

Alteration of Gateway Determination

Planning proposal PP_2013_PORTS_004_01

I, the Director, 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(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 17 July 2013 (since altered) for the proposed amendment to the *Port Stephens Local Environmental Plan 2013* as follows:

1. Change the description of the planning proposal:

from "I, the Executive Director, Rural and Regional Planning at the Department of Planning and Infrastructure as delegate for the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Port Stephens Local Environmental Plan (LEP) 2000 to reclassify part Lot 51, DP 803471 at 1 Diemars Road, Salamander Bay from 'community' to 'operational' land and rezone land at 22 Homestead Street and 1 Diemars Road, Salamander Bay to 2(a) Residential 'A' and 7(a) Environmental Conservation, apply a minimum lot size of 500sqm and a maximum building height of 9m for land proposed to be zoned R2 and apply a minimum lot size of 40ha for land proposed to be zoned E2 under draft Port Stephens LEP 2013, should proceed subject to the following conditions:"

to "I, Director, Central Coast and Hunter Region at the Department of Planning, Industry and Environment as delegate for the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 17 July 2013 (since altered) to reclassify part Lot 51, DP 803471 at 1 Diemars Road, Salamander Bay from 'community' to 'operational' land and rezone land at 22 Homestead Street and 1 Diemars Road, Salamander Bay to 2(a) Residential 'A' and 7(a) Environmental Conservation, apply a minimum lot size of 500sqm and a maximum building height of 9m for land proposed to be zoned R2 and apply a minimum lot size of 40ha for land proposed to be zoned E2 under the *Port Stephens Local Environmental Plan 2013*, should not proceed.

2. Delete conditions 1 – 8.



Dated 7th day of December 2020.

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