

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

IRF23/3365

Dear Mr Crosdale

Planning proposal PP-2023-2705 to amend the *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) in respect of the planning proposal to complete multiple administrative amendments.

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

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.


The amending local environmental plan (LEP) is to be finalised on or before 4 November 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Ben Holmes to assist you. Mr Ben Holmes can be contacted on 02 4904 2709.

Yours sincerely



28/3/2024

Jeremy Gray
Director, Northern
Planning, Land Use Strategy and Housing
Department of Planning, Housing and Infrastructure