

Mr Jason Linnane
General Manager
Singleton City Council
PO Box 314
Singleton NSW 2320

Our ref: 15/16887

Attention: Ken Horner

Dear Mr Linnane

Planning Proposal to amend Singleton Local Environmental Plan 2013

I am writing in response to your Council's letter requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal for 257 Hermitage Road Pokolbin (PP_2016_SINGL_003_00).

As delegate of the Minister for Planning, I have now determined the planning proposal should not proceed for the reasons outlined in the attached Gateway determination.

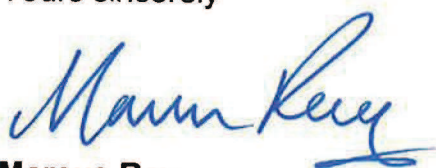
The planning proposal is not supported at this time because there is insufficient strategic justification to support the expansion of this type of development. It is considered that the proposed provisions are inadequate to manage potential land use conflict and that the proposal has the potential to establish a precedent that threatens the Pokolbin Vineyards District and the Viticultural Critical Industry Cluster more broadly.

In making this determination, I am particularly concerned about impacts on the agricultural significance of the Pokolbin Vineyards District and the broader Critical Industry Cluster (Viticulture).

There is an opportunity through the directions and actions of the Draft Hunter Regional Plan for the Department to work with Councils, key agencies and industry stakeholders to establish a framework of clear planning directions and principles for the mapped Critical Industry Clusters (Viticulture) to assist in assessing these types of proposals in the future.

Should you have any questions regarding this matter, I have arranged for James Shelton from the Hunter office to assist you. Mr Shelton can be contacted on (02) 4904 2713.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

Encl: Gateway Determination

20/06/2016