

Reclassification of land at Dorsman Drive, Singleton 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 Dorsman Drive | | |
| Suburb : | Singleton | City : | Postcode : 2330 |
| Land Parcel : | Lot 2001, DP1173531 | | |

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name : **Gary Pearson**
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DoP Project Manager Contact Details

Contact Name :
 Contact Number :
 Contact Email :

Land Release Data

| | | | |
|------------------------------------|------------|----------------------------|------------|
| Growth Centre : | N/A | Release Area Name : | N/A |
| Regional / Sub Regional Strategy : | N/A | Consistent with Strategy : | N/A |

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| | | | |
|------------------------|-------------|--|------------|
| 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? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **Council has not advised if it requests the use of delegations in respect of the Minister's plan making function under section 59 of the Act for the planning proposal. It is recommended Council be granted these delegations as no interests are changed.**

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The statement of objectives provided explains that the proposal seeks to reclassify part of Lot 2001 DP1173531 from 'community land' to 'operational land' to facilitate the subdivision and sale of the portion of the site currently leased by the Singleton Heights Community Preschool.**

The statement of objectives is supported.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The explanation of provisions explains the proposal will be achieved by amending the Singleton LEP 2013 to including the subject site in 'Schedule 4 - Classification and reclassification of public land'.**

The explanation of provisions is supported.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA : **6.2 Reserving Land for Public Purposes**

* May need the Director General's agreement

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

LEP :

Assessment Criteria

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

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Documents

| Document File Name | DocumentType Name | Is Public |
|--|--------------------------|-----------|
| Singleton Council_23-10-2014_Request for Gateway Determination - 16 Dorsman Drive Singleton Heights_.pdf | Proposal Covering Letter | Yes |
| Planning Proposal - Reclassification of ~ 2001 - DP1173531 - 16 Dorsman Drive - Singleton Heights - Version 1 - 01092014.pdf | Proposal | Yes |
| 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 Environmental 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.**

Signature:



Printed Name:

KOFLACHER

Date:

7/11/2014