

Mr Dan Simpkins  
Director, Central Coast and Hunter Region  
NSW Department of Planning, Industry and Environment  
Level 2, 26 Honeysuckle Drive  
NEWCASTLE NSW 2300

Dear Mr Simpkins

**Re: Request for Gateway Determination - Planning proposal to rezone  
from B1 Neighbourhood Centre to R2 Low Density Residential**

**Property: Part of Lot 27, DP 270466,  
Lots 2, 3, 4, 20, 21, 22, DP 280072,  
Part of Lots 5, 19, 23 & 24, DP 280072  
2, 4, 4A, 4B, and 6 Seaside Boulevard, Fern Bay  
20, 22, 23, 24, 25 and 26 Sovereign Street, Fern Bay**

I refer to the above.

The planning proposal has been prepared in accordance with section 3.33 of the Environmental Planning and Assessment Act 1979 and it is considered to be consistent with relevant local and regional plans, State environmental planning policies and Ministerial Directions. Where there is an inconsistency, this inconsistency is considered justified as set out in the planning proposal.

As delegate for Port Stephens Council, and in accordance with the Port Stephens Council Rezoning Request Policy, I endorse the planning proposal to be submitted in accordance with section 3.34(1) of the Environmental Planning and Assessment Act 1979, and request a Gateway determination. Council requests authorisation to make the plan under section 3.34(2)(g) of the EP&A Act.

Please contact Mia Gallaway on 4988 0578 should you require any further information on this matter.

Yours sincerely,



Elizabeth Lamb  
**Strategic Planning Co-ordinator**

9 July 2021

Please quote file no: 58-2021-2-1