



ENVIRONMENT PROTECTION AUTHORITY

FILE COPY

Your reference: PSC2011-04917
Our reference: DOC12/53, FIL06/925-10
Contact: Lucas Grenadier, 4908 6820

Mr Peter Gesling
General Manager
Port Stephens Council
PO Box 42
RAYMOND TERRACE NSW 2324

Attention: Rachel Pleasant

Dear Ms Rosser

RE: PLANNING PROPOSAL LOT 14 DP258848, 42 FULLERTON COVE ROAD, FULLERTON COVE

I refer to your letter of 3 January 2012 requesting comments from the Environment Protection Authority (EPA) in relation to the preparation of a planning proposal for rezoning the above mentioned land.

EPA has reviewed the proposal and does not support this land being identified for future development. This is due to the following:

- The proposal is inconsistent with the Lower Hunter Regional Strategy. The land is located within the Watagan to Stockton green corridor and outside of the identified growth areas.
- The likely impacts on native vegetation and threatened species.
- The likely impacts of flood mitigation measures.
- The potential for cumulative impacts on the surrounding natural landscape and green corridor. The approval of this individual development is likely to create an expectation of further urban intensification adjacent to the site.

If you have any enquiries concerning this advice, please contact Lucas Grenadier, Conservation Planning Officer, on 4908 6820.

Yours sincerely

24 JAN 2012

RICHARD BATH
Head - Hunter Planning Unit
Environment Protection Authority