



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

Our ref: 14/18557
Your ref: PSC2013-01904

Attention: Ms Sarah Connell

Dear Mr Wallis,

**Planning Proposal PP_2014_PORTS_006_00 (1519 Richardson road, Salt Ash) –
Alteration of Gateway Determination**

I refer to your letter of 18 January 2017 which seeks an extension of time to complete Planning Proposal PP_2014_PORTS_006_00 (Richardson Road, Salt Ash) to rezone land at 1519 Richardson Road, Salt Ash from RU2 Rural Landscape to B1 Neighbourhood Centre.

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 16 September 2016 for PP_2014_PORTS_006_00 (Richardson Road, Salt Ash) (as altered). The Gateway determination has been altered to extend the time to complete the proposal and it is now due for completion on 16 June 2017.

I note that Port Stephens Council has plan-making delegation for this planning proposal. Council is reminded that before it may use its delegation it needs to seek the Secretary's agreement to the proposal's inconsistency with section 117 Directions 1.2 Rural Zones, 1.5 Rural Lands and 5.1 Implementation of Regional Strategies. Council also needs to consider the advice provided by the NSW Environment Protection Authority and be satisfied regarding contamination matters per clause 6(1) of State Environmental Planning Policy 55 – Remediation of Land.

If you have any questions in relation to this matter, I have arranged for Mr Ben Holmes to assist you. Mr Holmes can be contacted on (02) 4904 2709.

Yours sincerely

26/2/2017

Monica Gibson
Director Regions, Hunter and Central Coast
Planning Services