

## Gateway Determination

***Planning proposal (Department Ref: PP\_2019\_PORTS\_007\_00): to rezone the land to enable approximately 182 residential lots.***

I, the Director of Central Coast and Hunter Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Port Stephen Local Environmental Plan (LEP) 2013 to rezone the land to enable approximately 182 residential lots at 339 Tarean Road, Karuah should be resubmitted:

- 1) The resubmitted planning proposal should:
  - a) be revised in line with the existing Karuah Growth Strategy or informed by an updated strategic planning framework, which may include either a publicly exhibited draft Port Stephens Local Housing Strategy and/or an updated Karuah Growth Strategy;
  - b) consider consistency with Council's Local Strategic Planning Statement in terms of meeting future urban growth objectives;
  - c) consider consistency with the land release sequencing and infrastructure capacity in the Karuah Growth Strategy or include consideration of an infrastructure strategy for growth beyond the Strategy in consultation with utility service providers that provides:
    - i. an assessment of supply and demand for residential development within the housing market catchment;
    - ii. details of current infrastructure capacity, upgrades required and funding mechanisms;
    - iii. prioritisation and staging of release areas;
  - d) be updated to consider biodiversity constraints including regional and subregional corridors, which may require consultation with the NSW Biodiversity Conservation Division.
  - e) be updated to include biodiversity studies that address the requirements of the *Biodiversity Conservation Act 2016* and Coastal Wetlands State Environmental Planning Policy 14;
  - f) consider of Council's obligations under the Remediation of Land State Environmental Planning Policy 55;
  - g) provide further analysis and evidence throughout the planning proposal to support various statements made relating to strategic and site specific merit.
- 2) The timeframe to resubmit the planning proposal is by the 31 March 2021.

Dated 6<sup>th</sup> day of April 2020.

A handwritten signature in blue ink, appearing to read 'Dan Simpkins', with a long horizontal line extending to the right.

**Dan Simpkins**  
**Director, Central Coast and Hunter Region**  
**Planning and Assessment**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning and**  
**Public Spaces**