

Mr Tim Crosdale  
General Manager  
Port Stephens Council  
PO Box 42  
Raymond Terrace NSW 2324

Dear Mr Crosdale

**Planning proposal PP-2022-2174 to amend Port Stephens Local Environmental Plan 2013**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 27/09/2022 in respect of the planning proposal to reclassify land from community to operational at 100 and 174A Salamander Way, Salamander Bay.

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have determined not to authorise Council to be the local plan-making authority given you are the current owner of the land.

The amending local environmental plan (LEP) is to be finalised on or before 28 July 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

Should you have any enquiries about this matter, I have arranged for Thomas Holmes to assist you. Mr Holmes can be contacted on 9860 1583.

Yours sincerely



17/11/2022  
**Ben Holmes**  
**A/ Director, Central Coast and Hunter Region**  
**Planning and Land Use Strategy**

Encl: Gateway determination