

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

Dear Mr Wallis

Planning Proposal PP_2017_PORTS_007_00 to amend Port Stephens Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under Section 73A of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 21 November 2017 in respect of the LEP amendment to correct a minor mapping error for land at 508 Swan Bay Road, Swan Bay and amend a misdescription for land at 4, 6 and 8 Valerie Road, Salt Ash under Section 73A.

As delegate of the Minister for Planning, I have now determined the LEP amendment should proceed subject to the conditions in the attached Gateway determination.

Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the date of the Gateway determination. As it has been determined that this is a minor amendment, Council is to request Parliamentary Counsel's Office commence drafting the instrument as soon as practicable. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Corrine Manyweathers to assist you. Ms Manyweathers can be contacted on (02) 4345 4404.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Hodgkins', with a long horizontal flourish extending to the right.

Robert Hodgkins
Acting Director Regions, Hunter
Planning Services
15/12/2017

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template