

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).
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**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.



**PORT STEPHENS COUNCIL
PLANNING DECISION REGISTER
2025**

**Section 375A, Local Government Act 1993
(DLG Circular 08-45)**

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.

ORDINARY COUNCIL MEETING – 25 AUGUST 2026

ITEM NO. 1

**FILE NO: 26/137950
EDRMS NO: 16-2025-714-1**

**DEVELOPMENT APPLICATION (DA) 16-2025-714-1 FOR DEMOLITION OF
EXISTING DWELLING AND CONSTRUCTION OF 8 UNIT MULTI DWELLING
HOUSING DEVELOPMENT AT 23 SOLDIERS POINT ROAD, SOLDIERS POINT**

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

RECOMMENDATION IS THAT COUNCIL:

- 1) Approves Development Application 16-2025-714-1 for the demolition of existing structures, vegetation removal and construction of 8 multi-dwelling housing units at 23 Soldiers Point Road, Soldiers Point (Lot 177 DP 27084), subject to recommended conditions contained in **(ATTACHMENT 2)**.
 - 2) Supports 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 3)**.
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**ORDINARY COUNCIL MEETING - 25 AUGUST 2026
MOTION**

	Councillor Giacomo Arnott Councillor Rosalyn Armstrong That Council refuse Development Application 16-2025-714-1 for the demolition of existing structures, vegetation removal and construction of 8 multi-dwelling housing units at 23 Soldiers Point Rd, Soldiers Point (Lot 177 DP 27084), on the following grounds from section 4.15 of the Environmental Planning & Assessment Act: a) 4.15(1)(a)(i): The Council is not convinced that the development has sufficient ground-level access to meet the criteria outlined in the definition of multi-dwelling housing, and the design principles outlined in various legal cases including Mount Annan 88 Pty Ltd, Katerinis, Level 1 Construction, and Eastern High Pty Ltd, meaning the proposal
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	is not permissible under the Port Stephens Local Environmental Plan. The Council is also not convinced that the requested Clause 4.6 variation to the Local Environmental Plan is appropriate considering the bulk and scale of the proposed development. b) 4.15(1)(a)(iii): The Council is not convinced that the Development Control Plan, as it relates to Section B2.B to B2.C - Koala Habitat and Compensatory Requirements, and C4.A - General, are appropriately managed and met to facilitate an approval. c) 4.15(1)(b): The Council believes that the impacts on the natural environment are not appropriately managed, and that the impact will be significant. d) 4.15(1)(b): The Council believes that the impact on the built environment has not been adequately mitigated, with the scale and bulk of the proposal causing a significant impact on the local built environment. e) 4.15(1)(c): The Council believes that the site is not suitable for the development as proposed, given the scale, bulk, and impact on the natural and built environment. f) 4.15(1)(d): The Council, on balance, supports the objections raised in submissions by neighbours and the local community, as the objections relate to the natural and built environment, the breaches of the Local Environmental Plan, and site suitability. g) 4.15(1)(e): The Council does not believe that approving the proposal would be in the public interest, as it would have a significant impact, and an inappropriate impact, on the local environment.
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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, Peter Francis and Jason Wells.

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

The motion was lost.

**ORDINARY COUNCIL MEETING - 25 AUGUST 2026
MOTION**

140	Councillor Mark Watson Councillor Nathan Errington It was resolved that Council: 1) Approves Development Application 16-2025-714-1 for the demolition of existing structures, vegetation removal and construction of 8 multi-dwelling housing units at 23 Soldiers Point Road, Soldiers Point (Lot 177 DP 27084), subject to recommended conditions contained in (ATTACHMENT 2). 2) Supports 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 3).
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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, Chris Doohan, Nathan Errington, Ben Niland and Mark Watson.

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

The motion was carried.

Councillor Jason Wells left the meeting at 7:01pm.
Councillor Chris Doohan returned to the meeting at 7:01pm.

ITEM NO. 2

**FILE NO: 26/185446
EDRMS NO: 16-2025-384-1**

**DEVELOPMENT APPLICATION (DA) 16-2025-384-1 - CONSTRUCTION OF AN
ANIMAL BOARDING FACILITY, MANAGER'S RESIDENCE AND 2 STOREY
DWELLING AT 6C ELIZABETH AVENUE, RAYMOND TERRACE**

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

RECOMMENDATION IS THAT COUNCIL:

- 1) Approves Development Application DA 16-2025-384-1 for Construction of an Animal Boarding Facility, Manager's Residence and 2 Storey Dwelling at 6C Elizabeth Avenue, Raymond Terrace, subject to the conditions contained in **(ATTACHMENT 2)**.
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**ORDINARY COUNCIL MEETING - 25 AUGUST 2026
MOTION**

141	Councillor Chris Doohan Councillor Mark Watson It was resolved that Council approves Development Application DA 16-2025-384-1 for Construction of an Animal Boarding Facility, Manager's Residence and 2 Storey Dwelling at 6C Elizabeth Avenue, Raymond Terrace, subject to the conditions contained in (ATTACHMENT 2) and the following amendments: 1) Amend the Construction Management Plan condition of consent to add: a) Point d - Pedestrian Management - specific measures to manage potential conflicts between pedestrians and construction vehicles b) Point f(ii) - Haulage routes and estimated frequency of truck movements c) And that "Prior to Council approval, the Construction Management Plan must be reported to Council's Local Traffic Committee and must
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	be endorsed by the Traffic Committee." 2) Add a condition of consent, prior to Construction Certificate, which is as follows: a) Acoustic Monitoring - Prior to the issue of a construction certificate for the animal boarding facility, the Operational Management Plan (dated October 2025) must be updated to include the following measures: • Should any noise complaints be received by Council about the animal boarding facility, the operator will be required to, within 7 days of being notified of the complaint by Council staff, noise monitoring devices must be deployed to the boundary of sensitive receivers to monitor noise emissions for a period of 7 full calendar days. The findings from the monitoring devices must be provided to Council for review and must contain the full 7 days worth of data. Depending on the results and impacts of noise emissions against the relevant conditions of consent, State noise guidelines and policies, Council has the right to enforce changes to the operational practices or physical noise treatment measures. • Where a single source makes more than 2 legitimate complaints to Council in a six-month period, or if Council staff believe that noise is not being adequately managed, Council may request a suitably qualified acoustic practitioner be engaged to undertake detailed acoustic monitoring to verify compliance with NSW EPA Noise Policy for Industry 2017 (as amended) and the Noise Assessment, prepared by RAPT Consulting (dated 10 July 2024) and any relevant conditions of consent. If the monitoring demonstrates non-compliance with the conditions of consent, the operators will be provided with 28 calendar days to demonstrate that compliance has been achieved, or the facility will be closed until such time as it can demonstrate compliance. b) The updated Operational Management Plan must be submitted to Council for approval. 3) Amend condition of consent 4 as follows: a) Despite the report's recommendation, Council staff will be permitted to access the dog kennel facility when doing so is in line with their regulatory functions and legislated powers.
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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, Chris Doohan, Nathan Errington, Ben Niland and Mark Watson.

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

The motion was carried.

Councillor Peter Francis left the meeting at 7:31pm.

Councillor Ben Niland left the meeting at 7:31pm.

Councillor Ben Niland returned to the meeting at 7:33pm.

Councillor Jason Wells returned to the meeting at 7:33pm.

Councillor Peter Francis returned to the meeting at 7:33pm.

ORDINARY COUNCIL MEETING - 25 AUGUST 2026 AMENDMENT

	Councillor Giacomo Arnott Councillor Peter Francis That Council approves Development Application DA 16-2025-384-1 for Construction of an Animal Boarding Facility, Manager's Residence and 2 Storey Dwelling at 6C Elizabeth Avenue, Raymond Terrace, subject to the conditions contained in (ATTACHMENT 2), and amend the Construction Management Plan condition of consent to add: a) Point d - Pedestrian Management - specific measures to manage potential conflicts between pedestrians and construction vehicles b) Point f(ii) - Haulage routes and estimated frequency of truck movements c) And that "Prior to Council approval, the Construction Management Plan must be reported to Council's Local Traffic Committee and must be endorsed by the Traffic Committee."
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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 and Mark Watson.

Those against the Motion: Nil.

The amendment was carried.

**ORDINARY COUNCIL MEETING - 25 AUGUST 2026
AMENDMENT**

	Councillor Giacomo Arnott Councillor Rosalyn Armstrong That Council approves Development Application DA 16-2025-384-1 for Construction of an Animal Boarding Facility, Manager's Residence and 2 Storey Dwelling at 6C Elizabeth Avenue, Raymond Terrace, subject to the conditions contained in (ATTACHMENT 2) and the following amendments: 1) Add a condition of consent, prior to Construction Certificate, which is as follows: a) Acoustic Barrier - Prior to the issue of a construction certificate, plans and details of an acoustic barrier being installed along the boundary of Lot 42 DP 853008 and Lot 41 DP 853008 are to be submitted to Council for approval. The acoustic barrier must be certified by a suitably qualified acoustic practitioner and meet the following: i. Noise Policy for Industry (NPfI), Environmental Protection Authority (EPA) 2017, and ii. Australian Standard AS 1055.2, 2018 Acoustics - Description and Measurement of Environmental Noise. 2) Add a condition of consent, prior to Occupation Certificate, which is as follows: a) Acoustic Barrier - Prior to the issue of an occupation certificate for the animal boarding facility, the approved acoustic barrier must be installed along the boundary of Lot 42 DP 853008 and Lot 41 DP 853008 to the satisfaction of Council and the Certifying Authority. Certification that the barrier meets the relevant noise criteria must be provided by a suitably qualified acoustic practitioner.
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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 and Peter Francis.

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

The amendment was lost.

The following amendment moved by Cr Arnott was accepted by the mover and seconder of the original motion.

**ORDINARY COUNCIL MEETING - 25 AUGUST 2026
AMENDMENT**

	Councillor Giacomo Arnott That Council approves Development Application DA 16-2025-384-1 for Construction of an Animal Boarding Facility, Manager's Residence and 2 Storey Dwelling at 6C Elizabeth Avenue, Raymond Terrace, subject to the conditions contained in (ATTACHMENT 2) and the following amendments: 1) Add a condition of consent, prior to Construction Certificate, which is as follows: a) Acoustic Monitoring - Prior to the issue of a construction certificate for the animal boarding facility, the Operational Management Plan (dated October 2025) must be updated to include the following measures: i. Should any noise complaints be received by Council about the animal boarding facility, the operator will be required to, within 7 days of being notified of the complaint by Council staff, noise monitoring devices must be deployed to the boundary of sensitive receivers to monitor noise emissions for a period of 7 full calendar days. The findings from the monitoring devices must be provided to Council for review and must contain the full 7 days worth of data. Depending on the results and impacts of noise emissions against the relevant conditions of consent, State noise guidelines and policies, Council has the right to enforce changes to the operational practices or physical noise treatment measures. ii. Where a single source makes more than 2 legitimate complaints to Council in a six-month period, or if Council staff believe that noise is not being adequately managed, Council may request a suitably qualified acoustic practitioner be engaged to undertake detailed acoustic monitoring to verify compliance with NSW EPA Noise Policy for Industry 2017 (as amended) and the Noise Assessment, prepared by RAPT Consulting (dated 10 July 2024) and any relevant conditions of consent. If the monitoring demonstrates non-compliance with the conditions of consent, the operators will be provided with 28 calendar days to demonstrate that compliance has been achieved, or the facility
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	will be closed until such time as it can demonstrate compliance. b) The updated Operational Management Plan must be submitted to Council for approval.
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The following amendment moved by Cr Arnott was accepted by the mover and seconder of the original motion.

**ORDINARY COUNCIL MEETING - 25 AUGUST 2026
AMENDMENT**

	Councillor Giacomo Arnott That Council approves Development Application DA 16-2025-384-1 for Construction of an Animal Boarding Facility, Manager's Residence and 2 Storey Dwelling at 6C Elizabeth Avenue, Raymond Terrace, subject to the conditions contained in (ATTACHMENT 2) and amend condition of consent 4 as follows: a) Despite the report's recommendation, Council staff will be permitted to access the dog kennel facility when doing so is in line with their regulatory functions and legislated powers.
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**ORDINARY COUNCIL MEETING - 25 AUGUST 2026
MATTER ARISING**

	Councillor Giacomo Arnott Councillor Rosalyn Armstrong That Council: 1) Notes the importance of objectors, neighbours, and the broader community being aware of updated plans for a Development Application, should that DA not be re-advertised. This is to ensure that when the public are speaking with Councillors or preparing public access presentations, they have the same information that is available to Councillors. 2) Asks the General Manager to: a) Prepare an update to the Community Participation Plan to require final design plans to be uploaded onto Council's DA Tracker for Development Applications which are reported to the elected Council for determination, as well as any plans or designs which are amended between the exhibition period and the Ordinary Council Meeting, noting that these documents would solely be for information purposes
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	and engagement with Councillors rather than formal re-exhibition. b) Place the amended Community Participation Plan on public exhibition for 28 days, and should no submissions be received, the plan will be adopted.
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Those for the Motion: Crs Rosalyn Armstrong, Giacomo Arnott and Peter Francis.

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

The Matter Arising was lost.

ITEM NO. 3

**FILE NO: 26/181790
EDRMS NO: 58-2025-2-1**

PLANNING PROPOSAL - REZONING AND RECLASSIFICATION OF 8 COUNCIL SITES

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

RECOMMENDATION IS THAT COUNCIL:

- 1) Notes the amendments to the planning proposal (**ATTACHMENT 1**) to reclassify the subject sites from community to operational land under the Local Government Act 1993 (NSW) and to rezone the following sites from RE1 Public Recreation to R2 Low Density Residential under the Port Stephens Local Environmental Plan 2013:
 - 1B Jessica Close, Raymond Terrace (Lot 4 DP 807214)
 - 4 Payton Street, Raymond Terrace (Lot 68 DP 248229)
 - 20 Benjamin Lee Drive, Raymond Terrace (Lot 1063 DP 826758)
 - 27 Campbell Ave, Anna Bay (Lot 4 DP 787398)
- 2) Receives and note the submissions made during the public exhibition of the planning proposal (**ATTACHMENT 2**).
- 3) Receives and note the public hearing report (**ATTACHMENT 3**).
- 4) Endorses the submission of the planning proposal (**ATTACHMENT 1**) to the Department of Planning, Housing and Infrastructure requesting they exercise their plan making authority to amend the Port Stephens Local Environmental Plan 2013 under section 3.36 of the Environmental Planning and Assessment Act 1979 (NSW).

Councillor Mark Watson left the meeting at 7:42pm.



**ORDINARY COUNCIL MEETING - 25 AUGUST 2026
MOTION**

	Councillor Rosalyn Armstrong Councillor Peter Francis That Council: 1) Notes the amendments to the planning proposal (ATTACHMENT 1) to reclassify the subject sites from community to operational land under the Local Government Act 1993 (NSW) and to rezone the following sites from RE1 Public Recreation to R2 Low Density Residential under the Port Stephens Local Environmental Plan 2013: • 1B Jessica Close, Raymond Terrace (Lot 4 DP 807214) • 4 Payton Street, Raymond Terrace (Lot 68 DP 248229) • 20 Benjamin Lee Drive, Raymond Terrace (Lot 1063 DP 826758) • 27 Campbell Ave, Anna Bay (Lot 4 DP 787398) 2) Receives and note the submissions made during the public exhibition of the planning proposal (ATTACHMENT 2). 2.1) Adopts the recommendation on page 20 of the Public Hearing Report that reads: 'Council proceed with the reclassification and rezoning of site 8. The disposal of site 8 is not considered until after the Anna Bay Place Plan is endorsed.' 3) Receives and note the public hearing report (ATTACHMENT 3). 4) Endorses the submission of the planning proposal (ATTACHMENT 1) to the Department of Planning, Housing and Infrastructure requesting they exercise their plan making authority to amend the Port Stephens Local Environmental Plan 2013 under section 3.36 of the Environmental Planning and Assessment Act 1979 (NSW).
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Councillor Mark Watson returned to the meeting at 7:45pm.

Councillor Giacomo Arnott left the meeting at 7:48pm.

Councillor Giacomo Arnott returned to the meeting at 7:51pm.

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, Peter Francis and Jason Wells.



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

The motion was lost.

**ORDINARY COUNCIL MEETING - 25 AUGUST 2026
MOTION**

142	Councillor Chris Doohan Councillor Ben Niland It was resolved that Council: 1) Notes the amendments to the planning proposal (ATTACHMENT 1) to reclassify the subject sites from community to operational land under the Local Government Act 1993 (NSW) and to rezone the following sites from RE1 Public Recreation to R2 Low Density Residential under the Port Stephens Local Environmental Plan 2013: • 1B Jessica Close, Raymond Terrace (Lot 4 DP 807214) • 4 Payton Street, Raymond Terrace (Lot 68 DP 248229) • 20 Benjamin Lee Drive, Raymond Terrace (Lot 1063 DP 826758) • 27 Campbell Ave, Anna Bay (Lot 4 DP 787398) 2) Receives and note the submissions made during the public exhibition of the planning proposal (ATTACHMENT 2). 3) Receives and note the public hearing report (ATTACHMENT 3). 4) Endorses the submission of the planning proposal (ATTACHMENT 1) to the Department of Planning, Housing and Infrastructure requesting they exercise their plan making authority to amend 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, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.