



Mr David Rowland  
Regional Manager  
Department of Planning and Environment  
PO Box 1226  
NEWCASTLE NSW 2300

*Our Reference:* SP-PP-18  
*Your Reference:*

*Contact:* R Busby  
*Telephone:* 6591 7254

16 September 2014

Dear Sir,

**Re: PLANNING PROPOSAL, REZONING LOT 22 DP 843479, THE SOUTHERN PARKWAY, FORSTER**

Council requests a gateway determination, under clause 56 of the Act, from the Minister to enable the attached Planning Proposal to proceed.

The land the subject of the Planning Proposal was originally included in a planning proposal submitted to Council by Lampo Group Holdings (LGH) in September 2012 for numerous properties owned by them in Forster.

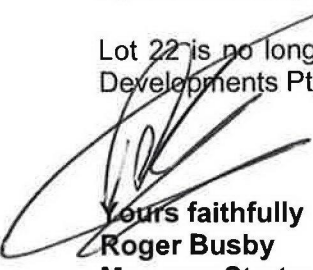
LGH sought an independent review of the planning proposal by the Minister. The Minister appointed the Hunter and Central Coast Joint Regional Planning Panel (JRPP) to review the Planning Proposal and to make recommendations. In relation to Lot 22 (Site 8 in the LGH proposal), the JRPP recommended that it should be given an environmental conservation zoning. This recommendation was on the basis that Lot 22 has very high ecological and water quality management values and the Panel was of the view that rezoning of the site for urban development would be inappropriate, and therefore was not supported.

Mr Pearson, the Minister's delegate, in considering the recommendations of the JRPP determined that the planning proposal should proceed once revised in accordance with the recommendations of the JRPP, and that Lot 22 should be given an environmental conservation zoning.

In considering the determination by the Minister's delegate Council, in October 2013, resolved to rezone Lot 22 (Site 8), in the Lampo Group Holdings planning proposal, to E2 Environmental Conservation in the first set of amendments to Local Environmental Plan 2014.

The attached planning proposal is consistent with the recommendation from the JRPP and the determination by the Minister.

Lot 22 is no longer owned by Lampo Group Holdings and is now owned by Southern Parkway Developments Pty Ltd.

  
Yours faithfully  
Roger Busby  
Manager Strategic Planning

