



ORDINARY COUNCIL MEETING – 24 FEBRUARY 2026

ITEM NO. 1

**FILE NO: 25/338823
EDRMS NO: 16-2025-70-1**

DEVELOPMENT APPLICATION (DA) 16-2025-70-1 FOR SUBDIVISION - 1 INTO 8 LOT TORRENS TITLE SUBDIVISION, ASSOCIATED CIVIL WORKS, VEGETATION REMOVAL, LANDSCAPING AND DEMOLITION

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

RECOMMENDATION IS THAT COUNCIL:

- 1) Approve Development Application (DA) No. 16-2025-70-1 for a 1 into 8 lot Torrens title subdivision, associated civil works, vegetation removal, landscaping and demolition at 616 Medowie Road, Medowie (Lot: 1 DP: 1006347), subject to conditions contained in **(ATTACHMENT 1)**.

**ORDINARY COUNCIL MEETING - 24 FEBRUARY 2026
MOTION**

015	Councillor Chris Doohan Councillor Jason Wells It was resolved that Council approve Development Application (DA) No. 16-2025-70-1 for a 1 into 8 lot Torrens title subdivision, associated civil works, vegetation removal, landscaping and demolition at 616 Medowie Road, Medowie (Lot: 1 DP: 1006347), subject to conditions contained in (ATTACHMENT 1).
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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 Giacomo Arnott, Chris Doohan, Peter Francis, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

ORDINARY COUNCIL MEETING – 24 MARCH 2026

Councillor Paul Le Mottee left the meeting at 6:03pm.

ITEM NO. 1

**FILE NO: 26/8539
EDRMS NO: 58-2024-3-1**

PLANNING PROPOSAL - 893 PATERSON ROAD, WOODVILLE

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

RECOMMENDATION IS THAT COUNCIL:

- 1) Note the outcome of the State agency consultation and public exhibition of the planning proposal.
 - 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 - 24 MARCH 2026
MOTION**

028	Councillor Giacomo Arnott Councillor Peter Francis It was resolved that Council: 1) Note the outcome of the State agency consultation and public exhibition of the planning proposal. 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: 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 Paul Le Mottee returned to the meeting at 6:06pm.

ORDINARY COUNCIL MEETING – 23 JUNE 2026

ITEM NO. 1

**FILE NO: 26/48419
EDRMS NO: 16-2024-502-1**

**DEVELOPMENT APPLICATION 16-2024-502-1 - RESIDENTIAL FLAT BUILDING,
SWIMMING POOL, AND ASSOCIATED SITE WORKS AT 9 SHOAL BAY ROAD,
SHOAL BAY**

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

RECOMMENDATION IS THAT COUNCIL:

- 1) Approve Development Application 16-2024-502-1 for a residential flat building, swimming pool, and associated site works at 9 Shoal Bay Road, Shoal Bay (Lot 11 DP 25297) subject to the conditions contained in **(ATTACHMENT 1)**.
 - 2) Support the Clause 4.6 variation request to vary the Port Stephens LEP 2013 building height standard, for the reasons outlined in Clause 4.6 of the Planner's Assessment Report **(ATTACHMENT 2)**.
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**ORDINARY COUNCIL MEETING - 23 JUNE 2026
MOTION**

094	Councillor Chris Doohan Councillor Mark Watson It was resolved that Council: 1) Approve Development Application 16-2024-502-1 for a residential flat building, swimming pool, and associated site works at 9 Shoal Bay Road, Shoal Bay (Lot 11 DP 25297) subject to the conditions contained in (ATTACHMENT 1). 2) Support the Clause 4.6 variation request to vary the Port Stephens LEP 2013 building height standard, for the reasons outlined in Clause 4.6 of the Planner's Assessment Report (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, Chris Doohan, Nathan Errington, Mark Watson and Jason Wells.

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

The motion was carried.

Councillor Ben Niland returned to the meeting at 7:54pm.

ITEM NO. 2

**FILE NO: 26/79828
EDRMS NO: 58-2025-3-1**

PLANNING PROPOSAL - TOMAGO INDUSTRIAL SITE

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

RECOMMENDATION IS THAT COUNCIL:

- 1) Note the amendments to the planning proposal (**ATTACHMENT 1**) for Tomago Industrial Site Planning Proposal.
- 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 - 23 JUNE 2026
MOTION**

095	Councillor Giacomo Arnott Councillor Peter Francis It was resolved that Council: 1) Note the amendments to the planning proposal (ATTACHMENT 1) for Tomago Industrial Site Planning Proposal. 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: Crs Leah Anderson, 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.

ORDINARY COUNCIL MEETING – 28 JULY 2026

ITEM NO. 1

**FILE NO: 26/32800
EDRMS NO: 58-2024-2-1**

PLANNING PROPOSAL - 46 TO 54 FERODALE ROAD AND 754 MEDOWIE ROAD, MEDOWIE (PRECINCT D)

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

RECOMMENDATION IS THAT COUNCIL:

- 1) Note the amendments to the planning proposal (**ATTACHMENT 1**) and related amendment to the Port Stephens Development Control Plan 2025 (**ATTACHMENT 2**) for 46 to 54 Ferodale Road and 754 Medowie Road, Medowie (Lots 3-8 DP 243518).
- 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 - 28 JULY 2026
MOTION**

114	Councillor Giacomo Arnott Councillor Chris Doohan It was resolved that Council: 1) Note the amendments to the planning proposal (ATTACHMENT 1) and related amendment to the Port Stephens Development Control Plan 2025 (ATTACHMENT 2) for 46 to 54 Ferodale Road and 754 Medowie Road, Medowie (Lots 3-8 DP 243518). 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, Mark Watson and Jason Wells.

Those against the Motion: Cr Ben Niland.

The motion was carried.