

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

Attn. Mr Brett Gardiner

Dear Mr Wallis

Planning proposal PP_2019_PORTS_001_00 – Public exhibition

I refer to your letter seeking approval to place the updated planning proposal on public exhibition. The Department has reviewed the material against the Gateway determination.

I have appreciated the proactive and positive approach taken by Council staff, particularly Mr Brett Gardiner, in working with the Department to determine a pathway forward for the planning proposal.

There are some minor updates required prior to exhibition, including:

- In line with condition 1(a) in the Gateway determination, the planning proposal needs to be updated to test the proposed building envelopes and provide shadow diagrams for selected strategic locations; and
- In line with condition 1(f) in the Gateway determination, the planning proposal needs to be updated to provide further details on how the proposed planning controls were determined for land classified as 'community' land.

Once the planning proposal is updated to address the above, the planning proposal has addressed the conditions 1(a) to 1(g) in the Gateway determination and can progress to public exhibition. The proposal does not need to be resubmitted back to the Department prior to undertaking the public exhibition.

In line with condition 1(e) in the Gateway determination, I would strongly recommend also including further details on consistency with section 9.1 Ministerial direction 2.2 – Coastal Management. This would be beneficial prior to exhibition. However, it is not required until prior to finalisation.

I would have ideally preferred the planning proposal to have included additional detail and urban design analysis that could inform public exhibition. The veracity of the level of detail in the planning proposal will be tested during public exhibition.

I have arranged for Ms Caitlin Elliott, Manager, Central Coast and Hunter Region to assist you if there are any further questions. Ms Elliott can be contacted by Council on 4904 2712.

Yours sincerely

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

29/06/2020

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