

**From:** Matthew Borsato <Matthew.Borsato@portstephens.nsw.gov.au>  
**Sent:** Thursday, 7 February 2019 2:37 PM  
**To:** DPE PSVC Hunter Mailbox  
**Cc:** Paul Maher  
**Subject:** HPE CM: Planning Proposal - Rezone Land at Adelaide Street Raymond Terrace for Residential Purposes (PP\_2017\_PORTS\_005\_01)  
**Attachments:** 20180823 Alteration of Gateway determination - PP\_2017\_PORTS\_005\_00.pdf;  
20180823 Alteration of Gateway determination - letter to Council - PP\_20....pdf

The Director

**Attention: Paul Maher**

I refer to the subject planning proposal, which is seeking to rezone part of 251 Adelaide Street, Raymond Terrace, from RU2 Rural Landscape to R2 Low Density Residential.

The purpose of this email is to request an extension to the Gateway Determination timeframe for the planning proposal's completion to 31 December 2019.

The following steps have already been undertaken:

- Council resolution to prepare planning proposal - 1 August 2017.
- Gateway determination - 20 October 2017 (to be completed within 9 months).
- Additional studies - November 2017 to April 2018.
- Public exhibition (including updated referral to public authorities) - 31 May to 28 June 2018
- Referral to public authorities - June to July 2018.
- Submission summary and updated referral comments provided to proponent - 20 July 2018.
- Extension of Gateway Determination timeframe issued by Department - 23 August 2018 (attached).

The following steps are proposed to complete the consideration of the planning proposal:

- Updated Planning Proposal submitted by Proponent – Feb 2019.
- Updated referral to public authorities – March 2019.
- Consideration post-exhibition (report to Council) – May 2019.
- Anticipated date RPA will make the plan (if delegations remain) – June/July 2019.
- Anticipated date RPA will forward the plan to the Department for notification (if delegations remain) – August 2019.

Please note that, since the timeframe extension was granted on 23 August 2018, the proponent has been undertaking additional work to address the issues raised during exhibition and referral. In particular this includes odour modelling to address matters raised by Hunter Water Corporation. The proponent advises that a further odour assessment will be carried out tomorrow morning onsite, followed soon by an odour report for review by HWC.

Following the completion of all additional work, the proponent will be incorporating the results into an updated version of the planning proposal, and submitting to Council for final referral and assessment.

Please contact me if you have any questions.

Regards



**Matthew Borsato**  
Senior Strategic Planner

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Update\*

We have submitted stage 1 odour assessment for Hunter Water review and our consultant is undertaking stage 2 assessment which is due to be finalised by end of this month. The odour report [consists of stage 1 and 2 result] will be furnished to Hunter Water review and their feedback will be incorporated into the updated PP for your perusal.

There have been delays but we are progressing as we speak.

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Please be informed that;

1. Hunter water: Odour assessment will be carried out tomorrow morning onsite and report should be ready for Hunter Water review within a week, final outcome will be incorporated into the updated PP for your perusal.
2. Biodiversity: This has been updated, addressed OEHL issue and ready to be incorporated into the planning proposal
3. Flood: This has been updated, addressed OEHL issue and ready to be incorporated into the planning proposal.
4. Aboriginal cultural heritage: This is ready to be incorporated into the planning proposal.
5. Notes
  - 5.1. RMS has no objection with our proposed development.
  - 5.2. GSNSW has no objection with our proposed development.
  - 5.3. NSW rural fire has no objection towards our proposed development.
  - 5.4. Ausgrid has no objection towards our proposed development. There is adequate spare capacity to facilitate load associated with the development.
6. Site DCP will be submitted accordingly.



**Matthew Borsato**  
Senior Strategic Planner

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