



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

Attention: Steven Peart

Dear Mr Wallis

**Planning proposal PP\_2017\_PORTS\_004\_00 – Alteration of Gateway Determination**

I refer to your letter dated 14 May 2020 requesting an amendment of Condition 1 of the Gateway determination for the planning proposal and an extension of time to complete the proposal for land at 9 Waropara Road and 5A/5B Ferodale Road, Medowie.

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. The enclosed Alteration of Gateway determination recognises Council's urgency to place the proposal on public exhibition as soon as possible.

Prior to finalisation, it is important the planning proposal be updated to include the issues and constraints you have considered with applying the proposed minimum lot size, reflecting the complex characteristics of the site and the outcomes of agency consultation.

I believe this is required to demonstrate consistency or justify inconsistency with both the *Hunter Regional Plan 2036* (Directions 21 and 22) and the *Greater Newcastle Metropolitan Plan 2036* (Action 18.1).

While it would be preferred this occur prior to exhibition, it is not a requirement.

The Alteration of Gateway determination also includes an extension for completing the LEP to 12 October 2021. This is to reflect the work undertaken by Council in seeking to address the Gateway conditions. This would reflect four years since the Gateway determination in 2017.

I appreciate the request for an alteration of Gateway to align the planning proposal with the Medowie Planning Strategy. This Strategy has not been endorsed by the Department and was released prior to the *Greater Newcastle Metropolitan Plan 2036*.

This proposal provides a useful case study on how we may work better together to achieve greater line-of-sight across strategic planning. Particularly, as part of the future review of the *Hunter Regional Plan 2036* in 2021.

If you have any questions in relation to this matter, I have arranged for Mr James Shelton to assist you. Mr Shelton can be contacted on 4904 2713.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Simpkins', followed by a horizontal line extending to the right.

5/06/2020

**Dan Simpkins**

**Director, Central Coast and Hunter Region  
Planning and Assessment**

Encl: Alteration of Gateway Determination