



Mr Wayne Wallis
General Manager
Port Stephens Council
PO Box 42
Raymond Terrace NSW 2324

Our ref: 14/14759
Your ref: PSC 2015-00671

Dear Mr Wallis

Planning Proposal PP_2014_PORTS_005_00: Alteration of Gateway Determination

I refer to your letter of 21 March 2016 requesting revisions to Planning Proposal PP_2014_PORTS_005_00 including an extension of time to complete the Planning Proposal at 290 and 308 Tarean Road, Karuah.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 18 September 2014 for PP_2014_PORTS_005_00. The Alteration of the Gateway determination and amended Written Authorisation to Exercise Delegations are enclosed.

The Gateway determination has been altered to extend the time to complete the proposal and include reference to the proposed E2 Environmental Conservation Zone.

The Proposal is now due for completion on 25 December 2016.

If you have any questions in relation to this matter, I have arranged for Mr Ken Phelan to assist you. Mr Phelan can be contacted on (02) 4904 2705.

Yours sincerely

22/4/2016
Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services

Encl:
Alteration to Gateway Determination
Written Authorisation to Exercise Delegation

Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2014_PORTS_005_00)

I, Director Regions, Hunter and Central Coast at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 18 September 2014 (as since altered) for the proposed amendment to the Port Stephens Local Environmental Plan 2013 as follows:

1. Change the description of the Planning Proposal

from 'Rezone 290 and part 308 Tarean Road, Karuah to residential'

to 'Rezone 290 and 308 Tarean Road, Karuah to R2 Low Density Residential and E2 Environmental Conservation'
2. Delete: condition [5] and replace with a new condition [5]:
'The timeframe for completing the LEP is by 24 December 2016'
3. Include the E2 Environmental Conservation zone in the delegation to Council.

Dated 22 day of April 2016.



Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Port Stephens Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_PORTS_005_00	Planning proposal to rezone 290 and 308 Tarean Road, Karuah to R2 Low Density Residential and E2 Environmental Conservation

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 22 April 2016

A handwritten signature in black ink, appearing to read 'Monica Gibson'.

Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services