



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

Our ref:
PP_2012_PORTS_010_00 (12/18130)
Your ref:
PSC2011-04146

Dear Mr Wallis

Planning Proposal PP_2012_PORTS_010 – Alteration of Gateway Determination

I refer to your letter seeking an extension of time to complete Planning Proposal PP_2012_PORTS_010 to rezone land at Nelson Bay for residential and environmental purposes.

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 5 December 2012 for PP_2012_PORTS_010.

This alteration reflects the proposed extension of time. However it also includes a new condition (new condition 8) requiring the site to be identified as an 'urban release area' for the purposes of Part 6 Urban Release Areas in Port Stephens Local Environmental Plan 2013.

The new condition 8 provides greater consistency between this Gateway determination and similar proposals located within the Lower Hunter and Port Stephens.

The Alteration of the Gateway Determination is enclosed.

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 4904 2705.

Yours sincerely

9 December 2014

David Rowland
General Manager
Hunter and Central Coast Region
Planning Services



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2012_PORTS_010)

I, General Manager, 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 5 December 2012 for the proposed amendment to the Port Stephens Local Environmental Plan 2013 as follows:

1. Delete:

"condition 7"

and replace with:

a new condition 7 "The timeframe for completing the LEP is by 12 September 2015"

2. Insert:

new condition 8 "Council are to amend the Planning Proposal prior to exhibition, to clearly identify the land as an urban release area for the purposes of Part 6 Urban Release Areas in Port Stephens LEP 2013".

Dated 9th day of December 2014.

A handwritten signature in black ink, appearing to read 'D. Rowland'.

**David Rowland
General Manager
Hunter and Central Coast
Planning Services
Department of Planning and Environment**

Delegate of the Minister for Planning