

**ITEM NO. 3**

**FILE NO: 25/29147  
EDRMS NO: 58-2024-3-1**

**PLANNING PROPOSAL - 893 PATERSON ROAD, WOODVILLE**

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

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**RECOMMENDATION IS THAT COUNCIL:**

- 1) Adopt the planning proposal (**ATTACHMENT 1**) to amend the Port Stephens Local Environmental Plan 2013 for land at 893 Paterson Road, Woodville (Lot 10 DP 1035397) to:
    - a) Amend Schedule 1 'Additional Permitted Uses' to permit, with development consent, the use of Lot 10 DP 1035397, 893 Paterson Road, Woodville, as a function centre.
    - b) Amend the Additional Permitted Uses Map to identify the subject site as a 'function centre'.
  - 2) Forward the planning proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway determination and request authority to make the plan.
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**ORDINARY COUNCIL MEETING - 10 JUNE 2025  
MOTION**

<b>118</b>	<p><b>Councillor Giacomo Arnott</b> <b>Councillor Peter Francis</b></p> <p>It was resolved that Council:</p> <ol style="list-style-type: none"><li>1) Adopt the planning proposal (<b>ATTACHMENT 1</b>) to amend the Port Stephens Local Environmental Plan 2013 for land at 893 Paterson Road, Woodville (Lot 10 DP 1035397) to:<ol style="list-style-type: none"><li>a) Amend Schedule 1 'Additional Permitted Uses' to permit, with development consent, the use of Lot 10 DP 1035397, 893 Paterson Road, Woodville, as a function centre.</li><li>b) Amend the Additional Permitted Uses Map to identify the subject site as a 'function centre'.</li></ol></li><li>2) Forward the planning proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway determination and request authority to make the plan.</li></ol>
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## MINUTES ORDINARY COUNCIL - 10 JUNE 2025

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: Nil.

The motion was carried.

### BACKGROUND

The purpose of this report is to seek Council's endorsement to adopt the planning proposal (**ATTACHMENT 1**) to amend the Port Stephens Local Environmental Plan 2013 (LEP) and submit the planning proposal to the NSW Department of Planning, Housing and Infrastructure (DPHI) for a Gateway determination.

The planning proposal seeks to amend Schedule 1 'Additional Permitted Uses' to permit, with development consent, the use of Lot 10 DP 1035397 (893 Paterson Road, Woodville) as a function centre. The effect of the proposal would amend the Additional Permitted Uses Map to identify the subject site as a 'function centre'. A 'function centre' is defined under the LEP as 'a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility'.

The land is currently zoned RU1 Primary Production which under the LEP does not permit function centres as a land use. There is currently a development consent approved on the site (DA16-2018-557-1) for the 'Temporary Use of Land Marriage Ceremonies' dated 14 September 2018.

The current development consent limits the use of the site to only marriage ceremonies, requiring customers to book a separate location for their reception. The planning proposal seeks to allow for the use of the site as a function centre, subject to a future development application that would intend to construct and operate a function centre on site. Site specific constraints and the design of the function centre would be the subject of the future development application.

The subject land is known as 'Gracemere' and adjoins 'Albion Park Farm', both farms are known in the area for their extensive ornamental gardens. The subject land is located within the rural hinterland of Port Stephens in the locality of Woodville, close to Iona Public School, Woodville School of Arts and several hobby farms.

The planning proposal is considered to be consistent with the emerging theme of the endorsed Hinterland Place Plan - 'Economy: New experiences and distinct business opportunities' in the Port Stephens Hinterland.

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A Strategic Planning Assessment Report (SPAR) for this planning proposal has been completed (**ATTACHMENT 2**).

Should Council resolve to endorse the planning proposal, the proposal will be forwarded to DPHI requesting a Gateway determination and for Council to be nominated as the Plan Making Authority for the proposal. Following the issue of the Gateway determination, the planning proposal would be publicly exhibited in accordance with any conditions from DPHI, prior to being reported to Council for determination.

A summary of the planning proposal and property details are provided below.

<b>Date lodged</b>	16 December 2024
<b>Proponent</b>	Wilson Planning on behalf of Kate Coren
<b>Subject property</b>	Lot 10 DP 1035397 (893 Paterson Road, Woodville)
<b>Directors</b>	Planning are Mason Stankovic & Joe Bell. Eastview Advisory is Simon Borham
<b>Total area</b>	10.52 ha
<b>Current zoning</b>	RU1 Primary Production
<b>Current use</b>	The subject site contains a dwelling and rural outbuildings occupying around 1ha of land in the centre of the site. The eastern portion of the site (approximately 2.5ha) contains a large constructed lake surrounded by extensive ornamental gardens which provide a backdrop for wedding ceremonies held on the site. The western portion of the site (around 7.0ha) contains cultivated river flats and extensive areas for livestock grazing.
<b>Proposed changes</b>	Amendment of Schedule 1 of the LEP 'Additional Permitted Uses' to permit, with development consent, the use of Lot 10 DP 1035397, (893 Paterson Road, Woodville), as a function centre.

### Suitability of the site

The site is considered suitable for the proposed additional permitted use for the following reasons:

- The planning proposal is consistent with the Planning Priorities in the Hunter Regional Plan 2041 (HRP) including Objective 8 and Planning Priority 2 'Promote rural enterprises and diversification' in Hinterland District. The proposed function centre will attract visitors to the local area and enhance the local economy, as well as contribute to the economic diversification in the Hinterland.
- The planning proposal is consistent with Planning Priority 2 'Make business growth easier' and Planning Priority 3 'Support tourism and attract events' in the

Port Stephens Local Strategic Planning Statement (LSPS). The proposed use will support events, generate jobs in the local area and attract visitors who will require accommodation and may participate in other local attractions and events.

- The planning proposal is considered to be consistent with the emerging theme of the endorsed Hinterland Place Plan - 'Economy: New experiences and distinct business opportunities' in the Port Stephens Hinterland.
- The site is adjoined by rural residential properties. Lot sizes in the locality vary between 5 and 60 ha.
- The planning proposal is supported by a Land Use Conflict Risk Assessment (LUCRA) that concludes that the proposal 'will be appropriate for the site and its setting and is unlikely to result in adverse impacts on surrounding properties or the agricultural use of surrounding land'.

### Flooding

A Flood Impact and Risk Assessment (FIRA) was completed for the site. It determined that the proposed development is compatible with the existing flood hazard and does not result in adverse off-site flood impacts. The site provides sufficient area for a future function centre to be located above the Flood Planning Level and as such the risk to property is readily managed. There is also adequate flood free area above the PMF level on site so that there would be no major risk to life for occupants.

The main flood risk is associated with isolation of the site, as the site access and local roads are cut at events in excess of the 20% AEP event. However, given the available flood warning time (greater than 12-hours), there is a sufficient lead time available to evacuate the site prior to loss of local flood access. Notwithstanding this evacuation opportunity, the availability of early flood warning enables events booked in at the site to be cancelled prior to commencement.

### **COMMUNITY STRATEGIC PLAN**

<b>Strategic Direction</b>	<b>Delivery Program 2022-2026</b>
Thriving and safe place to live	Program to develop and implement Council's key planning documents

### **FINANCIAL/RESOURCE IMPLICATIONS**

Financial and resourcing implications for Council as a consequence of the recommendations of this report are outlined below.

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Source of Funds	Yes/No	Funding (\$)	Comment
Existing budget	Yes		
Reserve Funds	No		
Developer Contributions (\$7.11)	No		
External Grants	No		
Other	No		

**LEGAL, POLICY AND RISK IMPLICATIONS**

There are no foreseen legal, policy or risk implications for Council as a result of the recommendation of this report.

Risk	<a href="#">Risk Ranking</a>	Proposed Treatments	Within Existing Resources ?
There is a risk that DPHI will refuse the planning proposal at Gateway.	Low	Accept the recommendations.	Yes
There is a risk if the proposal is not supported there will be a missed opportunity for economic development in the Port Stephens Hinterland.	Low	Accept the recommendations.	Yes

Environmental Planning and Assessment Act, 1979 (EP&A Act)

The planning proposal is being processed in accordance with Part 3 of the EP&A Act. Should Council resolve to endorse the planning proposal, it will be forwarded to DPHI for a Gateway determination, including a request for Council to be made the Plan Making Authority.

Port Stephens Local Environmental Plan 2013 (LEP)

The site is currently zoned RU1 Primary Production under the LEP, which does not permit function centres. There is currently a development consent approved on the site (16-2018-557-1), for 'Temporary Use of Land Marriage Ceremonies' dated 14 September 2018. The planning proposal would amend Schedule 1 of LEP to include 'function centre' as a permissible land use on the subject land. This additional permitted use would only apply to the subject site and does not apply to other locations or RU1 Primary Production zoned land throughout Port Stephens.

### Hunter Regional Plan 2041 (HRP)

Part 3 of the HRP outlines 'District Planning and Growth Areas' which includes the Hinterland District. It encourages working farms to co-exist with complementary enterprises and outdoor recreation. Under Planning Priority 2 - Promote rural enterprises and diversification, the HRP seeks to promote those types of rural enterprises that have a synergy with agriculture –including farm stays, camping or farm gate trails, and larger visitor economy activities and events.

The planning proposal is generally consistent with the objectives of the HRP. The proposed 'function centre' is a type of development contemplated by the HRP in the promotion of rural enterprises and diversification and is particularly suitable in the Port Stephens Hinterland.

### Local Strategic Planning Statement (LSPS)

The LSPS identifies the 20-year vision for land use in Port Stephens and sets out social, economic and environmental planning priorities for the future. The planning proposal is considered to be consistent with, and would give effect to, the following planning priorities from the LSPS:

#### Priority 2: Make business growth easier

This priority identifies the need to facilitate the growth of successful enterprise. The planning proposal would generate employment and income for the local economy as well as bring people into Port Stephens LGA.

#### Priority 3: Support tourism and attract events

This priority identifies the importance of tourism to the local economy and the need to investigate opportunities to facilitate land uses that support the tourist and visitor economy. The planning proposal would continue to build on the success of the existing business of hosting wedding ceremonies and draw in visitors to the region.

#### Priority 9: Protect and preserve productive agricultural land

This priority identifies the importance of balancing agricultural industries and complementary uses such as artisan food premises, boutique breweries and wedding reception venues that can provide supplementary income for farm based businesses. A LUCRA was completed as part of the planning proposal, it concludes that the proposal 'will be appropriate for the site and its setting and is unlikely to result in adverse impacts on surrounding properties or the agricultural use of surrounding land'.

### Port Stephens Hinterland Place Plan (HPP)

The HPP sets out future actions and opportunities in the Hinterland. The planning proposal is consistent with, and would give effect to, the following themes in the HPP:

**Economy:** New experiences and distinct business opportunities

This theme identifies the importance of tourists and visitors to the economy and suggests that "...farm gate experiences, farm stays and low impact events can showcase the Hinterland's history, lifestyle and local produce while increasing vibrancy, community connection and economic outcomes. A function centre on the site would offer low impact events and showcase the Hinterland to locals and visitors to the area.

**Environment:** Protection and conservation of our environment

The rural and natural landscape in the Hinterland is important to the community. The planning proposal will have no major impacts on native vegetation, wetlands, and riparian corridors. Any impacts on the rural landscape can be assessed during the assessment of a development application and there is considered adequate setbacks from the road and neighbours to mitigate potential impacts.

**Character:** The Hinterland and our unique identity

The theme identifies the importance of the unique identity of the villages that make the Hinterland. Gracemere and Albion Farm have established themselves as part of the distinctive character and fabric of Woodville. The planning proposal will facilitate the necessary investment to enable Gracemere to continue to deliver an improved standard of facilities and experience for many in the local community and beyond.

### **SUSTAINABILITY IMPLICATIONS**

Includes Social, Economic and Environmental Implications

The planning proposal is likely to deliver a range of social and economic benefits, including:

- Employment opportunities within the Port Stephens LGA and the Hunter Region through construction and operation of a function centre.
- Stimulation of local economic activity through increased local spending.
- Enhancing the existing facilities at the site and awareness of the Port Stephens Hinterland for weddings and similar events.
- Generate additional visitors to the local area.
- Improved economic viability for the existing site to maintain the agriculture operations of the site.

**COMMUNICATION AND ENGAGEMENT**

Council's Communication and Engagement Strategy uses the IAP2 Framework to identify the level of engagement undertaken. An explanation for each level is shown below.

INFORM	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives, opportunities and/or solutions.
CONSULT	To obtain public feedback on analysis, alternatives and/or decisions.
INVOLVE	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.
COLLABORATE	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.
EMPOWER	To place final decision-making and/or developed budgets in the hands of the public.

The following communication and engagement applies to this report.

**External communications and engagement**

INFORM	Adjacent and adjoining landowners were notified in writing of the lodgement of the planning proposal.
CONSULT	<p>Preliminary consultation with the following State agencies was undertaken during the assessment of the scoping proposal:</p> <ul style="list-style-type: none"><li>• Department of Planning, Housing and Infrastructure</li><li>• NSW Department of Climate Change, Energy, the Environment and Water</li><li>• Transport for NSW</li><li>• Rural Fire Service NSW</li><li>• Department of Primary Industries - Agriculture</li><li>• State Emergency Services NSW.</li></ul> <p>No objections to the proposal were raised by agencies during this process. The supporting studies / information requested by the agencies has been submitted as part of the planning proposal.</p> <p>Further consultation or referral of the planning proposal to authorities and government agencies would be anticipated should this report be supported.</p>

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	<p>Subject to the issue of a Gateway determination, public exhibition and engagement will occur. This would include notification through social media, direct letters to adjoining landowners, print advertising and Council's website.</p> <p>A letter of support from an adjacent landowner was submitted as part of the planning proposal package.</p>
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### Internal communications and engagement

Consultation has been undertaken by the Strategy and Environment Section with:

- Assets Section.
- Development and Compliance Section.

### **OPTIONS**

- 1) Accept the recommendations.
- 2) Amend the recommendations.
- 3) Reject the recommendations.

### **ATTACHMENTS**

- 1) Planning Proposal 893 Paterson Rd, Woodville. (Provided under separate cover)
- 2) Strategic Planning Assessment Report Woodville Function Centre.

### **COUNCILLORS' ROOM/DASHBOARD**

- 1) Any third party reports referenced in this report can be inspected upon request.

### **TABLED DOCUMENTS**

Nil.

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STRATEGIC PLANNING ASSESSMENT REPORT (SPAR)

Application No.	58-2024-3-1
Applicant Name	Wilson Planning
Applicant Address	Po Box 316 Waratah NSW 2298
Site Location Details	Lot 10 DP1035397 893 PATERSON ROAD WOODVILLE 2321
Proposal Summary	Amend Schedule 1 'Additional Permitted Uses' of the Port Stephens Local Environmental Plan 2013 (LEP) to include an additional permitted use, 'function centre', on Lot 10 DP 1035397 (893 Paterson Road, Woodville).



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<b>Information</b>	<b>Assessment</b>	
<b>Internal referrals</b>	<b>Received</b>	<b>Advice</b>
Development Engineering	14/2/25	Update to Flood Risk Assessment Report requested.
Natural Systems	4/2/25	Application supported.
Environmental Health	N/A	
Heritage Advisor	N/A	
Economic Development	N/A	
Development Planning	20/4/24	Items noted to be considered at DA stage.
<b>State agency referrals – preliminary scoping proposal referrals</b>	<b>Received</b>	<b>Advice</b>
Department of Planning, Infrastructure and Housing	27/5/24	Included items to be considered when reviewing referrals from other agencies.
Biodiversity and Conservation Division	28/5/24	The environmental impacts associated with the proposal will be addressed during the assessment of a development application with specific consideration given ecological considerations, Water Management Act 2000 – Riparian Management and Port Stephens Comprehensive Koala Plan of Management.
Transport for NSW	6/5/24	It is unlikely a 'traffic, mobility and transport strategy' will be required, however TfNSW welcomes the opportunity to review any supporting traffic study, where the proposal indicates an impact to the State transport network.
Rural Fire Service	16/5/24	The NSW RFS has no concerns with the draft planning proposal. The NSW RFS does not require any further referrals for the planning proposal.
Department of Primary Industries	24/5/24	It was recommended that the proponent undertake a Land Use Conflict Risk Assessment

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		(LUCRA) to identify potential impacts the proposal may impose on or experience from, lawful agricultural land uses and activities in the vicinity and detail effective mitigation measures.
Hunter Water Corporation	N/A	
School Infrastructure NSW	N/A	
State Emergency Services	28/5/24	The consent authority will need to ensure that the planning proposal is considered against the relevant Section 9.1 Ministerial Directions, including 4.1 – Flooding and is consistent with the NSW Flood Prone Land Policy as set out in the Flood Risk Management Manual 2023 (the Manual) and supporting guidelines,

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Information	Assessment
<b>Department of Planning Guide to preparing planning proposals</b>	
<b>Part 1</b> – Statement of objectives or intended outcomes of the proposed LEP	<p>The planning proposal seeks to achieve the following outcomes:</p> <ul style="list-style-type: none"> <li>• The proposal will allow for the use of the site as a “function centre”, subject to development consent.</li> <li>• The intended outcome of this Planning Proposal is to amend Schedule 1 ‘Additional Permitted Uses’ of the LEP to include an additional permitted use, ‘function centre’, on Lot 10 DP 1035397 (893 Paterson Road, Woodville).</li> </ul>
<b>Part 2</b> – Explanation of the provisions that are to be included in the proposed LEP	<ul style="list-style-type: none"> <li>• Amend Schedule 1 ‘Additional Permitted Uses’ to permit development for the purpose of a function centre with development consent.</li> <li>• Amend the Additional Permitted Uses Map to identify the subject site as a ‘function centre’.</li> </ul>
<b>Part 3</b> – Justification of strategic and potential site-specific merit, outcomes, and the process for implementation	<p>The justification provided for the objectives, outcomes and provisions of the proposed instrument, and whether it will give effect to, or is a product of, the local planning statement, is considered to be appropriate. See below for further detail.</p>
<b>Section A – Need for the planning proposal</b>	
<b>Q1.</b> Is the planning proposal a result of an endorsed LSPS, strategic study or report?	<p>The planning proposal aligns with Priorities 2 and 3 of the Port Stephens Local Strategic Planning Statement (LSPS), themes P1 and P3 of the Port Stephens Community Strategic Plan (CSP) and the Economy theme in the Hinterland Place Plan (HPP).</p>

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<b>Q2.</b> Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	<p>Consideration has been given to utilising existing mechanisms within the LEP to achieve the desired outcome of the Planning Proposal.</p> <p>There is currently an approved development consent on the site for 'Temporary Use of Land – Marriage Ceremonies' (16-2018-557-1). However, this use is only temporary and does not allow for a formal function centre to be developed at the site.</p> <p>Amending the LEP to allow an additional permitted use is the only option available to permit the marriage ceremonies on a permanent basis and permit the future development of a function centre.</p>
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**Section B – Relationship to strategic planning framework**

<b>Q3.</b> Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?	<p>The planning proposal gives effect to the Hunter Regional Plan 2041.</p>
Assessment of consistency with the Hunter Regional Plan 2041.	<p>The Planning Proposal is consistent with the Planning Priorities in the Hunter Regional Plan 2041 including:</p> <ul style="list-style-type: none"> <li>• <b>Objective 8:</b> The proposed function centre will attract visitors to the local area and enhance the local economy.</li> <li>• <b>Hinterland District, Planning Priority 2:</b> the proposed site for the function centre, will contribute to rural enterprises and diversification in the Hinterland.</li> </ul>
<b>Q4.</b> Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?	<p>The Planning Proposal is consistent with the Planning Priorities in the <b>LSPS</b> including:</p> <ul style="list-style-type: none"> <li>• <b>Planning Priority 2:</b> the proposed function centre will generate jobs in the LGA.</li> <li>• <b>Planning Priority 3:</b> the proposed function centre will draw in visitors to the area who will require accommodation and utilise other local services.</li> <li>• <b>Planning Priority 9:</b> a Land Use Conflict Risk Assessment (LUCRA) has been carried out. It</li> </ul>

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concludes that the proposal *'will be appropriate for the site and its setting and is unlikely to result in adverse impacts on surrounding properties or the agricultural use of surrounding land'*.

The Planning Proposal is consistent with the following themes in the **CSP**:

- **Theme P1:** the proposed function centre will contribute by providing a source of employment and generating income for the local economy.
- **Theme E3:** the land on which the proposed function centre is located is subject to both flooding and bushfire risks. The planning proposal demonstrates that it is able to appropriately mitigate these.

The Planning Proposal is consistent with the emerging theme of 'Economy: New experiences and distinct business opportunities' in the **HPP**.

**Q5.** Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The planning proposal is considered to be consistent with other relevant State and regional strategies.

**STATE ENVIRONMENTAL PLANNING POLICY (SEPP) ASSESSMENT**

**Q6.** Is the planning proposal consistent with applicable State Environmental Planning Policies?

SEPP	Assessment
<b>SEPP (Housing) 2021</b>	
Chapter 3 - Diverse housing	Not applicable.
<b>SEPP (Biodiversity and Conservation) 2021</b>	
Chapter 3 - Koala habitat protection 2020	The information lodged for the proposal demonstrates consistency with the SEPP.
Chapter 4 - Koala habitat protection 2021	The information lodged for the proposal demonstrates consistency with the SEPP.
<b>SEPP (Resilience and Hazards) 2021</b>	
Chapter 4 – Remediation of Land	The information lodged for the proposal demonstrates consistency with the SEPP.
<b>SEPP (Transport and Infrastructure) 2021</b>	

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Chapter 2 – Infrastructure	Not applicable.
<b>SEPP (Primary Production) 2021</b>	
Chapter 2 – Primary production and rural development	The proposal is considered to be consistent with the relevant provisions of this SEPP. It will not adversely affect the production potential of the adjoining rural land and any areas of potential conflict have been considered as part of the LUCRA.

**MINISTERIAL DIRECTION ASSESSMENT**

**Q7.** Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

<b>Ministerial Direction</b>	<b>Assessment</b>
<b>Focus area 1: Planning Systems</b>	
1.1 Implementation of Regional Plans	<p>The proposal has been prepared in line with the ministerial direction and the project conforms to goals, directions and actions contained within the applicable regional plans.</p> <p>The information lodged for the proposal demonstrates consistency with the direction.</p>
<b>Focus area 3: Biodiversity and Conservation</b>	
3.1 Conservation Zones	<p>The information lodged for the proposal demonstrates consistency with the direction.</p> <p>The Biodiversity Development Assessment Report concludes that part of the site that is BV mapped, is in the same area as the Flood Prone Land. The function centre will be located out of the flood mapping and therefore avoid the BV mapped areas.</p>
3.2 Heritage Conservation	<p>The site does not contain any heritage items/places listed under Schedule 5 Port Stephens Local Environmental Plan 2013.</p> <p>The site does not contain any known Aboriginal areas, objects, places, or landscapes.</p>
<b>Focus area 4: Resilience and Hazards</b>	
4.1 Flooding	<p>The proposal relates to flood prone land.</p> <p>The information lodged for the proposal demonstrates consistency with the direction.</p>
4.2 Coastal Management	<p>The information lodged for the proposal demonstrates consistency with the direction.</p>
4.3 Planning for Bushfire Protection	<p>The proposal relates to bushfire prone land.</p> <p>The information lodged for the proposal demonstrates consistency with the direction.</p>

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	The NSW RFS has no concerns with the draft planning proposal. The NSW RFS does not require any further referrals for the planning proposal.
4.4 Remediation of Contaminated Land	The information lodged for the proposal demonstrates consistency with the direction.
4.5 Acid Sulfate Soils	The information lodged for the proposal demonstrates consistency with the direction.
<b>Focus area 5: Transport and Infrastructure</b>	
5.1 Integrating Land Use and Transport	Consistency with the direction is not relevant to the proposal.
5.3 Development Near Regulated Airports and Defence Airfields	Consistency with the direction is not relevant to the proposal.
<b>Focus area 6: Housing</b>	
6.1 Residential Zones	Consistency with the direction is not relevant to the proposal.
<b>Focus area 7: Industry and Employment</b>	
7.1 Employment Zones	Consistency with the direction is not relevant to the proposal.
<b>Focus area 9: Primary Production</b>	
9.1 Rural Zones	Consistency with the direction is not relevant to the proposal.
9.2 Rural Lands	<p>The information lodged for the proposal demonstrates consistency with the direction.</p> <p>The LUCRA included with the planning proposal, concludes that the proposal 'will be appropriate for the site and its setting and is unlikely to result in adverse impacts on surrounding properties or the agricultural use of surrounding land'.</p>
<b>Information</b>	<b>Assessment</b>
<b>Section C – Environmental, social and economic impact</b>	
<b>Q8.</b> Is there any likelihood that critical habitat or threatened	Part of the Planning Proposal is identified as Biodiversity Values. The proposal is supported by a Biodiversity Development Assessment Report.

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species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?	The report concludes that the part of the site that is BV mapped, is in the same area as the Flood Prone Land. The function centre will be located out of the flood mapping and therefore avoid the BV mapped areas.
<b>Q9.</b> Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	The site is mapped as bushfire prone and flood prone, however these matters have been satisfactorily addressed within the planning proposal. A Noise Impact Assessment was completed and any potential environmental effects will be considered further at development application stage.
<b>Q10.</b> Has the proposal adequately addressed any social and environmental effects?	<p>There would likely be positive social and economic effects as a result of the planning proposal.</p> <p>The proposal would further result in the following positive social and economic effects:</p> <ul style="list-style-type: none"> <li>• Employment opportunities within the Port Stephens LGA and the Hunter Region from construction works and ongoing operation of the function venue.</li> <li>• An increase in visitors to the area and the wider Port Stephens LGA.</li> </ul>
<b>Section D – Infrastructure (Local, State and Commonwealth)</b>	
<b>Q11.</b> Is there adequate public infrastructure for the planning proposal?	The proponent would be required to upgrade the onsite sewer management system but no additional community or social infrastructure is required as a result of the proposal.
<b>Section E – State and Commonwealth Interests</b>	
<b>Q12.</b> What are the views of state and federal public authorities consulted in order to inform the Gateway determination?	<p>Preliminary consultation was undertaken with various state authorities as identified in this assessment report for the scoping proposal phase, and their advice has been used to assist in informing the preparation of the planning proposal.</p> <p>Consultation with relevant State and Commonwealth agencies would be undertaken following a Gateway Determination.</p>
<b>Part 4 –</b> Maps, where relevant, to identify the effect of the planning proposal and the area to which it applies.	The maps included in the planning proposal adequately identify the substantive effect of the planning proposal.
<b>Part 5 –</b> Details of the community consultation that is to be undertaken on the planning proposal	The proponent conducted preliminary community consultation with surrounding landowners prior to the submission of the planning proposal. A letter of support accompanies the proposal from landowner directly opposite the entry into the site.

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	The proposed community consultation in the planning proposal to be undertaken post Gateway determination is considered appropriate.
<b>Part 6 – Projected timeline of the plan making process</b>	The projected timeline as detailed in the planning proposal is considered adequate.

**TECHNICAL CONTENT ASSESSMENT**

Assessment of technical information

Supporting plans and studies	Assessment
Flood and Risk Assessment (FIRA)	<p>Flood Impact And Risk Assessment, Torrent Consulting, March 2025.</p> <p>The FIRA has determined that the proposed development is compatible with the existing flood hazard and does not result in adverse off-site flood impacts. The site provides area for a future function centre to be located above the Flood Planning Level and as such the risk to property is readily managed. The FIRA outlines that in the case of a flood warning, any functions would be cancelled and there is appropriate time to evacuate the site if a flood warning was issued during a function.</p>
Bushfire Risk Assessment Report	<p>Bushfire Assessment Report, MJD Environmental, November 2024.</p> <p>The Bushfire Assessment Report determined that the proposed development is able to meet the performance criteria for acceptable solutions for commercial/industrial development. It is accompanied by appropriate Bush Fire Protection Measures.</p>
Traffic and Transport Strategy	Would be considered at the DA stage.
Heritage	Would be considered at the DA stage.
Biodiversity Assessment Report	<p>Biodiversity Assessment, MJD Environmental, September 2024.</p> <p>The Biodiversity Assessment determined that the proposed footprint for the function centre avoids BV mapped areas.</p>

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**ITEM 3 - ATTACHMENT 2 STRATEGIC PLANNING ASSESSMENT REPORT  
WOODVILLE FUNCTION CENTRE.**

Noise	<p>Noise Impact Assessment, Revers Acoustics, October 2024.</p> <p>The Noise Impact Assessment determined that the site is suitable for the intended purpose, provided the recommendations outlined in the report are incorporated into the design. With the proposed measures in place, noise from the site will be either within the criterion or generally below the existing background noise level in the area for the majority of the time.</p>
Agricultural Land Assessment	<p>Land Use Conflict Risk Assessment Report, Wilson Planning, November 2024.</p> <p>The Land Use Conflict Risk Assessment Report determined that the proposal is appropriate for the site and its setting and is unlikely to result in adverse impacts on surrounding properties or the agricultural use of surrounding land.</p>

**ITEM 3 - ATTACHMENT 2 STRATEGIC PLANNING ASSESSMENT REPORT  
WOODVILLE FUNCTION CENTRE.****RECOMMENDATION**

Based on the information lodged with the rezoning request, the planning proposal is considered to have sufficient merit to proceed to Gateway.

**DETERMINATION**

The planning proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and is considered to be consistent with relevant local and regional plans, State Environmental Planning Policies and Ministerial Directions. Where there is any inconsistency, this inconsistency is considered to be justified.

As a delegate for Port Stephens Council and in accordance with the Rezoning Request Policy, I, Courtney Maloney, Strategic Planner at Port Stephens Council, endorse the planning proposal to amend Schedule 1 'Additional Permitted Uses' of the LEP to include an additional permitted use, 'function centre', on Lot 10 DP 1035397 (893 Paterson Road, Woodville), to be submitted to the Department of Planning and Environment, in accordance with section 3.34(1) of the Environmental Planning and Assessment Act 1979, with a request for a Gateway determination.

Authorisation to make the plan under section 3.34(2)(g) of the EP&A Act is to be requested.

**SIGNATURE****DATE 10.03.2025**

Courtney Maloney  
**Strategic Planner**