



Mr Gordon Kirkby
Director
JBA Urban Planning Consultants
173 Sussex Street
SYDNEY NSW 2000

Dear Mr Kirkby

Request for Gateway Review – Notification of Determination

I refer to your request dated 21 August 2016 for the review of a Gateway Determination. Details of the Planning Proposal are summarised below:

Dept. Ref. No:	GDR_2016_SINGL_001
LGA:	Singleton
LEP to be Amended:	Singleton Local Environmental Plan 2013
Address/Location:	257 Hermitage Road, Pokolbin
Proposal:	Rezone land from RU1 to RU4 and a local clause to enable lots to be subdivided to 10 hectares, with dwellings permitted in certain circumstances.
Reason for Review	A Gateway Determination was made that the Planning Proposal should not proceed

I have considered your request for review together with the recommendation of the Hunter and Central Coast Joint Regional Planning Panel (Panel), the advice provided by the Council, and other relevant considerations of the Planning Proposal. As delegate of the Minister for Planning, I have determined that the Gateway Determination should be altered and that the Planning Proposal should proceed past Gateway.

Council has been advised of the decision and issued with the Gateway Determination. A copy of the Gateway Determination and the Panel's report is attached for your information.

Should you have any questions about this matter, please contact James Shelton of the Hunter and Central Coast Regional Office of the Department of Planning and Environment on (02) 4904 2700.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

Encl: Gateway Determination, Gateway Review Advice Report

27/04/2017