



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

Dear Mr Wallis

Planning proposal PP_2020_PORTS_005_00 – Alteration of Gateway Determination

I refer to your correspondence in relation to revisions to planning proposal PP_2020_PORTS_005_00 to rezone land and amend development standards to enable rural residential subdivision and housing at 610 Seaham Road, Nelsons Plains.

The additional information submitted by Council, that was not initially included with Council's planning proposal, has enabled the Department to undertake a more complete assessment of the matters.

As delegate of the Minister for Planning and Public Spaces, I have determined in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 12 April 2021. The Alteration of Gateway determination is enclosed.

I encourage Council to consider undertaking concurrent exhibition of the planning proposals at 792 Seaham Road and 610 Seaham Road, Nelsons Plains given the similarities between the planning proposals and engage the community in a robust community consultation process to capture the views of affected stakeholders.

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

Yours sincerely

7.10.2021

Monica Gibson
Executive Director
Local and Regional Planning

Encl: Alteration of Gateway Determination