

Gateway Determination

Planning proposal (Department Ref: PP-2022-2174): To reclassify land from Community to Operational land at 100 & 174A Salamander Way, Salamander Bay.

I, the Acting Director, Central Coast and Hunter at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Port Stephens Local Environmental Plan 2013 to reclassify land from Community to Operational at 100 & 174A Salamander Way, Salamander Bay should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 28 days; and
 - (b) the planning proposal 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

Exhibition must commence within 3 months following the date of the gateway determination.

2. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:

- NSW Rural Fire Service

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 28 days to comment on the proposal.

3. Public hearing is required to be held in accordance with Section 29 of the *Local Government Act 1993* and the Department's Practice Note PN 16-001.

4. The LEP should be completed on or before 28 July 2023.

Dated 17th day of November 2022.

A handwritten signature in black ink that reads "Ben Holmes". The signature is written in a cursive, slightly slanted style.

Ben Holmes
A/ Director, Central Coast and Hunter
Planning and Land Use Strategy
Department of Planning and
Environment

Delegate of the Minister for Planning