

Mr Jason Linnane  
General Manager  
Singleton Council  
PO Box 314  
SINGLETON NSW 2330

Dear Mr Linnane

**Planning proposal PP\_2016\_SINGL\_003\_00 – Alteration of Gateway determination**

I refer to your letter seeking an extension of time to complete planning proposal PP\_2016\_SINGL\_003\_00 to rezone land at 257 Hermitage Road, Pokolbin from RU1 Primary Production to RU4 Primary Production Small Lots with an associated local clause to allow subdivision below the minimum lot size under certain circumstances.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 20 June 2016 for PP\_2016\_SINGL\_003\_00 (as altered). The Alteration of Gateway determination is enclosed.

I also advise that the planning proposal is approved for exhibition purposes subject to Council updating the explanation of provisions to recognise that the clause enables subdivision below the mapped minimum lot size to a minimum of 10ha, and that LEP clause 4.6 Exceptions to development standards would not apply.

If you have any questions in relation to this matter, I have arranged for Mr James Shelton to assist you. Mr Shelton can be contacted on 4904 2713.

Yours sincerely



7/11/2018

**Monica Gibson**  
**Director Regions, Hunter**  
**Planning Services**

Encl: Alteration of Gateway determination