Department of Planning, Housing and Infrastructure

Our ref: PP-2026-1942/IRF26/5110

Mr Robert Fish
General Manager
Port Macquarie-Hastings Council

Via email: council@pmhc.nsw.gov.au
alex.adkins@pmhc.nsw.gov.au

Dear Mr Fish

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 rezone and amend development standards to facilitate the delivery of health services, education facilities, key worker and student housing and supporting land uses at 8 Highfields Circuit, 3 and 5 Kulai Place and 9 and 11 Kingfisher Road, Port Macquarie.

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.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable Ministerial Direction – Local Plan Making priorities under section 9.1 of the Act P2.1 Housing is justified in accordance with the terms of the Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable Ministerial Direction – Local Plan Making priorities under section 9.1 of the Act P4.1 Integrated Land Use and Infrastructure and P5.2 Conservation. Council should ensure this occurs prior to the LEP being made.

I have determined not to authorise Council to be the local plan-making authority to enable an independent review of the proposal at the finalisation stage given the regional importance of the Health and Education Precinct and the required infrastructure issues.

The amending local environmental plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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, Housing and Infrastructure, July 2026) 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 Georgia Weallans, Planning Officer to assist you. Ms Weallans can be contacted on 5778 1413.

Yours sincerely

Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support

Encl: Gateway determination