

Tracey Godwin

From: Matthew Borsato <Matthew.Borsato@portstephens.nsw.gov.au>
Sent: Thursday, 13 December 2018 5:08 PM
To: DPE PSVC Hunter Mailbox
Cc: Ben Holmes
Subject: Planning Proposal for 25 Castaway Close, Boat Harbour (Lot 6 DP 1015409) (PSC58-2018-22-1)
Attachments: 11 December 2018 - Ordinary Council Minutes.pdf; Bushfire Threat Assessment - Firebird - 16 April 2018.pdf; Ecological Assessment - Firebird - 16 April 2018.pdf; Planning Proposal 25 Castaway Close - Perception Planning - 27 July 2018.pdf

Dear Sir/Madam

Pursuant to section 3.33 of the *Environmental Planning and Assessment Act 1979 (NSW)* I advise that Council has resolved to prepare a planning proposal seeking to amend the provisions of the *Port Stephens Local Environmental Plan 2013* for land at 25 Castaway Close, Boat Harbour (Lot 6 DP 1015409) and to seek a gateway determination from the Department.

The planning proposal is seeking to:

- a. Rezone the subject land from R5 Large Lot Residential to part R5 Large Lot Residential and Part E2 Environmental Conservation;
- b. Reduce the minimum the permitted minimum lot size from 4,000m² to 2,000m².

A copy of the relevant Council report of 11 December 2018 and the adopted planning proposal (Perception Planning Pty Ltd, 27 July 2018) and submitted supporting studies are attached.

Please contact me if you require any further information.

Regards



Matthew Borsato
Senior Strategic Planner

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