



Planning

Office of the Director-General

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Our ref: PP_2009_SINGL_002_00

Mr Gary Woodman
General Manager
Singleton Council
PO Box 314
SINGLETON NSW 2330

Dear Mr Woodman,

Re: Planning Proposal to insert an Enabling Clause to allow for a subdivision at 208 Roughit Lane, Sedgefield

I am writing in response to Council's letter of 27 November 2009 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 insert an enabling clause to allow the subdivision of 208 Roughit Lane, Sedgefield (Lot 5 DP 1058431) into two lots.

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 noted that the planning proposal is consistent with the endorsed Singleton Land Use Strategy and Sedgefield Master Plan. The Department expects that in the future, this Strategy is implemented through one LEP to avoid the need for multiple separate planning proposals.

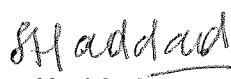
The Gateway Determination requires that the planning proposal be made publicly available for a period of 14 days. Under section 57(2) of the Act I am satisfied that the planning proposal is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the week following the date of the Gateway Determination.

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.

Yours sincerely,


Sam Haddad
Director-General

30/12/2009

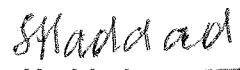
Gateway Determination

Planning Proposal (Department Ref: PP_2009_SINGL_002_00): to insert an enabling clause to allow the subdivision of 208 Roughit Lane, Sedgefield (Lot 5 DP 1058431) into two lots, as identified as appropriate within the endorsed Singleton Land Use Strategy and Sedgefield Master Plan.

I, the Director General as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment of the Singleton Local Environmental Plan 1996 to insert an enabling clause to allow the subdivision of 208 Roughit Lane, Sedgefield (Lot 5 DP 1058431) into two lots, as identified as appropriate within the endorsed Singleton Land Use Strategy and Sedgefield Master Plan 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 **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).
2. No consultation is required with State or Commonwealth public authorities under section 56(2)(d) of the EP&A Act.
3. No public hearing is to be held into the matter under section 56(2)(e) of the EP&A Act.
4. The timeframe for completing the LEP is to be **3 months** from the week following the date of the Gateway determination.

Dated 30th day of December 2009.


Sam Haddad
Delegate for the Minister for Planning