

Gateway Determination

Planning proposal (PP-2025-1782): to rezone land and amend associated development controls at 17, 19, 21, 23, 25, 27 and 29 Ferodale Road, Medowie to facilitate low and medium density residential development and environmental conservation.

I, the Director, Hunter and Northern Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, 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 rezone land and amend associated development controls at 17, 19, 21, 23, 25, 27 and 29 Ferodale Road, Medowie to facilitate low and medium density residential development and environmental conservation should proceed subject to the following:

The LEP should be completed within nine months of the date of the Gateway determination.

Gateway Conditions

1. Prior to community and agency consultation the planning proposal is to be amended to:
 - (a) reflect Council's revised zoning map submitted on 22 May 2026;
 - (b) identify the land as a proposed Urban Release Area and include the proposed Urban Release Area LEP Map;
 - (c) identify the land as a Greenfield Housing Code Area under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and include the proposed Greenfield Housing Code Area map; and
 - (d) clearly state that the proposed amendment to Port Stephens LEP 2013 seeks to amend the relevant provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to identify the land as a Greenfield Housing Code Area.
2. 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 Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working 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 Guideline* (Department of Planning and Environment, August 2023).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- Department of Climate Change, Energy, the Environment and Water (DCCEEW) - Conservation Programs, Heritage and Regulation Group
- NSW State Emergency Service (SES)
- NSW Rural Fire Service (NSW RFS)
- Transport for NSW (TfNSW)
- Heritage NSW
- Hunter Water Corporation (HWC)
- Ausgrid
- Worimi Local Aboriginal Land Council (LALC)

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 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 3 June 2026



Craig Diss
Director, Hunter and Northern Region
Local Planning & Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces