

Gateway Determination

Planning proposal (Department Ref: PP_2020_PORTS_002_00): to rezone land and amend development standards to enable development for commercial uses at 96-100 Port Stephens Street, Raymond Terrace.

I, the Director, Central Coast and Hunter Region at the Department of Planning, Industry and Environment, 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* should be resubmitted subject to the following conditions:

1. The resubmitted planning proposal should:
 - (a) be informed by a review of either the supply of B3 Commercial Core lands at Raymond Terrace or the *Raymond Terrace and Heatherbrae Strategy 2015-2031*, including the zoning in the vicinity of the site to identify potential for an integrated expansion of the B3 Commercial Core;
 - (b) be informed by technical investigations to mitigate flood hazard and development in coastal areas; and
 - (c) incorporate a 15-meter maximum height of building, consistent with the B3 Commercial Core in Raymond Terrace, unless justified why the site merits site-specific exemption.
2. The time frame to resubmit the planning proposal is by 31 December 2021.

Dated 1st day of February 2021.



Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Assessment
Department of Planning, Industry and
Environment

**Delegate of the Minister for Planning and
Public Spaces**