

Our Ref: RZ19/004

Phone Enquiries: 4934 9848  
Mark Roser

25 November 2019

Department of Planning, Industry and Environment  
Hunter Regional Office  
PO Box 1226  
NEWCASTLE NSW 2300

Attn: James Shelton

Dear James,

**Re: Request for Gateway Determination – Proposed Rezoning of Part Lot 310 DP 1034974 Cnr Christopher Road and Station Lane Lochinvar**

At its ordinary meeting of 12<sup>th</sup> November 2019, Council resolved:

THAT

1. In accordance with section 55 of the *Environmental Planning and Assessment Act 1979*, Council submit a planning proposal to the Department of Planning for a gateway determination for the purpose of a new town centre within the Lochinvar urban release area.
2. A further report be presented to Council following the public exhibition period, to demonstrate compliance with the gateway determination and provide details of any submissions received throughout that process.
3. The Planning Proposal be consistent with the outcomes approved by Council at its meeting of 22 October 2019 – item 10.4 DA 18-456 Torrens Title Subdivision – 313 Residential Lots – Lot 310 DP 1034974, 44 Christopher Rd Lochinvar (Lochinvar Urban Release Area).

Council now requests that the Minister consider the planning proposal and issue a gateway determination pursuant to section 3.34 of the *Environmental Planning and Assessment Act 1979*. A twelve (12) month timeframe is considered appropriate for this amendment.

Council requests delegation to make the local environmental plan under section 3.36 of the Act for this proposal.

A copy of the planning proposal, Council report and Council meeting minutes are attached for your consideration.

Should you have any questions or require any further information to assist in your assessment of this proposal, please contact Mark Roser on (02) 4934 9784 or Leonie Bryson on (02) 4934 9771.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Andrew Neil', with a long horizontal stroke extending to the right.

**Andrew Neil**  
**Manager Strategic Planning**