



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

Dear Mr Wallis

Planning proposal PP_2017_PORTS_004_00 – Alteration of Gateway determination

I refer to your letter in relation to revisions to planning proposal PP_2017_PORTS_004_00 for subdivision of land at 5A and 5B Ferodale Road, Medowie and 9 Waropara Road Medowie.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 12 October 2017 for PP_2017_PORTS_004_00. The Alteration of Gateway determination is enclosed.

Councils' request to remove Condition 1 of the Gateway determination is not supported. The justification presented by Council does not pose any new or additional points to those that were considered at Gateway.

Consistent with Condition 1, Council should investigate opportunities to further increase density on this subject site. This is in line with Direction 21 of the Hunter Regional Plan 2036 which seeks to create compact settlements. The site is well-situated for more intensive development as it is near the shops and a school. Given its proximity to Medowie village centre and location in the existing urban footprint, subject site could support smaller lot sizes to capitalise on the opportunity for more intensive development close to the village centre, services and infrastructure.

If you have any questions in relation to this matter, I have arranged for Mr James Shelton to assist you. Mr Shelton can be contacted on 4904 2700.

Yours sincerely

28/3/2018

Monica Gibson
Director Regions, Hunter
Planning Services

Encl: Alteration of Gateway Determination