

Planning & Environment

Reclassification of la	nd at Dorsman Drive, Singlet	on Heights		
Proposal Title :	Reclassification of land at Dorsman Drive, Singleton Heights			
Proposal Summary :	The planning proposal seeks to reclassify land at 16 Dorsman Drive, Singleton Heights from 'community' to 'operational' land. This will facilitate the subdivision and sale of the portion of the site currently leased by the Singleton Heights Community Preschool back to the Preschool.			
PP Number :	PP_2014_SINGL_002_00	Dop File No :	14/18010	
Proposal Details				
Date Planning Proposal Received :	23-Oct-2014	LGA covered :	Singleton	
Region :	Hunter	RPA :	Singleton Shire Council	
State Electorate :	UPPER HUNTER	Section of the Act :	55 - Planning Proposal	
LEP Type :	Reclassification			
Location Details				
Street : 16 L	Dorsman Drive			
Suburb : Sing	gleton City :		Postcode : 2330	
Land Parcel : Lot	2001, DP1173531			
DoP Planning Offic	er Contact Details			
Contact Name :	Dylan Meade			
Contact Number :	0249042718			
Contact Email :	dylan.meade@planning.nsw.gov.a	au		
<b>RPA Contact Detai</b>	ls			
Contact Name :	Gary Pearson			
Contact Number :	0265787304			
Contact Email :	gpearson@singleton.nsw.gov.au			
DoP Project Manag				
Contact Name :				
Contact Number :				
Contact Email :				
Land Release Data	I			
Growth Centre :	N/A	Release Area Name :	N/A	
Regional / Sub Regional Strategy :	N/A	Consistent with Strategy :	N/A	

MDP Number :		Date of Release :		
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	N/A	
No. of Lots :	0	No. of Dwellings (where relevant) :	0	
Gross Floor Area :	0	No of Jobs Created :	0	
The NSW Government Lobbyists Code of Conduct has been complied with :	Yes			
If No, comment :				
Have there been meetings or communications with registered lobbyists? ;	Νο		w	
If Yes, comment :				
Supporting notes				
Internal Supporting Notes :	plan making function u	I if it requests the use of delegatior nder section 59 of the Act for the pl be granted these delegations as no	anning proposal. It is	
			intereste are shangear	
External Supporting Notes :				
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Is the Director General's agreement required? No

c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? Yes

If No, explain :

## Mapping Provided - s55(2)(d)

Is mapping provided? Yes

Comment :

#### Community consultation - s55(2)(e)

Has community consultation been proposed? Yes

Comment :

Council proposes to exhibit the planning proposal for at least 28 days. This is supported as it is consistent with 'A Guide to preparing local environmental plans' which requires a minimum 28 days as it is not a low impact planning proposal as it reclassifies land.

#### **Additional Director General's requirements**

Are there any additional Director General's requirements? No

If Yes, reasons :

#### Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? Yes

If No, comment :

### **Proposal Assessment**

#### Principal LEP:

Due Date : December 2013

Comments in The Standard Instrument Singleton LEP 2013 is in force. relation to Principal LEP :

#### **Assessment Criteria**

Need for planningThe planning proposal is required in order to facilitate the sale of the portion of the siteproposal :currently leased by the Singleton Heights Community Preschool back to the Preschool.

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Consistency with strategic planning framework :	UPPER HUNTER STRATEGIC REGIONAL LAND USE PLAN (SRLUP) There are no key challenges or actions contained in the Upper Hunter SRLUP relevant proposal. The SRLUPs does identify that social infrastructure is required, and the proposal facilitates this by allowing the on-going operation and potential expansion of the pre-school.
	STATE ENVIRONMENTAL PLANNING POLICIES
	There are no SEPPs identified as being relevant to the planning proposal.
	LOCAL PLANNING (SECTION 117) DIRECTIONS
	6.2 Reserving Land for Public Purposes Council has identified this Direction is applicable. The proposal is considered consistent with this Direction as it retains the RE2 Private Recreation zone and does not amend the Land Acquisition Reservation Map .
	The planning proposal is considered consistent with all other Directions.
Environmental social	There are no environmental impacts associated with the proposal.
	The proposal will enable Council to sell the land while maintaining use of the site for child care purposes. This is considered to have positive social and economic impacts for the wider community.

# **Assessment Process**

Proposal type :	Consistent		Community Consultation Period :	28 Days
Timeframe to make LEP :	9 months		Delegation :	RPA
Public Authority Consultation - 56(2) (d) :				
Is Public Hearing by the	PAC required?	No		
(2)(a) Should the matter	proceed ?	Yes		
If no, provide reasons :		5		
Resubmission - s56(2)(b	o): <b>No</b>			
If Yes, reasons :				
Identify any additional st	tudies, if required. :			
If Other, provide reason	s :			
Identify any internal con	sultations, if required :			
No internal consultatio	n required			
Is the provision and fund	ding of state infrastruct	ure relevant	to this plan? <b>No</b>	
If Yes, reasons :				

# Reclassification of land at Dorsman Drive, Singleton Heights

Doc	un	ien	Its

Document File Name	DocumentType Name	Is Public
Singleton Council_23-10-2014_Request for Gateway	Proposal Covering Letter	Yes
<b>Determination - 16 Dorsman Drive Singleton</b>		
Heightspdf		
Planning Proposal - Reclassification of ~ 2001 -	Proposal	Yes
DP1173531 - 16 Dorsman Drive - Singleton Heights -		
Version 1 - 01092014.pdf		
LA2 2013 - Project Plan.pdf	Proposal	Yes

#### Planning Team Recommendation

Preparation of the planning proposal supported at this stage : Recommended with Conditions

S.117 directions: 6.2 Reserving Land for Public Purposes

Additional Information :	1.	Community consultation is required under sections 56(2)(c) and 57 of the
	En	vironmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal must be made publicly available for a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Planning & Infrastructure 2013).

2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

3. 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).

4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Supporting Reasons : The proposal is supported as it facilitates the sale of land to the Singleton Heights Community Preschool. The Preschool currently lease the site.

KOFLAHER

Signature:

Printed Name:

Kalas

7Y Date: