



Mr Scott Greensill
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Our ref: PP_2010_SINGL_002_00 (10/10136)
Your ref: LA75/2009

Dear Mr Greensill,

Re: Planning Proposal to address various housekeeping amendments to Singleton Local Environmental Plan 1996

I am writing in response to your Council's letter dated 15 April 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 address various housekeeping amendments.

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.

The amending Local Environmental Plan (LEP) is to be finalised within 12 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 Blakeley of the Regional Office of the Department on 02 4904 2700.

Yours sincerely,



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

30/5/10

Gateway Determination

Planning Proposal (Department Ref: PP_2010_SINGL_002_00): to address a number of housekeeping amendments to Singleton Local Environmental Plan 1996.

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 2A Maitland Street, Singleton (Lot 1 Sec 4 DP 3347) and 2 Howe Street, Singleton (Lot 14 DP 5699) from 2 (Residential) to 3 (Business);
- Rezone 1A York Street, Singleton (Lot 1 DP 434603) and the rear of 65-67 John Street, Singleton (Lot 1 DP 69628) from 5 (Special Uses) to 3 (Business);
- Rezone part of 9 Raworth Street, Redbourberry (Part Lot 16 Sec 14 DP 3631 from 1(a) Rural to 2 (Residential);
- Include the definition of "cellar door premises" from the Standard Instrument and amend the land use tables to permit the use in Zone 1(a) Rural;
- Repeal Clause 11(2) as it prohibits subdivision of land where it would create a split zone;
- Amend Clause 12(2) to further restrict development types that can be subdivided under this clause; and
- Repeal Clause 16(3) and replace it with clause 2.3 (2) from the SI LEP;

should proceed subject to the following conditions:

1. 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 **28 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)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Roads and Traffic Authority

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.

3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.

4. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated *30th* day of *May* 2010.



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