

Ref: SWS-1014/A  
18 August 2022

Department of Planning and Environment  
Central Coast and Hunter Office  
**Att: Paul Maher – Senior Planning Officer**  
6 Stewart Avenue,  
Newcastle NSW 2300

By email: [paul.maher@planning.nsw.gov.au](mailto:paul.maher@planning.nsw.gov.au)

Dear Paul

### PLANNING PROPOSAL REVIEW (RR02022-15)

We refer to the above Planning Proposal Review currently being undertaken by the Department of Planning and Environment (the Department). Saltwater Shores is the developer for 391 Diamond Beach Road, Diamond Beach, which is the primary undeveloped site within the Planning Proposal.

We have been working with MidCoast Council for over 4 years to develop a medium density residential development that we believe would deliver a very attractive and high-quality terrace style development for the site. Notwithstanding this, we understand there is significant community opposition to the proposed medium density zoning for the site. We understand the community would be much more accepting of a general residential zone which would result in lower density and building heights.

Given the community opposition, we would like to advise the Department and MidCoast Council that we are not opposed to the site being classified R1 General Residential should this mean the rezoning process becomes more amenable to all stakeholders.

The main differences between the two zonings are outlined below:

Zone	R3 Medium Density	R1 General Residential
Height Limit	12m	8.5m
Min. Lot Size	200sqm (integrated housing)	450sqm

The proposed Saltwater Shores development currently has 81, primarily clustered attached residences, under the proposed medium density zoning. Modifying the zone to R1 General Residential would result in approximately 45 to 50 lots (subject to a master plan being developed) which would become detached housing. We would need to consult MidCoast Council to develop an agreed master plan, however the professional studies already conducted across the site provide a well-defined development area to work within.

We understand that the Department and MidCoast Council would need to consult on the matter, however we believed it to be in the best interest of all parties that our input into the process be noted during the review process. Should MidCoast Council and the Department concur that R1 General Residential was suitable for 391 Diamond Beach Road then we would accept the outcome. We have invested significant time and financial resources to develop the site so far, however we are willing to concede these costs in the best interests of all stakeholders.

We would welcome the opportunity to meet with the Department and MidCoast Council to discuss this matter if deemed appropriate. Should you require any further information, please don't hesitate to contact the undersigned.

Yours faithfully  
*for and behalf of Saltwater Shores Pty Ltd*



Joe Coco  
Director

cc.

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