



Mr Wayne Wallis
General Manager
Port Stephens Council
PO Box 42
RAYMOND TERRACE NSW 2324

Our ref: 11/05691
Your ref: PSC2006-0191

Dear Mr Wallis

Planning Proposal PP_2012_PORTS_009_00 – Alteration of Gateway Determination

I refer to revisions to Planning Proposal PP_2012_PORTS_009_00 for various amendments a Kings Hill, North Raymond Terrace.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 1 August 2012 for PP_2012_PORTS_009_00 (as altered). The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Ben Holmes to assist you. Mr Holmes can be contacted on (02) 4904 2709.

Yours sincerely

27 August 2014

David Rowland
General Manager, Hunter and Central Coast Region
Housing, Growth and Economics

Encl:
Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref): PP_2012_PORTS_009_00

I, General Manager, Hunter and Central Coast Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 1 August 2012 (as since altered) for the proposed amendment to the Port Stephens Local Environmental Plan (LEP)(Kings Hill, North Raymond Terrace) 2010 as follows:

1. Change the description of the Planning Proposal

from "an amendment to the Local Environmental Plan (LEP)(Kings Hill, North Raymond Terrace) 2010 to facilitate various amendments including to"

to "an amendment to the Local Environmental Plan (LEP) 2013 to facilitate various amendments including to"

2. Delete from the description of the Planning Proposal:

- "permit car parks in zone B4 Mixed Use"
- "permit eco-tourist facilities, flood mitigation works, sewerage systems and water supply in zone E3 Environmental Management"
- "insert a new clause for minimum subdivision lot sizes in certain split zones"
- "insert a new clause for exceptions to the minimum lot size for certain environmental protection zones"
- "insert an eco-tourist facilities clause"

3. Delete:

"condition 5"

and replace with:

a new condition 5 "The timeframe for completing the LEP is by 8 February 2015"

Dated day of 2014.



David Rowland
General Manager, Hunter and Central
Coast Region
Housing, Growth and Economics
Department of Planning and Environment

Delegate of the Minister for Planning