



PNC002760

15 NOV 2016

From: i/matthew Borsato <Matthew.Borsato@portstephens.nsw.gov.au>
Sent: Friday, 11 November 2016 3:47 PM
To: DPE PSVC Hunter Mailbox
Cc: Ben Holmes
Subject: Planning Proposal - Boundary Road Medowie (PSC
Attachments: 8 November 2016 - Ordinary Council Minutes.pdf; Council Planning Proposal.pdf; Evaluation criteria for delegation of plan making functions.pdf

Dear Sir/Madam

Pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979* (NSW) I advise that Council has resolved to prepare a planning proposal for land at 93-96 Boundary Road Medowie and to seek a gateway determination from the Department. Delegation of plan-making functions is also being sought.

Development consent has been granted for the land for a 345 lot residential subdivision (DA 16-2015-336-1).

The planning proposal is seeking to rezone 38 ha of the approved developable area from R5 Large Lot Residential to R2 Low Density Residential and amend the lot size and height of building maps to reflect the proposed zone change. The effect is an overall indicative increase in lot yield at the estate from 345 to approximately 480 lots. A minor amendment to the E2 Zone boundary is also proposed to better align with survey data.

A following email will be sent with the proponent's planning proposal including supporting studies.

Please contact me if you require any further information.

Regards



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