



Ms Lindy Hyam
General Manager
Singleton Council
PO Box 314
Singleton NSW 2330

Our ref: 11/212827
Your ref: LA4/2010 & LA6/2011

Attention: Ken Horner

Dear Ms Hyam

Planning Proposal PP_2012_SINGL_003_00 - Alteration of Gateway Determination

I refer to your letter of 13 July 2015 seeking clarification on delaying the planning proposal PP_2012_SINGL_003_00 until it can be informed by the Branxton Subregional Land Use Strategy and if additional community consultation is required.

It is noted that the Council resolution of 6 July 2015 (before the recession motion was received) seeks to finalise the planning proposal by altering the land use zones and removing minimum lot size controls applying to both sites. Please note that if any changes to the scope of the existing Gateway are proposed that further consultation is likely to be required.

Council are also reminded that the Gateway determination dated 3 April 2014 required the planning proposal to identify appropriate lot size controls for both sites. If Council decides to remove minimum lot sizes, this needs to be adequately justified in the planning proposal.

The Department of Planning and Environment remains committed to finalising the Branxton Subregional Land Use Strategy in partnership with Singleton and Cessnock Councils. The Strategy is intended to be a major influence on future land use planning in the area and therefore, it is important that this planning proposal, including proposed land use zones and minimum lot size controls be consistent with the land release directions outlined in the draft Strategy.

In these circumstances, I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 3 April 2014 for PP_2012_SINGL_003_00 (as altered). The Gateway determination has been altered to extend the time to complete the proposal by six months. The proposal is now due for completion on 11 January 2016.

It is considered that the six month extension should provide sufficient time for Council to assess the flood study, resolve agency objections, undertake additional community consultation (if Council adopts a planning proposal with post exhibition changes to land use zone and minimum lot size controls), and ensure consistency with the Gateway conditions and the direction of the draft Branxton Subregional Land Use Strategy.

If you have any questions in relation to this matter, I have arranged for Mr Dylan Meade to assist you. Mr Meade can be contacted on (02) 4904 2718.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Rowland', written over a faint, illegible printed name.

14 July 2015

David Rowland
General Manager
Hunter and Central Coast Region
Planning Services