



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_SINGL_004_00 (10/21614)
Your ref: LA 1/2010 (LA2/2010) (LA3/2010)

Mr Scott Greensill
General Manager
Singleton Council
PO Box 314
SINGLETON NSW 2330

Dear Mr Greensill,

Re: Planning Proposal to rezone land at 79 Mirannie Road, Sedgfield

I am writing in response to your Council's letter dated 21 October 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Singleton Local Environmental Plan 1996 to rezone Lot 2 DP 710420, Mirannie Road, Sedgfield, from 1(a) (Rural Zone) to 7(b) (Environmental Living Zone) to facilitate its future development for environmental living housing purposes in accordance with the endorsed Singleton Landuse Strategy 2008 and the adopted Sedgfield Structure Plan 2009.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

It is considered important for Council to demonstrate to the public how the proposed development standards will be reflected on the site. This should be clearly demonstrated by including the existing Sedgfield Masterplan for the site with the planning proposal for exhibition purposes.

The Director General's delegate has also agreed that the planning proposal's inconsistencies with S117 Directions 1.2 Rural Zones and 1.5 Rural Lands are of minor significance. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Amy Blakely of the Regional Office of the Department on 02 4904 2700.

Yours sincerely,

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_SINGL_004_00): to rezone Lot 2 DP 710420, Mirannie Road, Sedgfield, from 1(a) (Rural Zone) to 7(b) (Environmental Living Zone) to facilitate its future development for environmental living housing purposes in accordance with the endorsed Singleton Landuse Strategy 2008 and the adopted Sedgfield Structure Plan 2009.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Singleton Local Environmental Plan 1996 to rezone Lot 2 DP 710420, Mirannie Road, Sedgfield, from 1(a) (Rural Zone) to 7(b) (Environmental Living Zone) to facilitate its future development for environmental living housing purposes in accordance with the endorsed Singleton Landuse Strategy 2008 and the adopted Sedgfield Structure Plan 2009, should proceed subject to the following conditions:

1. Council is to demonstrate how the development standards will be reflected on the site by including the existing Sedgfield Masterplan for the site with the planning proposal for exhibition purposes.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Aboriginal Land Council
 - Hunter-Central Rivers Catchment Management Authority
 - Department of Environment, Climate Change and Water
 - NSW Rural Fire Service
 - State Emergency Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 2nd day of December 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning