 119 Gan Gan Road, 121 Gan Gan Road, 113 Old Main Road, 115 Old Main Road, 117 Old Main Road, 119 Old Main Road, Anna Bay, (Lots 478 to 482 DP 17775 and Lot 569 DP 17775) subject to the conditions contained in (ATTACHMENT 1).</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Crs Leah Anderson, Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

ITEM NO. 4

**FILE NO: 25/164445
EDRMS NO: 58-2024-4-1**

**PLANNING PROPOSAL - 587 NEWLINE ROAD, RAYMOND TERRACE
(MONARCH'S RISE)**

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Notes the amendments to the planning proposal (**ATTACHMENT 1**) for 587 Newline Road, Raymond Terrace (Lot 2 DP37430 and Lot 32 DP 554875) and the submissions received during exhibition (**ATTACHMENT 2**).
- 2) Authorises the exercise of delegations to make the amendment to the Port Stephens Local Environmental Plan 2013 under Section 3.36 of the Environmental Planning and Assessment Act 1979 (NSW).

**ORDINARY COUNCIL MEETING - 26 AUGUST 2025
MOTION**

198	Councillor Giacomo Arnott Councillor Peter Francis It was resolved that Council defer Item 4 - planning proposal for 587 Newline Road, Raymond Terrace (Lot 2 DP37430 and Lot 32 DP 554875) to allow for discussions with the proponent to change the lots size from 300m ² to 350m ² .
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Mayor Leah Anderson requested a deferral of item 4 to allow for discussions with the proponent to change the lots size from 300m² to 350m².

Mover and seconder accepted the amendment.

Cr Giacomo Arnott foreshadowed a matter arising.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.



Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Peter Francis and Jason Wells.

Those against the Motion: Crs Chris Doohan, Nathan Errington, Paul Le Mottee, Ben Niland and Mark Watson.

The motion was carried on the casting vote of the chairperson.

**ORDINARY COUNCIL MEETING - 26 AUGUST 2025
MATTER ARISING**

199	<p>Councillor Giacomo Arnott Councillor Peter Francis</p> <p>It was resolved that Council agrees to consider the following motion as a Notice of Motion at the next Council meeting.</p> <ol style="list-style-type: none">1) Notes that the Hunter & Central Coast Regional Planning Panel rejected the Kings Hill Concept Development Application on 4 February 2022, the Land and Environment Court rejected the Kings Hill Concept Development Application on 23 August 2023, and the Land and Environment Court, on appeal, again rejected the Kings Hill Concept Development Application on 17 January 2025.2) Notes that Council has approved a McCloy Development Application (DA), is assessing KHD Precincts 6 and 7, and that the balance of the Urban Release Area has been put forward as State Significant Development with the NSW Government.3) Agrees that there is significant uncertainty as to whether anything beyond the McCloy DA will ever be approved.4) Agrees that Council strategic planning and development planning staff are both being tied up with an endless workload dealing with Kings Hill related matters.5) Agrees that Council's strategic planning staff should instead be focusing their efforts on progressing workable strategic housing opportunities, such as those at Salamander Bay, Karuah, and Raymond Terrace, which have a likelihood of delivering housing in the near future and have not been subject to a litany of refusals.6) Agrees that Council's development planning staff should instead be focusing on approving Development Applications in the shortest timeframes possible, to deliver housing that is near and medium term as quickly as possible.
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	<p>7) Agrees that freeing up Council staff from dealing with Kings Hill related matters going forward is in the interests of increasing housing supply in Port Stephens and ensures Council's limited resources are not being forced into endlessly dealing with a failed proposal.</p> <p>8) Revokes its strategic support for any development beyond the McCloy land occurring in the Kings Hill Urban Release Area, based on the decades of uncertainty and the clarity provided by the Hunter & Central Coast Regional Planning Panel and the Land and Environment Court about the environmental, infrastructure, and wetland area impacts, none of which is likely to be able to be overcome.</p> <p>9) Requests the General Manager to write to the NSW Government seeking their preliminary views on whether a planning proposal initiated and submitted by Port Stephens Council to reconsider the most appropriate zoning of Kings Hill (except for the McCloy land) would be supported in light of the Planning Panel and Land and Environment Court refusals.</p> <p>10) Requests the General Manager to defer the reporting of KHD Precincts 6 and 7 to the elected Council at least until the receipt of advice requested at point 9.</p> <p>11) Writes to the NSW Department of Planning, noting Council's position on Kings Hill, requesting that they consider it in their ongoing assessment of Kings Hill.</p> <p>12) Writes to the NSW Minister for the Environment and the NSW Minister for Planning, seeking their consideration of purchasing the Kings Hill Urban Release Area, minus the McCloy section, for the purposes of biobanking or some other environmental purpose.</p>
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Councillor Ben Niland left the meeting at 8:18pm.

Councillor Ben Niland returned to the meeting at 8:19pm.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Ben Niland, and Jason Wells.

Those against the Motion: Cr Paul Le Mottee and Mark Watson.

The motion was carried.

ORDINARY COUNCIL MEETING – 23 SEPTEMBER 2025

Councillor Paul Le Mottee left the meeting at 6:16pm.

ITEM NO. 1

**FILE NO: 25/185180
EDRMS NO: 16-2025-81-1**

**DEVELOPMENT APPLICATION (DA) 16-2025-81-1 FOR EARTHWORKS
COMPRISING A FLOOD MOUND FOR STOCK REFUGE, CONSTRUCTION OF A
SHED AND INSTALLATION OF 3 SHIPPING CONTAINERS AT 269 NEWLINE
ROAD, RAYMOND TERRACE**

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT AND COMPLIANCE
SECTION MANAGER

DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Approve Development Application (DA) No.16-2025-81-1 for earthworks comprising a flood mound for stock refuge, construction of a shed and installation of 3 shipping containers at 269 Newline Road, Raymond Terrace (Lot: 103 DP: 1016640) subject to the recommended conditions contained in **(ATTACHMENT 1)**.

**ORDINARY COUNCIL MEETING - 23 SEPTEMBER 2025
MOTION**

	<p>Councillor Ben Niland Councillor Chris Doohan</p> <p>That Council approve Development Application (DA) No.16-2025-81-1 for earthworks comprising a flood mound for stock refuge, construction of a shed and installation of 3 shipping containers at 269 Newline Road, Raymond Terrace (Lot: 103 DP: 1016640) in the applicant's proposed location adjacent the Williams River levee (Plan No. 9540 Mound-E, Revision E – Sheet 1-4, dated 20/05/2025) subject to the recommended conditions (as amended) contained in (ATTACHMENT 1).</p>
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Cr Arnott foreshadowed a motion should the motion be lost.

**ORDINARY COUNCIL MEETING - 23 SEPTEMBER 2025
AMENDMENT**

	<p>Councillor Rosalyn Armstrong Councillor Giacomo Arnott</p> <p>That Council approve Development Application (DA) No.16-2025-81-1 for earthworks comprising a flood mound for stock refuge, construction of a shed and installation of 3 shipping containers at 269 Newline Road, Raymond Terrace (Lot: 103 DP: 1016640) in the applicant’s proposed location adjacent the Williams River levee (Plan No. 9540 Mound-E, Revision E – Sheet 1-4, dated 20/05/2025) subject to the recommended conditions (as amended) contained in (ATTACHMENT 1) and also include a condition to preserve native vegetation.</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the amendment: Crs Rosalyn Armstrong, Giacomo Arnott and Peter Francis.

Those against the amendment: Mayor Leah Anderson, Crs Chris Doohan, Nathan Errington, Ben Niland, Mark Watson and Jason Wells.

The amendment was lost.

**ORDINARY COUNCIL MEETING - 23 SEPTEMBER 2025
AMENDMENT**

<p>218</p>	<p>Councillor Giacomo Arnott Councillor Jason Wells</p> <p>It was resolved that Development Application (DA) No.16-2025-81-1 at 269 Newline Road, Raymond Terrace (Lot: 103 DP: 1016640) be deferred and reported back to Council at the earliest opportunity.</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Crs Rosalyn Armstrong, Giacomo Arnott, Nathan Errington, Peter Francis and Jason Wells.

Those against the Motion: Mayor Leah Anderson, Crs Chris Doohan, Ben Niland and Mark Watson.

The amendment was carried.

The amendment on being put became the motion which was put and carried.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Crs Rosalyn Armstrong, Giacomo Arnott, Nathan Errington, Peter Francis and Jason Wells.

Those against the Motion: Mayor Leah Anderson, Crs Chris Doohan, Ben Niland and Mark Watson.

The motion was carried.

Councillor Ben Niland left the meeting at 6:55pm.
Councillor Mark Watson left the meeting at 6:56pm.
Councillor Paul Le Mottee returned to the meeting at 6:56pm.
Councillor Ben Niland returned to the meeting at 6:56pm.

The General Manager informed the meeting of a declaration of interest received from Cr Arnott relating to Item 2.

ITEM NO. 2

**FILE NO: 25/164049
EDRMS NO: PSC2023-03961**

LOCAL HOUSING STRATEGY ANNUAL REPORT

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Note the Port Stephens Local Housing Strategy Annual Report (**ATTACHMENT 1**).
 - 2) Note the updates to the Port Stephens Local Housing Strategy and Housing Supply Plan (**ATTACHMENT 2**) that respond to the endorsement issued by the NSW Department of Planning, Housing and Infrastructure (**ATTACHMENT 4**).
 - 3) Place the Addendum Request received for 22 Homestead Street, Salamander Bay on public exhibition for 28 days (**ATTACHMENT 3**).
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**ORDINARY COUNCIL MEETING - 23 SEPTEMBER 2025
MOTION**

219	<p>Councillor Rosalyn Armstrong Councillor Ben Niland</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Note the Port Stephens Local Housing Strategy Annual Report (ATTACHMENT 1). 2) Note the updates to the Port Stephens Local Housing Strategy and Housing Supply Plan (ATTACHMENT 2) that respond to the endorsement issued by the NSW Department of Planning, Housing
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	and Infrastructure (ATTACHMENT 4).
3)	Place the Addendum Request received for 22 Homestead Street, Salamander Bay on public exhibition for 28 days (ATTACHMENT 3).

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

Councillor Mark Watson returned to the meeting at 6:58pm.

ORDINARY COUNCIL MEETING – 28 OCTOBER 2025

ITEM NO. 1

FILE NO: 25/158708

EDRMS NO: 16-2025-138-1

DEVELOPMENT APPLICATION (DA) NO. 16-2025-138-1 - CHANGE TO HOURS OF OPERATION TO SERVICE STATION AT 12 RANDALL DRIVE, SALAMANDER BAY

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT AND COMPLIANCE
SECTION MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Approve Development Application (DA) No. 16-2025-138-1 for a change to the hours of operation to the service station at 12 Randall Drive, Salamander Bay (Lot 664 DP 32235) subject to the recommended conditions contained in **(ATTACHMENT 1)**.

ORDINARY COUNCIL MEETING - 28 OCTOBER 2025

MOTION

238	<p>Councillor Rosalyn Armstrong Councillor Nathan Errington</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Approve Development Application (DA) No. 16-2025-138-1 for a change to the hours of operation to the service station at 12 Randall Drive, Salamander Bay (Lot 664 DP 32235) subject to the recommended conditions contained in (ATTACHMENT 1) and the amended condition below: <ol style="list-style-type: none"> a) (10) Roads Act Approvals and Upgrades – The unsealed site frontage along Monkley Avenue must be sealed and upgraded to the satisfaction of Council prior to the extended trading hours in condition 4 are able to go into effect. <p>For construction on Council reserves, including vehicular crossings, upgrades, footpath, kerb and gutter, stormwater drainage, an application must be made for a Roadworks Permit under Section 138B of the Roads Act</p>
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	<p>1993.</p> <p>Condition reason: To ensure that works within the road reserve are approved by a Section 138 Approval of the Roads Act 1993.</p> <p>2) Replace condition 4 of (ATTACHMENT 1) - Extended operating hours for a prescribed trial period - During ongoing use of the service station, notwithstanding the operating hours approved under DA 16-2012-153-1, the development may operate on a 2 year trial period under this consent for the following hours:</p> <table border="1" data-bbox="347 792 1311 1149"> <thead> <tr> <th><i>Day</i></th> <th><i>From</i></th> <th><i>To</i></th> </tr> </thead> <tbody> <tr> <td><i>Monday</i></td> <td><i>6:00 am</i></td> <td><i>9:00 pm</i></td> </tr> <tr> <td><i>Tuesday</i></td> <td><i>6:00 am</i></td> <td><i>9:00 pm</i></td> </tr> <tr> <td><i>Wednesday</i></td> <td><i>6:00 am</i></td> <td><i>9:00 pm</i></td> </tr> <tr> <td><i>Thursday</i></td> <td><i>6:00 am</i></td> <td><i>9:00 pm</i></td> </tr> <tr> <td><i>Friday</i></td> <td><i>6:00 am</i></td> <td><i>9:00 pm</i></td> </tr> <tr> <td><i>Saturday</i></td> <td><i>6:00 am</i></td> <td><i>9:00 pm</i></td> </tr> <tr> <td><i>Sunday</i></td> <td><i>6:00 am</i></td> <td><i>9:00 pm</i></td> </tr> <tr> <td><i>Public holidays</i></td> <td><i>6:00 am</i></td> <td><i>9:00 pm</i></td> </tr> </tbody> </table> <p>a) Council must be informed in writing 2 weeks before the date of commencement of the trial period. The 2 year trial will commence from the date nominated in writing as advised to Council.</p> <p>b) An application to continue the extended operating hours should be lodged no less than 3 months before the end of the trial period.</p> <p>c) Once the prescribed period of extended operating hours lapses, the hours of operation will revert to the standard operating hours previously in force before this condition took effect.</p>	<i>Day</i>	<i>From</i>	<i>To</i>	<i>Monday</i>	<i>6:00 am</i>	<i>9:00 pm</i>	<i>Tuesday</i>	<i>6:00 am</i>	<i>9:00 pm</i>	<i>Wednesday</i>	<i>6:00 am</i>	<i>9:00 pm</i>	<i>Thursday</i>	<i>6:00 am</i>	<i>9:00 pm</i>	<i>Friday</i>	<i>6:00 am</i>	<i>9:00 pm</i>	<i>Saturday</i>	<i>6:00 am</i>	<i>9:00 pm</i>	<i>Sunday</i>	<i>6:00 am</i>	<i>9:00 pm</i>	<i>Public holidays</i>	<i>6:00 am</i>	<i>9:00 pm</i>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

ITEM NO. 2

**FILE NO: 25/40131
EDRMS NO: 58-2024-1-1**

PLANNING PROPOSAL - 19 GAN GAN ROAD, ANNA BAY

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Adopt the planning proposal (**ATTACHMENT 1**) to amend the Port Stephens Local Environmental Plan 2013 for land at 19 Gan Gan Road, Anna Bay (Lot 292 DP 880755) to:
 - a) Amend the land use zoning from RU2 Rural Landscape to E3 Productivity Support and C2 Environmental Conservation zones.
 - b) Amend the minimum lot size to specify no minimum lot size for the land zoned E3 Productivity Support zone.
 - 2) Forward the planning proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway determination and request authority to make the plan.
-

**ORDINARY COUNCIL MEETING - 28 OCTOBER 2025
MOTION**

239	<p>Councillor Chris Doohan Councillor Jason Wells</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Exhibit for 28 days the planning proposal (ATTACHMENT 1) to amend the Port Stephens Local Environmental Plan 2013 for land at 19 Gan Gan Road, Anna Bay (Lot 292 DP 880755) which seeks to: <ol style="list-style-type: none"> a) Amend the land use zoning from RU2 Rural Landscape to E3 Productivity Support and C2 Environmental Conservation zones. b) Amend the minimum lot size to specify no minimum lot size for the land zoned E3 Productivity Support zone.
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	<p>2) Requests that a community workshop is undertaken during the public exhibition period in relation to the proposal with representatives from local community interest groups in Anna Bay, including the South Tomaree Community Association. As part of the community workshop, the landowner is to be contacted and encouraged to participate in the workshop with interested community groups in Anna Bay.</p> <p>3) Prepare and deliver a limited review of the Anna Bay Strategy for 19 Gan Gan Road only, commencing after the updated flood studies are complete, to better understand the contemporary drivers and needs for land use and planning within the Anna Bay area.</p> <p>4) Following the consultation in point 1 and 2 and the completion of the review of the Anna Bay Strategy in point 3, prepare a report for Council with the outcomes of the consultation process and a copy of the review of the Anna Bay Strategy, to enable an informed decision to be made on the planning proposal.</p>
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Cr Arnott requested an amendment to point 3, to read 'Prepare and deliver a limited review of the Anna Bay Strategy for 19 Gan Gan Road only, commencing after the updated flood studies are complete, to better understand the contemporary drivers and needs for land use and planning within the Anna Bay area' and;

Cr Arnott also requested to add an additional point to read 'Following the consultation in point 1 and 2 and the completion of the review of the Anna Bay Strategy in point 3, prepare a report for Council with the outcomes of the consultation process and a copy of the review of the Anna Bay Strategy, to enable an informed decision to be made on the planning proposal' which was accepted by the mover and seconder.

Councillor Peter Francis left the meeting at 7:22pm.

Councillor Peter Francis returned to the meeting at 7:25pm.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Dohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

ITEM NO. 3

**FILE NO: 25/238318
EDRMS NO: 58-2024-4-1**

**PLANNING PROPOSAL - 587 NEWLINE ROAD, RAYMOND TERRACE
(MONARCH'S RISE)**

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER

DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Notes the amendments to the planning proposal (**ATTACHMENT 1**) for 587 Newline Road, Raymond Terrace (Lot 2 DP37430 and Lot 32 DP 554875) and the submissions received during exhibition (**ATTACHMENT 2**).
 - 2) Authorises the exercise of delegations to make the amendment to the Port Stephens Local Environmental Plan 2013 under Section 3.36 of the Environmental Planning and Assessment Act 1979 (NSW).
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**ORDINARY COUNCIL MEETING - 28 OCTOBER 2025
AMENDMENT**

	<p>Councillor Giacomo Arnott Councillor Peter Francis</p> <p>That Council:</p> <ol style="list-style-type: none"> 1) Amend point 1 to add at the end "along with the following further amendment:" 2) Add point 1(a) which reads: "With the minimum lot size in the Mixed Use Zone to read 350m² instead of 300m²."
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Crs Giacomo Arnott and Peter Francis.

Those against the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Chris Doohan, Nathan Errington, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

The amendment was lost.

**ORDINARY COUNCIL MEETING - 28 OCTOBER 2025
MOTION**

240	<p>Councillor Chris Doohan Councillor Mark Watson</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none">1) Notes the amendments to the planning proposal (ATTACHMENT 1) for 587 Newline Road, Raymond Terrace (Lot 2 DP37430 and Lot 32 DP 554875) and the submissions received during exhibition (ATTACHMENT 2).2) Authorises the exercise of delegations to make the amendment to the Port Stephens Local Environmental Plan 2013 under Section 3.36 of the Environmental Planning and Assessment Act 1979 (NSW).
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

NOTICE OF RESCISSION

ITEM NO. 1

FILE NO: 25/233377

EDRMS NO: PSC2024-03150

**DEVELOPMENT APPLICATION (DA) 16-2018-386-5 FOR A S4.55(2)
MODIFICATION TO APPROVED MIXED USE DEVELOPMENT (RESIDENTIAL
FLAT BUILDING AND COMMERCIAL PREMISES) AT 1 YACAABA STREET,
NELSON BAY**

COUNCILLORS: CHRIS DOOHAN, BEN NILAND, PAUL LE MOTTEE &
MARK WATSON

THAT COUNCIL:

Rescind its decision of 26 August 2025, Minute No. 195 on Item No. 1 Development Application (DA) 16-2018-386-5 for a S4.55(2) Modification to Approved Mixed Use Development (Residential Flat Building and Commercial Premises) at 1 Yacaaba Street, Nelson Bay.

**ORDINARY COUNCIL MEETING - 28 OCTOBER 2025
MOTION**

<p>Councillor Chris Doohan Councillor Mark Watson</p> <p>Rescind its decision of 26 August 2025, Minute No. 195 on Item No. 1 Development Application (DA) 16-2018-386-5 for a S4.55(2) Modification to Approved Mixed Use Development (Residential Flat Building and Commercial Premises) at 1 Yacaaba Street, Nelson Bay.</p>

Councillor Paul Le Mottee left the meeting at 8:00pm.
Councillor Paul Le Mottee returned to the meeting at 8:02pm.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Crs Chris Doohan, Paul Le Mottee, Ben Niland and Mark Watson.

Those against the Motion: Crs Leah Anderson, Rosalyn Armstrong, Giacomo Arnott, Nathan Errington, Peter Francis and Jason Wells.

The motion was lost.

ITEM NO. 4

**FILE NO: 25/227397
EDRMS NO: PSC2024-00102**

**VOLUNTARY PLANNING AGREEMENT - MCCLOY KINGS HILL PTY LTD -
MONARCH'S RISE**

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Place the draft Voluntary Planning Agreement (**ATTACHMENT 1**) between Council and McCloy Kings Hill Pty Ltd, together with the accompanying explanatory note (**ATTACHMENT 2**) on public notice for a period of 28 days in accordance with the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2021.
- 2) Should no submissions be received, approve the Voluntary Planning Agreement and explanatory note as exhibited for execution.

**ORDINARY COUNCIL MEETING - 28 OCTOBER 2025
MOTION**

242	<p>Councillor Giacomo Arnott Councillor Jason Wells</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Place the draft Voluntary Planning Agreement (ATTACHMENT 1) between Council and McCloy Kings Hill Pty Ltd, together with the accompanying explanatory note (ATTACHMENT 2) on public notice for a period of 28 days in accordance with the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2021. 2) Should no submissions be received, approve the Voluntary Planning Agreement and explanatory note as exhibited for execution.
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Dohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

ITEM NO. 5

**FILE NO: 25/123003
EDRMS NO: PSC2025-01675**

VOLUNTARY PLANNING AGREEMENT - AGL - TOMAGO BATTERY ENERGY STORAGE SYSTEM

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER

DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Place the draft Voluntary Planning Agreement (**ATTACHMENT 1**) between Council and AGL Macquarie Pty Limited, together with the accompanying explanatory note (**ATTACHMENT 2**) on public notice for a period of 28 days in accordance with the Environmental Planning and Assessment Regulation 2021.
- 2) Should no amendments be required, approve the Voluntary Planning Agreement and explanatory note as notified for execution.

**ORDINARY COUNCIL MEETING - 28 OCTOBER 2025
MOTION**

243	<p>Councillor Ben Niland Councillor Paul Le Mottee</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Place the draft Voluntary Planning Agreement (ATTACHMENT 1) between Council and AGL Macquarie Pty Limited, together with the accompanying explanatory note (ATTACHMENT 2) on public notice for a period of 28 days in accordance with the Environmental Planning and Assessment Regulation 2021. 2) Should no amendments be required, approve the Voluntary Planning Agreement and explanatory note as notified for execution.
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

Councillor Giacomo Arnott left the meeting at 8:17pm.
Councillor Peter Francis left the meeting at 8:17pm.

ITEM NO. 6

**FILE NO: 25/158517
EDRMS NO: PSC2024-03481-0006**

DEVELOPMENT CONTROL PLAN 2025

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Receive and note the submissions received during the exhibition period **(ATTACHMENT 2)**.
- 2) Endorse the Port Stephens Development Control Plan 2025 **(ATTACHMENT 1)**, as amended.
- 3) Repeal the Port Stephens Development Control Plan 2014.
- 4) Provide public notice that the Port Stephens Development Control Plan 2025 has been approved and that the Port Stephens Development Control Plan 2014 has been repealed in accordance with the Environmental Planning and Assessment Regulation 2021.

**ORDINARY COUNCIL MEETING - 28 OCTOBER 2025
MOTION**

244	<p>Councillor Jason Wells Councillor Ben Niland</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Receive and note the submissions received during the exhibition period. 2) Endorse the Port Stephens Development Control Plan 2025, as amended and inclusive of the amendments to Chapter B3 (ATTACHMENT 1). 3) Repeal the Port Stephens Development Control Plan 2014. Provide public notice that the Port Stephens Development Control Plan 2025 has been approved and that the Port Stephens Development Control Plan 2014 has been repealed in accordance with the Environmental Planning and Assessment Regulation 2021.
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Chris Doohan, Nathan Errington, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

ORDINARY COUNCIL MEETING – 25 NOVEMBER 2025

Councillor Paul Le Mottee left the meeting at 6:31pm.
Councillor Mark Watson left the meeting at 6:31pm.

ITEM NO. 1

**FILE NO: 25/296780
EDRMS NO: 16-2025-81-1**

**DEVELOPMENT APPLICATION (DA) 16-2025-81-1 FOR EARTHWORKS
COMPRISING A FLOOD MOUND FOR STOCK REFUGE, CONSTRUCTION OF 3
SHIPPING CONTAINERS AT 269 NEWLINE RD, RAYMOND TERRACE**

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT SERVICES SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Approve Development Application (DA) No.16-2025-81-1 for earthworks comprising a flood mound for stock refuge, construction of a shed and installation of 3 shipping containers at 269 Newline Road, Raymond Terrace (Lot: 103 DP: 1016640) subject to the amended conditions contained in **(ATTACHMENT 1)**.

**ORDINARY COUNCIL MEETING - 25 NOVEMBER 2025
MOTION**

	<p>Councillor Chris Doohan Councillor Ben Niland</p> <p>That Council approve Development Application (DA) No.16-2025-81-1 for earthworks comprising a flood mound for stock refuge, construction of a shed and installation of 3 shipping containers at 269 Newline Road, Raymond Terrace (Lot: 103 DP: 1016640) subject to the amended conditions contained in (ATTACHMENT 1).</p>
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Councillor Mark Watson returned to the meeting at 6:32pm.

**ORDINARY COUNCIL MEETING - 25 NOVEMBER 2025
AMENDMENT**

265	<p>Councillor Giacomo Arnott Councillor Jason Wells</p> <p>It was resolved that Council approve Development Application (DA) No.16-2025-81-1 for earthworks comprising a flood mound for stock refuge, construction of a shed and installation of 3 shipping containers at 269 Newline Road, Raymond Terrace (Lot: 103 DP: 1016640) subject to the amended conditions contained in (ATTACHMENT 1), and the additional condition 39 as follows:</p> <p>Condition (39) reads:</p> <ul style="list-style-type: none"> ▪ Occupation of the site - At all times, the site must not be occupied on an ongoing basis. Condition reason: "The site does not host a dwelling and is not approved for ongoing occupation."
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Nathan Errington, Peter Francis, Ben Niland and Jason Wells.

Those against the Motion: Crs Chris Doohan and Mark Watson.

The amendment was carried.

The amendment on being put became the motion, which was carried.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

Councillor Ben Niland left the meeting at 6:52pm.

ITEM NO. 2

**FILE NO: 25/264534
EDRMS NO: 58-2024-7-1**

PLANNING PROPOSAL (POST EXHIBITION) - 254 TAREAN ROAD KARUAH

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Notes the amendments to the planning proposal (**ATTACHMENT 1**) for 254 Tarean Road, Karuah (Lot 1 DP 507141).
 - 2) Authorises the exercise of delegations to make the amendment to the Port Stephens Local Environmental Plan 2013 under Section 3.36 of the Environmental Planning and Assessment Act 1979 (NSW).
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**ORDINARY COUNCIL MEETING - 25 NOVEMBER 2025
MOTION**

270	<p>Councillor Jason Wells Councillor Chris Doohan</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Notes the amendments to the planning proposal (ATTACHMENT 1) for 254 Tarean Road, Karuah (Lot 1 DP 507141). 2) Authorises the exercise of delegations to make the amendment to the Port Stephens Local Environmental Plan 2013 under Section 3.36 of the Environmental Planning and Assessment Act 1979 (NSW).
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

Councillor Ben Niland returned to the meeting at 6:53pm.
Councillor Jason Wells left the meeting at 6:53pm.

ITEM NO. 3

**FILE NO: 25/179759
EDRMS NO: PSC2023-03568**

**LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN - COMPREHENSIVE
AMENDMENT**

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Note the submissions received during the exhibition period.
 - 2) Endorse the Port Stephens Local Infrastructure Contributions Plan - Comprehensive Amendment as amended (**ATTACHMENT 1**).
 - 3) Provide public notice that the Port Stephens Local Infrastructure Contributions Plan - Comprehensive Amendment has been approved, in accordance with the Environmental Planning and Assessment Regulation 2021.
 - 4) Request the General Manager write to the Minister for Planning and Public Spaces, the Minister for Local Government, the Office of Local Government and the NSW Valuer General requesting a review of rating categories associated with manufactured home estates under the NSW Local Government Regulation 2021.
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**ORDINARY COUNCIL MEETING - 25 NOVEMBER 2025
MOTION**

271	<p>Councillor Rosalyn Armstrong Councillor Chris Doohan</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Note the submissions received during the exhibition period. 2) Endorse the Port Stephens Local Infrastructure Contributions Plan - Comprehensive Amendment as amended (ATTACHMENT 1). 3) Provide public notice that the Port Stephens Local Infrastructure
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	<p>Contributions Plan - Comprehensive Amendment has been approved, in accordance with the Environmental Planning and Assessment Regulation 2021.</p> <p>4) Request the General Manager write to the Minister for Planning and Public Spaces, the Minister for Local Government, the Office of Local Government and the NSW Valuer General requesting a review of rating categories associated with manufactured home estates under the NSW Local Government Regulation 2021.</p>
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Councillor Jason Wells returned to the meeting at 6:54pm.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

ITEM NO. 4

**FILE NO: 25/253485
EDRMS NO: PSC2025-01326**

SALAMANDER BAY TOWN CENTRE PLACE PLAN

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Receive and note the submissions made during the exhibition of the draft Salamander Bay Town Centre Place Plan and the response to the submissions **(ATTACHMENT 1)**.
- 2) Adopt the Salamander Bay Town Centre Place Plan, as amended **(ATTACHMENT 2)**.

**ORDINARY COUNCIL MEETING - 25 NOVEMBER 2025
MOTION**

272	<p>Mayor Leah Anderson Councillor Nathan Errington</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Receive and note the submissions made during the exhibition of the draft Salamander Bay Town Centre Place Plan and the response to the submissions (ATTACHMENT 1). 2) Adopt the Salamander Bay Town Centre Place Plan, as amended (ATTACHMENT 2).
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

ORDINARY COUNCIL MEETING – 9 DECEMBER 2025

ITEM NO. 1

**FILE NO: 25/298231
EDRMS NO: 16-2025-177-1**

DEVELOPMENT APPLICATION (DA) 16-2025-177-1 - CONSTRUCTION OF NEW SHARED PATH AND ROAD UPGRADE WORKS AT 1A MUSTONS ROAD, KARUAH

REPORT OF: RYAN FALKENMIRE - DEVELOPMENT SERVICES SECTION
MANAGER

DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Approve Development Application DA 16-2025-177-1 for construction of a new shared path and road upgrade works, at 1A Mustons Road, Karuah (Lot 153 DP 753196) subject to the conditions contained in **(ATTACHMENT 1)**.

**ORDINARY COUNCIL MEETING - 9 DECEMBER 2025
MOTION**

290	<p>Councillor Chris Doohan Councillor Ben Niland</p> <p>It was resolved that Council approve Development Application DA 16-2025-177-1 for construction of a new shared path and road upgrade works, at 1A Mustons Road, Karuah (Lot 153 DP 753196) subject to the conditions contained in (ATTACHMENT 1).</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.



**PORT STEPHENS COUNCIL
PLANNING DECISION REGISTER
2025**
Section 375A, Local Government Act 1993
(DLG Circular 08-45)

Those against the Motion: Nil.

The motion was carried.

ITEM NO. 2

**FILE NO: 25/296614
EDRMS NO: 58-2025-6-1**

PLANNING PROPOSAL - 339 TAREAN ROAD, KARUAH

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Refuse the Planning Proposal (**ATTACHMENT 1**) seeking to amend the Port Stephens Local Environmental Plan 2013 for 339 Tarean Road, Karuah (Lot 52 DP 735066).

**ORDINARY COUNCIL MEETING - 9 DECEMBER 2025
MOTION**

291	<p>Councillor Giacomo Arnott Councillor Chris Doohan</p> <p>It was resolved that Council defer this matter to allow Councillors to have a briefing prior to 20 December 2025, and for Council staff to continue discussions with the proponent regarding pathways to investigate strategic merit for the site, prior to the matter being returned to Council.</p>
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In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

ITEM NO. 3

**FILE NO: 25/302988
EDRMS NO: 38-2024-47-1**

**LOCAL HOUSING STRATEGY AMENDMENT - 22 HOMESTEAD STREET,
SALAMANDER BAY**

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER

DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Receive and note the submissions made during the exhibition of the request to amend the Port Stephens Local Housing Strategy to identify 22 Homestead Street, Salamander Bay in the Housing Supply Plan and note the responses to the key issues raised in the submissions (**ATTACHMENT 1**).
 - 2) Note the Addendum Assessment Report at (**ATTACHMENT 2**) and endorse an addendum request seeking to amend the Port Stephens Local Housing Strategy.
 - 3) Forward the addendum request to the NSW Department of Planning, Housing and Infrastructure for consideration and endorsement.
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**ORDINARY COUNCIL MEETING - 9 DECEMBER 2025
MOTION**

292	<p>Mayor Leah Anderson Councillor Rosalyn Armstrong</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Receive and note the submissions made during the exhibition of the request to amend the Port Stephens Local Housing Strategy to identify 22 Homestead Street, Salamander Bay in the Housing Supply Plan and note the responses to the key issues raised in the submissions (ATTACHMENT 1). 2) Note the Addendum Assessment Report at (ATTACHMENT 2) and endorse an addendum request seeking to amend the Port Stephens Local Housing Strategy.
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	3) Forward the addendum request to the NSW Department of Planning, Housing and Infrastructure for consideration and endorsement.
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Councillor Ben Niland left the meeting at 7:31pm.
Councillor Ben Niland returned to the meeting at 7:33pm.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

ITEM NO. 4

**FILE NO: 25/231119
EDRMS NO: PSC2025-02656**

DRAFT MEDOWIE TOWN CENTRE MASTERPLAN

REPORT OF: BROCK LAMONT - STRATEGY & ENVIRONMENT SECTION
MANAGER
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Note the Medowie Town Centre Masterplan Engagement Report (**ATTACHMENT 1**).
- 2) Place the draft Medowie Town Centre Masterplan (**ATTACHMENT 2**) on public exhibition from 12 December 2025 until 1 March 2026, with an active communications and engagement program to be delivered during February 2026.

**ORDINARY COUNCIL MEETING - 9 DECEMBER 2025
MOTION**

293	<p>Councillor Chris Doohan Councillor Jason Wells</p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"> 1) Note the Medowie Town Centre Masterplan Engagement Report (ATTACHMENT 1). 2) Place the draft Medowie Town Centre Masterplan (ATTACHMENT 2) on public exhibition from 12 December 2025 until 1 March 2026, with an active communications and engagement program to be delivered during February 2026.
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Councillor Paul Le Mottee left the meeting at 7:46pm.
Councillor Paul Le Mottee returned to the meeting at 7:52pm.
Councillor Peter Francis left the meeting at 7:54pm.
Councillor Peter Francis returned to the meeting at 7:57pm.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Mayor Leah Anderson, Crs Rosalyn Armstrong, Giacomo Arnott, Chris Doohan, Nathan Errington, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.