



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

Attention: Steven Peart

Dear Mr Wallis

Planning proposals PP_2019_PORTS_004_00 and PP_2019_PORTS_007_00 to amend Port Stephen Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of two planning proposals:

- PP_2019_PORTS_004_00, being 405 proposed residential lots at 269 Tarean Road, Karuah; and
- PP_2019_PORTS_007_00, being 182 proposed residential lots at 339 Tarean Road, Karuah.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposals should be resubmitted when matters outlined in the enclosed Gateway determinations have been addressed.

Council should seek to finalise its strategic planning work to more clearly set out when and where appropriate land use change is to occur within the local government area, specifically relating to housing growth and diversity. I note that Council has exhibited its draft Local Strategic Planning Statement and Housing Strategy.


The strategic planning matters that particularly relate to the above planning proposals and should be further investigated include supply and demand analysis for the housing market catchment, utility infrastructure servicing capacity of the Karuah area, and biodiversity corridor and conservation planning.

An alternative approach would be for the planning proposals to be resubmitted in line with the existing Karuah Growth Strategy. This would involve revising the planning proposals to be consistent with the release of land aligned with the sequencing and infrastructure capacity identified in this Strategy. Council would need to consider if this could result in a reduction of the proposed housing supply set out individually and cumulatively in the two planning proposals. There may also be merit in considering this as a staged approach.

If the planning proposals are not resubmitted and considered adequate before the timeframe specified in the enclosed Gateway determinations, they will be deemed as withdrawn.

Once you have considered the above the approaches, we would be happy to meet with Council to discuss a way forward. Should you have any enquiries about 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.

6/04/2020

Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Assessment

Encl: Gateway determinations