



Mr Wayne Wallis
General Manager
Port Stephens Council
PO Box 42
Raymond Terrace NSW 2324

Our ref: PP_2013_PORTS_004_00
(13/10428)
Your ref: PSC2013-01905

Attn: Sarah Connell

Dear Mr Wallis

**Planning Proposal no. PP_2013_PORTS_004_00 – Alteration of Gateway
Determination**

I refer to your letter of 11 November 2016 in relation to revisions to Planning Proposal no. PP_2013_PORTS_004_00 for the rezoning and reclassification of land at Salamander Bay, and request for an extension of time to complete the Planning Proposal.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 17 July 2013 PP_2013_PORTS_004_00 (as altered). The Alteration of the Gateway Determination is enclosed.

The Gateway Determination has been altered to reflect the rezoning of additional land in the planning proposal as biodiversity offset land and extend the time to complete the proposal. Due to the extent of changes proposed it is considered that further exhibition is required.

The Proposal is now due for completion on 24 October 2016.

If you have any questions in relation to this matter, I have arranged for Mr Ken Phelan to assist you. Mr Phelan can be contacted on (02) 4904 2705.

Yours sincerely

23/12/16

Robert Hodgkins
A/Director Regions, Hunter and Central Coast
Planning Services

Encl:
Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: no. PP_2013_PORTS_004_00)

I, A/Director Regions, Hunter and Central Coast at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 17 July 2013 (as 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 "Reclassify Part Lot 51 (1 Diemars Road, Salamander Bay) from 'community' to 'operational' land, rezone Part Lot 589 (22 Homestead Street, Salamander Bay) and Part Lot 51 from Public Recreation to Residential, and rezone Part Lot 589 from Public Recreation to Environmental Protection"

to "Reclassify part of Lot 51 (1 Diemars Road, Salamander Bay) from 'community' to 'operational' land, rezone Lot 598 (22 Homestead Street, Salamander Bay) and Part Lot 51 from RE1 Public Recreation to R2 Low Density Residential, and rezone Lot 599 (30 Homestead Street, Salamander Bay) and Part Lot 51 from RE1 Public Recreation to E2 Environmental Conservation"

2. Delete:

"condition 8", which states that the timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway Determination.

and replace with:

a new condition 8 "The timeframe for completing the LEP is by 24 October 2017"

3. Insert:

new condition 9 "Additional community consultation is required under sections 56(2)(c) and 57 of the Environmental planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the amended planning proposal 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 LEPs (Planning & Infrastructure 2016)

Dated 23rd day of December 2016.


 23/12/16
Robert Hodgkins
A/Director Regions, Hunter and Central
Coast Planning Services

Delegate of the Minister for Planning