

1) 101 Kindlebark Drive, Medowie (Lot 721 DP 1033896) – Reclassification Only

Item	Comment
The current and proposed classification of land.	The parcel is currently classified as Community land and is proposed to be reclassified to Operational land under the provisions of the Local Government Act 1993.
Whether the land is a 'public reserve' (defined in the LG Act).	The land is not a public reserve, as defined in the LG Act.
The strategy and site-specific merits of the reclassification and evidence to support this.	<p>The proposed reclassification of the subject land from Community land to Operational land has significant strategic merit.</p> <ul style="list-style-type: none"> • The land is surplus to Council community land needs. • remains vacant and underutilised • Is surplus to Council needs with relation to local parks. • The land is not listed as a significant asset • underutilised assets can be a maintenance liability for Council. • There is recreational land located 680m to the east of the site, which is a regularly used recreational area. • The site is located on an established residential street and would facilitate additional housing lots in the local area if reclassified.
Whether the planning proposal is the result of a strategic study or report.	<p>The Recreation Strategy prepared by Port Stephens Council included a recreation land gap analysis across the entire Local Government Area (LGA). This analysis identified that Medowie has a sufficient allocation of recreation land, with a projected surplus of local parks by 2036.</p> <p>Given this identified surplus, a review of Council's community land holdings was undertaken to identify sites with potential merit for reclassification and/or rezoning.</p> <p>The Planning Proposal is consistent with the objectives of the Recreation Strategy, which provides an inventory of Council's community assets and open space network.</p> <p>Furthermore, the proposed reclassification to facilitate the release of additional housing land aligns with the objectives of the Local Housing Strategy.</p>
Whether the planning proposal is consistent with council community plan or other local strategic plan.	<p>The Planning Proposal is consistent with the Port Stephens Local Strategic Planning Statement (LSPS), as it supports the following Planning Priorities:</p> <ol style="list-style-type: none"> 1. Planning Priority 1 – Support the growth of strategic centres and major employment areas. 2. Planning Priority 4 – Ensure a suitable and sustainable supply of land. 3. Planning Priority 5 – Increase the diversity of housing choice.

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<p>A summary of councils interest in the land including:</p> <ul style="list-style-type: none"> • How and when the land as first acquired ((e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution). • If council does not own the land, the land owners consents. • The nature of any trusts, dedications etc. 	<ul style="list-style-type: none"> • On 4 December 2001, Council acquired Lot 721 Kindlebark Drive, Medowie, for \$1.00 for potential community use. This followed the determination on 23 July 1996 of a 257-lot subdivision of Lot 100 DP 847643 (48 Casuarina Avenue, Medowie), as endorsed by Council Resolution dated 18 December 2001. • The land was acquired in accordance with the Conditions of Consent, which required the provision of fully serviced land for use as a multi-function community centre. The conditions also specified that, should Council at any future time determine that the site is not suitable for community facilities, the land may be sold subject to a Council resolution.
<p>whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why</p>	<p>There are several interests on the land, all of which are to be retained, including water easements and restrictions on land use.</p>
<p>the effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);</p>	<p>The effect of the reclassification will reduce the public open space in the area.</p> <p>The Recreation Strategy determined that the proposed reclassification would not result in any adverse impact, as there is an adequate provision of recreational land within the vicinity of the site. The reclassification would also reduce Council's ongoing maintenance liability. Given that the land has been identified as surplus to Council's recreational needs, it currently represents a maintenance funding burden. The proposed reclassification and future sale of the land will enable Council to reinvest in and improve the quality of existing recreational facilities within the local area.</p>
<p>Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);</p>	<p>Supporting information has been provided with the application.</p>
<p>Current use(s) of the land, and whether uses are authorised or unauthorised;</p>	<p>The site is not currently used for any authorized purposes. It is unclear whether unauthorized uses have occurred on the site.</p>
<p>current or proposed lease or agreements applying to the land, together with their duration, terms and controls;</p>	<p>There are no proposed or current lease or agreements applying to the land.</p>
<p>current use(s) of the land, and whether uses are current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant,</p>	<p>There are no current or proposed business dealings on the site. Council intends to subdivide and sell on the open market the additional lots after the reclassification at a later time.</p>

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when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time).	
any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	Not applicable, rezoning is not associated with the reclassification.
How council may or will benefit financially, and how these funds will be used.	<p>There will be a financial benefit to Council, through the reduction in maintenance required on the site. Further the intent of the reclassification is to either develop or sell the land in the future to support non-rate-revenue for Council.</p> <p>The proceed from the sale of the land has been allocated to the Port Stephens Roads Acceleration Program per Mayoral Minute 10 June 2025 Ordinary Council meeting. The RAP is to fund the asset rehabilitation of roads across the LGA. The sale of Council owned land is guided by the details of Councils <i>Acquisition and Divestment of Land Policy</i>.</p>
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	The funds generated through the sale of the site will be allocated to Council to fund the RAP.
A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot.	The reclassification relates to the entire lot as detailed in the planning proposal report.
Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	Not applicable, the site was not dedicated from a government agency.

2) 1B Jessica Close, Raymond Terrace (Lot 4 DP 807214) – Rezone and Reclassify

Item	Comment
The Current and proposed classification of land.	The subject land is currently classified as Community Land and is proposed to be reclassified to Operational land under the provisions of the Local Government Act 1993.
Whether the land is a 'public reserve' (defined in the LG Act).	The land is a public reserve.
The strategy and site specific merits of the reclassification and evidence to support this.	<p>The proposed reclassification of the subject land from Community Land to Operational Land has significant strategic merit.</p> <ul style="list-style-type: none"> • The land is surplus to Council community land needs. • The land is vacant and underutilised. • The review completed in the Recreational Strategy identifies a surplus of local parks. • The land is not listed as significant asset. • Is considered an underutilized asset that can be a maintenance liability for Council. • The site is located on an established residential street and is located between two residential lots at the end of a Close.
Whether the planning proposal is the result of a strategic study or report.	<p>The proposed reclassification is a result of the Recreation Strategy completed by Port Stephens Council that completed recreation land gap analysis over the entire LGA.</p> <p>Through this analysis it was found that there is sufficient allocation of recreation land in Raymond Terrace. A surplus is projected in local parks by 2036.</p> <p>From the identified surplus land, a review of community land has been completed. Through this review the sites with merit for a reclassification and/or rezoning were identified. The subject site was identified as surplus through this process. Following, the reclassification, the sites are to be sold to create additional revenue to Council to be allocated to additional service offerings to the community.</p>
Whether the planning proposal is consistent with council community plan or other local strategic plan.	<p>The Planning Proposal is consistent with the Port Stephens Local Strategic Planning Statement (LSPS), as it supports the following Planning Priorities:</p> <ol style="list-style-type: none"> 1. Planning Priority 1: Support the growth of strategic centres and major employment areas 2. Planning Priority 4: Ensure suitable land supply 3. Planning Priority 5: Increase diversity of housing choice
A summary of councils interest in the land including:	<ul style="list-style-type: none"> • 20 December 1990, the intent of dedication for Public Reserve per the DP and Certificate of Title for the property. • Lot 4 was created as a public reserve per the subdivision of land registered in 20/12/1990

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<ul style="list-style-type: none"> • How and when the land as first acquired ((e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution) • If council does not own the land, the land owners consents • The nature of any trusts, dedications etc. 	<ul style="list-style-type: none"> • Council is the land owner.
<p>Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.</p>	<p>The land is subject to a <i>K200000P caveat by the Registered General Forbidding unauthorized dealings with public reserves</i>. It is noted that this does not create an interest in land.</p>
<p>The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).</p>	<p>The land will cease to be a public reserve once the reclassification has occurred. Because of the reclassification there will be a loss of public open space. Considering the sites location and size; with the surplus recreation land the loss is not considered to adversely impact or change the lands available to the community.</p>
<p>Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents).</p>	<p>Supporting information has been provided with the application.</p>
<p>Current use(s) of the land, and whether uses are authorised or unauthorised.</p>	<p>The site is not currently used for any authorized purposes.</p>
<p>Current or proposed lease or agreements applying to the land, together with their duration, terms and controls.</p>	<p>There are no proposed or current lease or agreements applying to the land.</p>
<p>Current use(s) of the land, and whether uses are current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time).</p>	<p>There are no current or proposed business dealings. Council intends to subdivide and sell on the open market the additional lots after the reclassification at a later time.</p>

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Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	The proposed rezoning is associated with the reclassification of the site. The land is currently zoned RE1 Public Recreation and is proposed to be rezoned to R2 Low Density Residential. This rezoning will enable the undeveloped, surplus land to be sold and developed for residential purposes, providing additional land for housing and supporting the supply of residential development.
How council may or will benefit financially, and how these funds will be used.	There will be a financial benefit to Council, through the reduction in maintenance required on the site. Further the intent of the reclassification is to either develop or sell the land in the future to support non-rate-revenue for Council. The proceed from the sale of the land has been allocated to the Port Stephens Roads Acceleration Program per Mayoral Minute 10 June 2025 Ordinary Council meeting. The RAP is to fund the asset rehabilitation of roads across the LGA. The sale of Council owned land is guided by the details of Councils <i>Acquisition and Divestment of Land Policy</i> .
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;	The funds generated through the sale of the site will be allocated to Council to fund the RAP.
A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot.	The reclassification relates to the entire lot as detailed in the planning proposal report.
Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	Not applicable, the site was not dedicated from a government agency.


3) 20 Benjamin Lee Drive, Raymond Terrace (Lot 1063 DP826758) – Rezone and Reclassify

Item	Comment
The Current and proposed classification of land.	The subject land is currently classified as Community Land and is proposed to be reclassified to Operational land under the provisions of the Local Government Act 1993.
Whether the land is a 'public reserve' (defined in the LG Act).	The land is a public reserve as dedicated in the DP.
The strategy and site-specific merits of the reclassification and evidence to support this.	<p>The proposed reclassification of the subject land from Community Land to Operational Land has significant strategic merit.</p> <ul style="list-style-type: none"> • The land is surplus to Council's community land needs. • The land is vacant and underutilised. • The review completed in the Recreational Strategy identifies a surplus of local parks. • The land is not listed as significant asset. • Is considered an underutilized asset that can be a maintenance liability for Council.
Whether the planning proposal is the result of a strategic study or report.	<p>The proposed reclassification is informed by the Recreation Strategy prepared by Port Stephens Council, which included a recreation land gap analysis across the entire Local Government Area (LGA). This analysis identified that Raymond Terrace has a sufficient provision of recreation land, with a surplus of local parks projected by 2036.</p> <p>In response to this surplus, a review of Council's community land holdings was undertaken to identify sites with potential merit for reclassification and/or rezoning. The subject site was identified through this process as surplus to Council's recreational needs.</p> <p>Following reclassification, the site is intended to be sold, generating additional revenue for Council that can be reinvested into enhancing community services and facilities.</p>
Whether the planning proposal is consistent with council community plan or other local strategic plan.	<p>The Planning Proposal is consistent with the Port Stephens Local Strategic Planning Statement (LSPS), as it supports the following Planning Priorities:</p> <ol style="list-style-type: none"> 1. Planning Priority 1: Support the growth of strategic centres and major employment areas 2. Planning Priority 4: Ensure suitable land supply 3. Planning Priority 5: Increase diversity of housing choice
<p>A summary of council's interest in the land including:</p> <ul style="list-style-type: none"> • How and when the land was first acquired ((e.g. Was it dedicated, donated, provided as part of a subdivision for public open 	<ul style="list-style-type: none"> • 19 November 1992 – dedicated as Public Reserve • Council is the land owner

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<p>space or other purpose, or a developer contribution)</p> <ul style="list-style-type: none"> • If council does not own the land, the land owners consents • The nature of any trusts, dedications etc. 	
<p>Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.</p>	<p>There are a number of interests on the land, all of which are to be retained, being for drainage easements and restrictions on use.</p>
<p>The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).</p>	<p>The land will cease to be a public reserve once the reclassification has occurred.</p>
<p>Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. Electronic title searches, notice in a Government Gazette, trust documents).</p>	<p>Supporting information has been provided with the application.</p>
<p>Current use(s) of the land, and whether uses are authorised or unauthorised.</p>	<p>The site is not currently used for any authorized purposes.</p>
<p>Current or proposed lease or agreements applying to the land, together with their duration, terms and controls.</p>	<p>There are no proposed or current lease or agreements applying to the land.</p>
<p>Current use(s) of the land, and whether uses are current or proposed business dealings (e.g. Agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time).</p>	<p>There are no current or proposed business dealing. Council intends to subdivide and sell on the open market the additional lots after the reclassification at a later time.</p>
<p>Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an</p>	<p>The proposed rezoning is associated with the reclassification of the site. The land is currently zoned RE1 Public Recreation and is proposed to be rezoned to R2 Low Density Residential. This rezoning will enable the undeveloped, surplus land to be sold and developed for residential purposes, providing additional land for housing and supporting the supply of residential development.</p>

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endorsed Plan of Management or strategy).	
How council may or will benefit financially, and how these funds will be used.	<p>The proposed reclassification will provide a financial benefit to Council through a reduction in ongoing maintenance requirements for the site. Additionally, the intent of the reclassification is to enable the future development or sale of the land to support non-rate revenue for Council.</p> <p>Proceeds from the sale of the land have been allocated to the Port Stephens Roads Acceleration Program, as outlined in the Mayoral Minute from the 10 June 2025 Ordinary Council meeting. The program is intended to fund the rehabilitation of road assets across the Local Government Area. The sale of Council-owned land is to be undertaken in accordance with Council's Acquisition and Divestment of Land Policy.</p>
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	The funds generated through the sale of the site will be allocated to Council to fund the RAP.
A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot.	The reclassification relates to the entire lot as detailed in the planning proposal report.
Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	Not applicable, the site was not dedicated from a government agency.

4) 124 Benjamin Lee Drive, Raymond Terrace (Lot 3082 DP 786401) (part of the site) – Reclassification Only

Item	Comment
<p>The current and proposed classification of land.</p>	<p>The reclassification of this site relates to the southern portion; the northern portion is to be retained as community land.</p> <p>The subject land is currently classified as Community Land and is proposed to be reclassified to Operational land under the provisions of the Local Government Act 1993.</p> 
<p>Whether the land is a 'public reserve' (defined in the LG Act).</p>	<p>The land is a public reserve, dedicated to Port Stephens Council by the NSW Land and Housing Corporation.</p>
<p>The strategy and site specific merits of the reclassification and evidence to support this.</p>	<p>The proposal to reclassify the southern portion of the site from Community to Operational is considered to be of merit.</p> <ul style="list-style-type: none"> • The reclassification only applies to part of the site, ensure the northern portion of the site is retained for community public open space. • The southern portion of the site to be reclassified is vacant and does not support any specific recreational uses. • The site is not listed as significant asset • Is an underutilized asset that can be a maintenance liability for Council.
<p>Whether the planning proposal is the result of a strategic study or report.</p>	<p>The proposed reclassification is informed by the Recreation Strategy prepared by Port Stephens Council, which included a recreation land gap analysis across the entire Local Government Area (LGA). This analysis found that Raymond Terrace has a sufficient allocation of recreation land, with a surplus of local parks projected by 2036.</p> <p>In response to this surplus, a review of Council's community land holdings was undertaken to identify sites with potential merit for reclassification and/or rezoning. The subject site was identified through this process as surplus to</p>

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	Council's recreational needs. Following reclassification, the site is intended to be sold, generating additional revenue for Council that can be reinvested into enhanced community services and facilities.
Whether the planning proposal is consistent with council community plan or other local strategic plan.	<p>The Planning Proposal is consistent with the Port Stephens Local Strategic Planning Statement (LSPS), as it supports the following Planning Priorities:</p> <ol style="list-style-type: none"> 1. Planning Priority 1: Support the growth of strategic centres and major employment areas 2. Planning Priority 4: Ensure suitable land supply 3. Planning Priority 5: Increase diversity of housing choice
<p>A summary of councils interest in the land including:</p> <ul style="list-style-type: none"> • How and when the land as first acquired ((e.g. Was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution). • If council does not own the land, the land owners consents. • The nature of any trusts, dedications etc. 	<ul style="list-style-type: none"> • 15 March 1989 – lot created in subdivision, 12 October 1989 • The land was dedicated to Council as a public reserve by NSW Land and Housing Corporation by notification in Government Gazette dated 25/7/1997 folio 5805. • Council is the land owner
Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.	The current easement to drain water that runs along the northern portion of the site is to be retained.
The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).	Part of the site will cease to be a public reserve once the reclassification has occurred.
Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. Electronic title searches, notice in a Government Gazette, trust documents).	Supporting information has been provided with the application.
Current use(s) of the land, and whether uses are authorised or unauthorised.	The site is not currently used for any authorized purposes.

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Current or proposed lease or agreements applying to the land, together with their duration, terms and controls.	There are no proposed or current lease or agreements applying to the land.
Current use(s) of the land, and whether uses are current or proposed business dealings (e.g. Agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time).	There are no current or proposed business dealings on the site. Council intends to subdivide and sell on the open market the additional lots after the reclassification at a later time.
Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	Not applicable, rezoning is not associated with the reclassification of this site.
How council may or will benefit financially, and how these funds will be used.	<p>The proposed reclassification will provide a financial benefit to Council through a reduction in ongoing maintenance requirements for the site. Additionally, the intent of the reclassification is to enable the future development or sale of the land to support non-rate revenue for Council.</p> <p>Proceeds from the sale of the land have been allocated to the Port Stephens RAP, as outlined in the Mayoral Minute from the 10 June 2025 Ordinary Council meeting. This program is intended to fund the rehabilitation of road assets across the Local Government Area. The sale of Council-owned land will be undertaken in accordance with Council's Acquisition and Divestment of Land Policy.</p>
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	The funds generated through the sale of the site will be allocated to Council to fund the RAP.
A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot.	<p>The reclassification does not apply to the whole lot.</p> <p>Indicative mapping of the land shows that the southern portion of the site forms part of the planning proposal. An indicative map is included in the Planning Proposal report and above.</p>
Preliminary comments by a relevant government agency, including an	Dedication to Council as public reserve by NSW Land and Housing Corporation.

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agency that dedicated the land to council, if applicable.	

5) 4 Payton Street, Raymond Terrace (Lot 68 DP 248229) – Rezone and Reclassify

Item	Comment
The current and proposed classification of land.	The subject land is currently classified as Community land and is proposed to be reclassified to Operational land under the provisions of the Local Government Act 1993.
Whether the land is a 'public reserve' (defined in the LG Act).	The land is a public reserve, as detailed in the Certificate of Title.
The strategy and site-specific merits of the reclassification and evidence to support this.	<p>The proposed reclassification of the subject land from Community land to Operational land has significant strategic merit.</p> <ul style="list-style-type: none"> • The land is surplus to Councils community land needs. • The land is vacant and underutilised • The land is surplus to Councils needs with relation to local parks. • The land is not listed as significant asset and underutilized assets can be a maintenance liability for Council.
Whether the planning proposal is the result of a strategic study or report.	<p>The Recreation Strategy prepared by Port Stephens Council included a recreation land gap analysis across the entire Local Government Area (LGA). This analysis found that Raymond Terrace has a sufficient allocation of recreation land, with a surplus of local parks projected by 2036.</p> <p>In response to this surplus, a review of Council's community land holdings was undertaken to identify sites with potential merit for reclassification and/or rezoning. The subject site was identified through this process as surplus. Following reclassification, the site is intended to be sold, generating additional revenue for Council that can be allocated to enhanced community services and facilities.</p>
Whether the planning proposal is consistent with council community plan or other local strategic plan.	<p>The Planning Proposal is consistent with the Port Stephens Local Strategic Planning Statement (LSPS), as it supports the following Planning Priorities:</p> <ol style="list-style-type: none"> 1. Planning Priority 1: Support the growth of strategic centres and major employment areas 2. Planning Priority 4: Ensure suitable land supply 3. Planning Priority 5: Increase diversity of housing choice
<p>A summary of councils interest in the land including:</p> <ul style="list-style-type: none"> • How and when the land as first acquired ((e.g. Was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution). • If council does not own the land, the land owners consents. 	<ul style="list-style-type: none"> • 16 March 1979 dedication to Council as a public reserve from Housing Commission NSW. • Council is the landowner.

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<ul style="list-style-type: none"> The nature of any trusts, dedications etc. 	
Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.	There are several interests on the land, all of which are to be retained, including drainage easements and restrictions on use.
The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).	The land will cease to be a public reserve once the reclassification has occurred.
Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. Electronic title searches, notice in a Government Gazette, trust documents).	Supporting information has been provided with the application.
Current use(s) of the land, and whether uses are authorised or unauthorised.	The site is not currently used for any authorized or unauthorised purposes.
Current or proposed lease or agreements applying to the land, together with their duration, terms and controls.	There are no proposed or current lease or agreements applying to the land.
Current use(s) of the land, and whether uses are current or proposed business dealings (e.g. Agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time).	There are no current or proposed business dealing. Council intends to subdivide and sell on the open market the additional lots after the reclassification at a later time.
Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	The proposed rezoning is associated with the reclassification of the site. The land is currently zoned RE1 Public Recreation and is proposed to be rezoned to R2 Low Density Residential. This rezoning will enable the undeveloped, surplus land to be sold and developed for residential purposes, providing additional land for housing and contributing to the supply of residential development.
How council may or will benefit financially, and how these funds will be used.	The proposed reclassification will provide a financial benefit to Council through a reduction in ongoing maintenance requirements for the site. Additionally, the reclassification is intended to enable the future development or sale of the land to support non-rate revenue for Council.

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	Proceeds from the sale of the land have been allocated to the Port Stephens RAP, as outlined in the Mayoral Minute from the 10 June 2025 Ordinary Council meeting. The program is intended to fund the rehabilitation of road assets across the Local Government Area. The sale of Council-owned land will be undertaken in accordance with Council's Acquisition and Divestment of Land Policy.
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	The funds generated through the sale of the site will be allocated to Council to fund the RAP.
A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot.	The reclassification relates to the entire lot as detailed in the planning proposal report.
Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	Dedication to Council as public reserve from Housing Commission NSW.

6) A-1 Mount Hall Road, Raymond Terrace (Lot 18 DP 238628) – Reclassification Only

Item	Comment
The current and proposed classification of land.	The subject land is currently classified as Community Land and is proposed to be reclassified to Operational land under the provisions of the Local Government Act 1993.
Whether the land is a 'public reserve' (defined in the LG Act).	The land is a public reserve.
The strategy and site specific merits of the reclassification and evidence to support this.	<p>The proposed reclassification of the subject land from Community Land to Operational Land has significant strategic merit.</p> <ul style="list-style-type: none"> • The land is surplus to Councils community land needs • The land is vacant and underutilised • The land is surplus to Councils needs with relation to local parks • The land is not listed as significant asset and underutilized assets can be a maintenance liability for Council.
Whether the planning proposal is the result of a strategic study or report.	<p>The Recreation Strategy prepared by Port Stephens Council included a recreation land gap analysis across the entire Local Government Area (LGA). This analysis found that Raymond Terrace has a sufficient allocation of recreation land, with a surplus of local parks projected by 2036.</p> <p>In response to this surplus, a review of Council's community land holdings was undertaken to identify sites with potential merit for reclassification and/or rezoning. The subject site was identified as surplus through this process. Following reclassification, the site is intended to be sold, generating additional revenue for Council that can be allocated to enhanced community services and facilities.</p>
Whether the planning proposal is consistent with council community plan or other local strategic plan.	<p>The Planning Proposal is consistent with the Port Stephens Local Strategic Planning Statement (LSPS), as it supports the following Planning Priorities:</p> <ol style="list-style-type: none"> 1. Planning Priority 1: Support the growth of strategic centres and major employment areas 2. Planning Priority 4: Ensure suitable land supply 3. Planning Priority 5: Increase diversity of housing choice
<p>A summary of councils interest in the land including:</p> <ul style="list-style-type: none"> • How and when the land as first acquired ((e.g. Was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution). 	<ul style="list-style-type: none"> • 10 February 1970 the lot was created. • Lot 18 was dedicated as a public reserve through the creation of the lot in DP 238628 • Council is the land owner

Item	Comment
<ul style="list-style-type: none"> • If council does not own the land, the land owners consents. • The nature of any trusts, dedications etc. 	
Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.	The land is subject to a <i>K200000P caveat by the Registered General Forbidding unauthorized dealings with public reserves</i> . It is noted that this does not create an interest in land.
The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).	The land will cease to be a public reserve once the reclassification has occurred.
Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. Electronic title searches, notice in a Government Gazette, trust documents).	Supporting information has been provided with the application.
Current use(s) of the land, and whether uses are authorised or unauthorised.	The site is not currently used for any authorized purposes.
Current or proposed lease or agreements applying to the land, together with their duration, terms and controls.	There are no proposed or current leases or agreements applying to the land.
Current use(s) of the land, and whether uses are current or proposed business dealings (e.g. Agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time).	There are no current or proposed business dealings. Council intends to subdivide and sell on the open market the additional lots after the reclassification at a later time.
Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	Not applicable, rezoning is not associated with the reclassification.

Item	Comment
How council may or will benefit financially, and how these funds will be used.	<p>There will be a financial benefit to Council, through the reduction in maintenance required on the site. Further the intent of the reclassification is to either develop or sell the land in the future to support non-rate-revenue for Council.</p> <p>The proceed from the sale of the land has been allocated to the Port Stephens RAP per Mayoral Minute 10 June 2025 Ordinary Council meeting. The RAP is to fund the asset rehabilitation of roads across the LGA. The sale of Council owned land is guided by the details of Councils <i>Acquisition and Divestment of Land Policy</i>.</p>
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	The funds generated through the sale of the site will be allocated to Council to fund the RAP.
A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot.	The reclassification relates to the entire lot as detailed in the planning proposal report.
Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	Not applicable, the site was not dedicated from a government agency.

7) 27 Campbell Avenue, Anna Bay (Lot 4 DP 787398) – Rezone and Reclassify

Item	Comment
The current and proposed classification of land.	The subject land is currently classified as Community Land and is proposed to be reclassified to Operational land under the provisions of the Local Government Act 1993.
Whether the land is a 'public reserve' (defined in the LG Act).	The land is not a public reserve.
The strategy and site-specific merits of the reclassification and evidence to support this.	<p>The proposed reclassification of the subject land from Community Land to Operational Land has significant strategic merit.</p> <ul style="list-style-type: none"> • The land is surplus to Councils community land needs. • remains vacant and underutilised. • Is surplus to councils needs with relation to local parks. • The land is not listed as significant asset and underutilized assets can be a maintenance liability for Council.
Whether the planning proposal is the result of a strategic study or report.	<p>The Recreation Strategy prepared by Port Stephens Council included a recreation land gap analysis across the entire Local Government Area (LGA). This analysis found that the Tomaree Peninsula has a sufficient allocation of recreation land. The strategy recommended that an investigation into the reclassification and consultation regarding local parks be undertaken to improve the quality of recreation facilities, enhancing the experience for both residents and visitors.</p> <p>In response to identified surplus land, a review of Council's community land holdings was undertaken to identify sites with potential merit for reclassification and/or rezoning. The subject site was identified as surplus through this process. Following reclassification, the site is intended to be sold, generating additional revenue for Council that can be allocated to enhanced community services and facilities.</p>
Whether the planning proposal is consistent with council community plan or other local strategic plan.	<p>The Planning Proposal is consistent with the Port Stephens Local Strategic Planning Statement (LSPS), as it supports the following Planning Priorities:</p> <ol style="list-style-type: none"> 1. Planning Priority 1: Support the growth of strategic centres and major employment areas 2. Planning Priority 4: Ensure suitable land supply 3. Planning Priority 5: Increase diversity of housing choice
<p>A summary of councils interest in the land including:</p> <ul style="list-style-type: none"> • How and when the land as first acquired ((e.g. Was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution). 	<ul style="list-style-type: none"> • The land was part of a land swap that occurred as minute in Council Meeting 4 October 1988. • The DP states, the support of the subdivision is per the resolution of Council at the meeting on 4 October 1988. • The Consent order was resolved in the Land and Environment Court; which provided for the exchange of part of a site for a section of Council owned land.

Item	Comment
<ul style="list-style-type: none"> • If council does not own the land, the land owners consents. • The nature of any trusts, dedications etc. 	
Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.	The land is not listed as a public reserve on the Certificate of Title, and there are no restrictions registered on the title.
The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).	The land will cease to be public open space, consistent with the actions outlined in the Recreation Strategy to consolidate recreational assets and enhance the quality and experience of the facilities in the area.
Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. Electronic title searches, notice in a Government Gazette, trust documents).	Supporting information has been provided with the application.
Current use(s) of the land, and whether uses are authorised or unauthorised.	The site is not currently used for any authorized purposes.
Current or proposed lease or agreements applying to the land, together with their duration, terms and controls.	There are no proposed or current lease or agreements applying to the land.
Current use(s) of the land, and whether uses are current or proposed business dealings (e.g. Agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time).	There are no current or proposed business dealings. Council intends to subdivide and sell the additional lots on the open market following reclassification at a later date.
Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	The proposed rezoning is associated with the reclassification of the site. The land is currently zoned RE1 Public Recreation and is proposed to be rezoned to R2 Low Density Residential. This rezoning will enable the undeveloped, surplus land to be sold and developed for residential purposes, providing additional land for housing and supporting the supply of residential development.

Item	Comment
<p>How council may or will benefit financially, and how these funds will be used.</p>	<p>The proposed reclassification will provide a financial benefit to Council through a reduction in ongoing maintenance requirements for the site. Additionally, the reclassification is intended to enable the future development or sale of the land to support non-rate revenue for Council.</p> <p>Proceeds from the sale of the land have been allocated to the Port Stephens RAP, as outlined in the Mayoral Minute from the 10 June 2025 Ordinary Council meeting. This program is intended to fund the rehabilitation of road assets across the Local Government Area. The sale of Council-owned land will be undertaken in accordance with Council's Acquisition and Divestment of Land Policy.</p>
<p>How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.</p>	<p>The funds generated through the sale of the site will be allocated to Council to fund the RAP.</p>
<p>A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot.</p>	<p>The reclassification relates to the entire lot as detailed in the planning proposal report.</p>
<p>Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.</p>	<p>Not applicable, the site was not dedicated from a government agency.</p>

8) 154 Rocky Point Road, Fingal Bay (Lot 17 DP 805074) – Reclassification Only

Item	Comment
The current and proposed classification of land.	The subject land is currently classified as Community Land and is proposed to be reclassified to Operational Land under the provisions of the Local Government Act 1993.
Whether the land is a 'public reserve' (defined in the LG Act).	The land is a public reserve.
The strategy and site specific merits of the reclassification and evidence to support this.	<p>The proposed reclassification of the subject land from Community Land to Operational Land has significant strategic merit.</p> <ul style="list-style-type: none"> • The land is surplus to Council's community land needs • Is vacant and underutilised. • Through the analysis completed in the Recreational Strategy prepared by Council, a surplus of local parks was identified. • The land is not listed as significant asset and underutilized assets can be a maintenance liability for Council.
Whether the planning proposal is the result of a strategic study or report.	<p>The Recreation Strategy prepared by Port Stephens Council included a recreation land gap analysis across the entire Local Government Area (LGA). This analysis found that the Tomaree Peninsula has a sufficient allocation of recreation land. The strategy recommended that an investigation into the reclassification of surplus land and consultation regarding local parks be undertaken to improve the quality of recreation facilities, enhancing the experience for both residents and visitors.</p> <p>In response to the identified surplus land, a review of Council's community land holdings was undertaken to identify sites with potential merit for reclassification and/or rezoning. The subject site was identified as surplus through this process. Following reclassification, the site is intended to be sold, generating additional revenue for Council that can be allocated to enhanced community services and facilities.</p>
Whether the planning proposal is consistent with council community plan or other local strategic plan.	<p>The Planning Proposal is consistent with the Port Stephens Local Strategic Planning Statement (LSPS), as it supports the following Planning Priorities:</p> <ol style="list-style-type: none"> 1. Planning Priority 1: Support the growth of strategic centres and major employment areas 2. Planning Priority 4: Ensure suitable land supply 3. Planning Priority 5: Increase diversity of housing choice
<p>A summary of council's interest in the land including:</p> <ul style="list-style-type: none"> • How and when the land was first acquired ((e.g. Was it dedicated, donated, provided as part of a subdivision for public open 	<ul style="list-style-type: none"> • The land was created as a public reserve per the registration of the DP 19 September 1990. • Council owned land.

Item	Comment
<p>space or other purpose, or a developer contribution).</p> <ul style="list-style-type: none"> • If council does not own the land, the land owners consents. • The nature of any trusts, dedications etc. 	
<p>Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.</p>	<p>The land is subject to a <i>K200000P caveat by the Registered General Forbidding unauthorized dealings with public reserves</i>. It is noted that this does not create an interest in land.</p>
<p>The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).</p>	<p>The land will cease to be a public reserve, consistent with the Recreational Strategy's objective to consolidate recreational assets and enhance the quality and experience of existing facilities in the area.</p>
<p>Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. Electronic title searches, notice in a Government Gazette, trust documents).</p>	<p>Supporting information has been provided with the application.</p>
<p>Current use(s) of the land, and whether uses are authorised or unauthorised.</p>	<p>The site is not currently used for any authorized purposes.</p>
<p>Current or proposed lease or agreements applying to the land, together with their duration, terms and controls.</p>	<p>There are no proposed or current lease or agreements applying to the land.</p>
<p>Current use(s) of the land, and whether uses are current or proposed business dealings (e.g. Agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time).</p>	<p>There are no current or proposed business dealings. Council intends to subdivide and sell the additional lots on the open market following reclassification at a later date.</p>
<p>Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).</p>	<p>Not applicable, rezoning is not associated with the reclassification.</p>

Item	Comment
<p>How council may or will benefit financially, and how these funds will be used.</p>	<p>The proposed reclassification will provide a financial benefit to Council through a reduction in ongoing maintenance requirements for the site. Additionally, the reclassification is intended to enable the future development or sale of the land to support non-rate revenue for Council.</p> <p>Proceeds from the sale of the land have been allocated to the Port Stephens RAP, as outlined in the Mayoral Minute from the 10 June 2025 Ordinary Council meeting. This program is intended to fund the rehabilitation of road assets across the Local Government Area. The sale of Council-owned land will be undertaken in accordance with Council's Acquisition and Divestment of Land Policy.</p>
<p>How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.</p>	<p>The funds generated through the sale of the site will be allocated to Council to fund the RAP.</p>
<p>A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot.</p>	<p>The reclassification relates to the entire lot as detailed in the planning proposal report.</p>
<p>Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.</p>	<p>Not applicable, the site was not dedicated from a government agency.</p>