

## Amita Maharjan

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**From:** Renee Coull <renee.coull@planning.nsw.gov.au>  
**Sent:** Friday, 5 November 2021 12:35 PM  
**To:** Amita Maharjan  
**Cc:** Patrick Lebon; Eva Stanbury  
**Subject:** RE: Hume Highway- PP-2021-5181

Hi Amita,

Thank you for your email.

Given the Detailed Site Investigation determines that the site is suitable for residential development, the Department has no objection to Council proceeding to exhibition.

Regards,

**Renee Coull**

**Senior Planning Officer, Eastern and South Districts**

Eastern Harbour City | Department of Planning, Industry and Environment

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**Planning,  
Industry &  
Environment**

*The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

**Greener Places, Great Public Spaces**



[dpie.nsw.gov.au/premiers-priorities](http://dpie.nsw.gov.au/premiers-priorities)

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**From:** Amita Maharjan <Amita.MAHARJAN@cbcity.nsw.gov.au>  
**Sent:** Thursday, 4 November 2021 5:22 PM  
**To:** Renee Coull <renee.coull@planning.nsw.gov.au>  
**Cc:** Patrick Lebon <Patrick.Lebon@cbcity.nsw.gov.au>  
**Subject:** RE: Hume Highway- PP-2021-5181  
**Importance:** High

Hi Renee,

As discussed, please see below some background information:

**Permissibility of residential use in Zone B6 Enterprise Corridor**

- Residential use is currently permissible within Zone B6 Enterprise Corridor, but only as part of a mixed-use development.

- The site is currently occupied by a hotel, restaurant, storage block and short-term apartment.

On the basis of the above, Council's PP submitted to the Department on 19 August 2021 confirmed that the PP is consistent with Direction 2.6 Remediation of Contaminated Land.

### Gateway Determination

A Gateway Determination was issued on 20 August 2021, which required further advice on Direction 2.6 Remediation of Contaminated Land.

The cover letter from the Department, dated 20 August 2021 mentions the following:

*"Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Ministerial Direction 2.6 Remediation of Contaminated Land. I have conditioned the Gateway determination to require further justification for the inconsistency with this Direction. This is to be satisfied prior to public exhibition. The planning proposal is also to be updated prior to public exhibition to address each of the other conditions in the enclosed Gateway determination."*

The Gateway Determination itself does not mention the need for the Secretary's approval on the above matter.

### Detailed Site Investigation

In September, at Council's request the proponent supplied a *Detailed Site Investigation* (see attached). The conclusion of the report is that the site is suitable for the intended use of the PP. Council's Health and Environment Unit reviewed the DSI and no concerns were raised on the contamination status of the site.

### Consistency with Direction 2.6 Remediation of Contaminated Land

Based on the above conclusion of the DSI report and Council's review of the report, Council is satisfied that this PP provides additional information sought by the Gateway Determination and that this PP is consistent with Direction 2.6 Remediation of Contaminated Land.

### Request

Council is urgently seeking the Secretary's approval as outlined on the Department's letter to Council to proceed with the exhibition of the PP on Wednesday 17 November 2021.

We request the Secretary/Department's confirmation that this matter is satisfied as soon as possible **before 11 November**.

If you'd like to discuss this email further, please contact me on the number below.

Kind regards  
Amita



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