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The Regional Director
Hunter and Central Coast Region
NSW Department of Planning and Infrastructure
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NEWCASTLE NSW 2300

Port Stephens Local Environmental Plan (Kings Hill, North Raymond Terrace) 2010 – Amendment – Land West of Newline Road

At its meeting held on 13 March 2012, Council resolved to prepare a planning proposal to amend the Port Stephens Local Environmental Plan 2000 and the Port Stephens Local Environmental Plan (Kings Hill, North Raymond Terrace) 2010 in accordance with Section 55 of the Environmental Planning and Assessment Act for the purposes of obtaining a Gateway determination and seeking endorsement for public exhibition by the Department of Planning and Infrastructure.

The planning proposal seeks to facilitate the development of certain land within the Kings Hill Urban Release Area by enabling further consultation between the developer and the Office of Environment and Heritage for the likely vegetation removal on certain lands zoned R1 and B4 within the Kings Hill Urban Release Area.

The purpose of the Planning Proposal is to amend the Port Stephens Local Environmental Plan 2000 and the Port Stephens Local Environmental Plan (Kings Hill, North Raymond Terrace) 2010 in order to:

- 1) Rezone land west of Newline Road from a rural to a conservation zone in order to protect the biodiversity significance of the land;
- 2) Provide a basis for the vegetation removal on certain lands zoned R1 and B4 within the Kings Hill Urban Release Area in further consultation with the Office of Environment and Heritage;
- 3) Specify minimum lot sizes for the rezoned land;
- 4) Provide for a small number of conservation residential lots in order to facilitate limited development that will support economically viable private ownership and conservation management of the land; and
- 5) To ensure development does not occur on the land before conservation protection measures are in place.

A copy of the Planning Proposal, including the relevant Council report and resolution, are enclosed.





Please contact Sarah Dasey on (02) 4980 0462 or via email sarah.dasey@portstephens.nsw.gov.au should you wish to discuss this matter.

Yours faithfully

Sarah Dasey
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