



Telephone enquiries

Jeffrey Bretag

4980 0247

Please quote file no:

PSC2013-01904

3 November 2014

Mr David Rowland
General Manager
Hunter & Central Coast Region – Hunter Office
Department of Planning & Environment
PO Box 1126
NEWCASTLE NSW 2300

ATT: Mr Ben Holmes
Ben.holmes@planning.nsw.gov.au

CC: hunter@planning.nsw.gov.au



Dear Mr Rowland

**Re: Port Stephens Local Environmental Plan 2013 – Planning Proposal
1519 Richardson Road, Salt Ash – PSC2014-02879**

Council requests a gateway determination under section 56 of the Environmental Planning & Assessment Act 1979 for the above matter.

On 28 October 2014, Council resolved as follows:

- 1) Resolve to forward the Planning Proposal (**ATTACHMENT 1**) to Department of Planning and Environment to seek a gateway determination under section 55 of the Environmental Planning and Assessment Act 1979 to:
 - a. Rezone Lot 1, DP 158268 and Lots 6, 7, 20 & 23, DP 240103 from RU2 Rural Landscape to B1 Neighbourhood Centre
 - b. Place a height limit of 9m for Lot 1, DP 158268 and Lots 6, 7, 20 & 23, DP 240103 to be consistent with localities zoned B1 Neighbourhood Centre
 - c. Remove the 40Ha Minimum Lot Size for Lot 1, DP 158268 and Lots 6, 7, 20 & 23, DP 240103 to be consistent with other localities zoned commercial
 - d. Adopt an additional permitted use clause to restrict a single commercial development on the subject site to 500m² and limit total commercial development to 2,100 m² to ensure that the Site maintains its position as a 'Smaller Village Centre' within the centres hierarchy as detailed under the Port Stephens Planning Strategy
- 2) Acknowledge that the Proponent's request (**ATTACHMENT 4**) for a reduction in rezoning fees would be inconsistent with other planning proposals classified as Category B under the Port Stephens Council Fees & Charges and is therefore not supported.

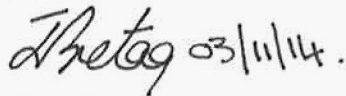
The following information accompanies this request:

- Planning Proposal – 28 October 2014, which includes:
 - Economic Impact Assessment
 - Independent Review
 - Request for a Reduction in Fees
 - Proponent Response to Independent Review

- Council Minutes – 28 October 2014

Please contact the undersigned on 4948 0247 or jeffrey.bretag@portstephens.nsw.gov.au should you have any questions regarding this matter.

Yours faithfully

Handwritten signature of Jeffrey Bretag, dated 03/11/14.

Jeffrey Bretag
Senior Strategic Planner