

Gateway Determination

Planning Proposal (Department Ref: PP_2017_PORTS_006_00): to adjust the zone boundary between E2 Environmental Conservation and SP2 Infrastructure: School / Child care centre zoned land and adjust the minimum lot size controls at 100 Salamander Way, Salamander Bay.

I, the Acting Director Regions, Hunter, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Port Stephens Local Environmental Plan (LEP) 2013 to adjust the zone boundary between E2 Environmental Conservation and SP2 Infrastructure: School / Child care centre zoned land and adjust the minimum lot size controls at 100 Salamander Way, Salamander Bay should proceed subject to the following conditions:

1. Prior to community consultation Council is to prepare a planning proposal consistent with the Department's "*A guide to preparing local environmental plans 2016*" and "*A guide to preparing planning proposals 2016*".
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. No consultation is required with public authorities/organisation under section 56(2)(d) of the Act
5. The timeframe for completing the LEP is to be 3 months following the date of the Gateway determination.



Planning & Environment

6. The final LEP maps shall be prepared in accordance with the requirements of the Department's "Standard Technical Requirements for Spatial Datasets and Maps" Vers: 1.0 November 2015.

Dated 19th day of December 2017.

Robert Hodgkins
Acting Director Regions, Hunter
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning