



PP_2020_PORTS_004_00/(IRF21/2774)

Mr Wayne Wallis
General Manager
Port Stephens Council
PO Box 42
RAYMOND TERRACE NSW 2324

Dear Mr Wallis

Planning proposal PP_2020_PORTS_004_00 – Approval to commence community consultation and Alteration of Gateway Determination.

I refer to correspondence seeking approval to commence community consultation and an extension of time to complete planning proposal PP_2020_PORTS_004_00 to rezone land and amend the minimum lot size on land at 22 Warrigal Close, Brandy Hill.

The planning proposal ('Exhibition Version 27042021') appears to have been satisfactorily updated to incorporate the requirements of conditions 1 and 3 of the Gateway determination. As such, Council may now proceed to community consultation in accordance with condition 2.

I note the justification for inconsistencies with 1.5 Rural Lands and 4.3 Flood Prone Land requires resolution with the relevant agencies. Council should seek the Secretary's agreement for these inconsistencies prior to the plan being made.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 28 August 2020 for PP_2020_PORTS_004_00. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Glenn Horal, Senior Planning Officer, Central Coast and Hunter Region to assist you. Mr Horal can be contacted on 4345 4409.

Yours sincerely

24/08/2021

Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Assessment

Encl: Alteration of Gateway Determination