

MINUTES ORDINARY COUNCIL - 13 MAY 2025

Councillor Ben Niland returned to the meeting at 6:42pm.

ITEM NO. 3

FILE NO: 25/64962
EDRMS NO: 58-2024-5-1

PLANNING PROPOSAL - ANNA BAY EAST

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

RECOMMENDATION IS THAT COUNCIL:

- 1) Refuse the planning proposal (**ATTACHMENT 1**) seeking to amend the Port Stephens Local Environmental Plan 2013 for land at Anna Bay East including:
 - 196 Old Main Road, Anna Bay (Lot 963 DP 731955)
 - 263 Gan Gan Road, Anna Bay (Lot 21 DP 590387)
 - 269 Gan Gan Road, Anna Bay (Lot 23 DP 590387)
 - 271 Gan Gan Road, Anna Bay (Lot 1 DP 536752)
 - 273 Gan Gan Road, Anna Bay (Lot 901 DP 634550)
 - 293 Gan Gan Road, Anna Bay (Lot 902 DP 634550)
 - 321 Gan Gan Road, Anna Bay (Lot 1 DP 503876)
 - Unformed Crown road.
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ORDINARY COUNCIL MEETING - 13 MAY 2025 MOTION

008	Councillor Jason Wells Councillor Rosalyn Armstrong It was resolved that Council refuse the planning proposal (ATTACHMENT 1) seeking to amend the Port Stephens Local Environmental Plan 2013 for land at Anna Bay East including: • 196 Old Main Road, Anna Bay (Lot 963 DP 731955) • 263 Gan Gan Road, Anna Bay (Lot 21 DP 590387) • 269 Gan Gan Road, Anna Bay (Lot 23 DP 590387) • 271 Gan Gan Road, Anna Bay (Lot 1 DP 536752) • 273 Gan Gan Road, Anna Bay (Lot 901 DP 634550) • 293 Gan Gan Road, Anna Bay (Lot 902 DP 634550) • 321 Gan Gan Road, Anna Bay (Lot 1 DP 503876) • Unformed Crown road.
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Councillor Giacomo Arnott left the meeting at 6:43pm.

In accordance with Section 375 (A) of the Local Government Act 1993, a division is required for this item.

Those for the Motion: Crs Leah Anderson, Rosalyn Armstrong, Peter Francis, Paul Le Mottee, Ben Niland, Mark Watson and Jason Wells.

Those against the Motion: Nil.

The motion was carried.

BACKGROUND

The purpose of this report is to seek a resolution of Council on the planning proposal (**ATTACHMENT 1**) for the site known as Anna Bay East.

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

Date lodged	15 January 2025
Proponent	Mecone Group Pty Ltd on behalf of AB Rise Pty Ltd
Subject property	Lot 963 DP 731955 (196 Old Main Road, Anna Bay) Lot 21 DP 590387 (263 Gan Gan Road, Anna Bay) Lot 23 DP 590387 (269 Gan Gan Road, Anna Bay) Lot 1 DP 536752 (271 Gan Gan Road, Anna Bay) Lot 901 DP 634550 (273 Gan Gan Road, Anna Bay) Lot 902 DP 634550 (293 Gan Gan Road, Anna Bay) Lot 1 DP 503876 (321 Gan Gan Road, Anna Bay) Unformed Crown road
Total area	125 hectares
Current zoning	RU2 Rural Landscape (101 hectares) C3 Environmental Management (20 hectares) R2 Low Density Residential (4 hectares)
Current use	Rural and environmental land uses. Improved by single dwellings on existing lots.
Proposed changes	61 hectares of land zoned R2 Low Density Residential.