

John Borg
Manager - Planning Agreements
Infrastructure Contributions and Agreements
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Sir,

Re: Draft Voluntary Planning Agreement for 3221 Pacific Highway and 35 Six Mile Road, Kings Hill (Kingshill Development No 1 Pty Ltd).

Thank you for the opportunity to provide a submission on the above draft Voluntary Planning Agreement. Port Stephens Council (Council) supports the aims of the draft Agreement and securing the funding of the key infrastructure necessary to unlock development in the Kings Hill urban release area.

Kings Hill is the largest urban release area in the Port Stephens local government area and is located in the primary growth corridor identified in the Port Stephens Planning Strategy 2011. The precinct is expected to contribute some 3,500 dwellings to overall housing supply in Port Stephens, and will support the growth of Raymond Terrace as a Strategic Centre, as identified in the Hunter Regional Plan 2036 and the Greater Newcastle Metropolitan Plan.

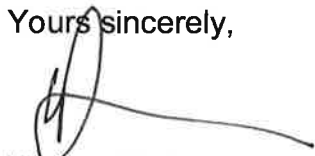
It is noted that the draft Voluntary Planning Agreement includes references to roles that could potentially be carried out by Council (e.g. as 'a relevant road authority'), however Council notes the Agreement is between the stated parties and would not bind Council in the exercise of functions.

In particular, it is noted that the draft Voluntary Planning Agreement includes references to 'appropriate arrangements' with a relevant road authority for the dedication of local roads or transferred land for the purposes of public roads. In circumstances where Council may be the relevant road authority, the dedication of local roads would be considered as a standard requirement for the development of land. In addition, it would be highly unusual for Council to compensate a developer for the dedication of any local roads merely because the matter has been referred to in a State agreement to which Council is not a party.

Council welcomes any further opportunities to continue to consult with the NSW Department of Planning & Environment and other State agencies to support the delivery of housing in the Kings Hill urban release area.

Should you wish to discuss this or any other matters, please contact Elizabeth Lamb, Strategic Planning Co-ordinator on 4980 0293 or by email at Elizabeth.lamb@portstephens.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Wayne Wallis', with a long horizontal stroke extending to the right.

Wayne Wallis
General Manager

Telephone enquiries
(02) 4988 0255
Please quote file no: PSC2019-00822