

Enquiries to: K Horner
02 6578 7331

Our Ref: LA70/2009

Your Ref:

27 November 2009

Regional Director
Department of Planning
Hunter and Central Coast Region
PO Box 1226

Attention: Ms Amy Blakely

Dear Ms Blakely

Subject: Planning proposal under Sedgefield Structure Plan 2009 -
LA70/2009
Proposal: Permit subdivision of the land into two lots
Property: Lot 5 DP 1058431, via Roughit Lane, Sedgefield

I refer to our telephone conversation on the above matter last week.

Council has prepared a planning proposal for the subject land and requests your Department to provide a Gateway Determination. As discussed, following consultation with Council's consultant planner who is preparing its comprehensive Standard Instrument Local Environmental Plan, and your Department, the original planning proposal which was reported to has been modified.

The modification relates to the Part 2 – Explanation of Provisions section of the proposal. It is now intended to implement the planning proposal by means of an enabling clause rather than a rezoning of the land, for reasons which are explained in full in the revised planning proposal. A copy of the planning proposal and the Council resolution are enclosed.

Should you have any further queries regarding this matter, please contact Ken Horner of Council's Strategy & Governance Group on (02) 6578 7331.

Yours faithfully



Ken Horner
Coordinator of Strategic Landuse Planning

Enc: Planning proposal and Council resolution
KH

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**3. LA70/2009 - Rezoning Proposal: Roughit Lane, Sedgefield
Candidate Area****FILE:LA70/2009**

Public Access was granted Ms Sally Flannery, Orbit Planning on behalf of the owners, who addressed the meeting:

There was a letter tabled from Mr L Barrett.

<u>Proponent:</u>	Orbit Planning on behalf of Mr M A & Mrs C McGrath
<u>Owner:</u>	Mr M A McGrath
<u>Land & Location:</u>	Lot 5 DP 1058431, via Roughit Lane, Sedgefield
<u>Current Zoning:</u>	1(b) (Hobby Farms Zone)
<u>Proposal:</u>	To rezone the land to permit subdivision for environmental living style rural residential development

The site is within the identified Sedgefield Candidate Area and is consistent with the Council adopted and DoP endorsed Singleton Land Use Strategy 2008 and Sedgefield Structure Plan 2009. The preliminary investigations undertaken for this planning proposal indicate that the subject site is suitable for rezoning to an environmental living type zone with minimal constraints to development. It will only provide potential for one additional lot.

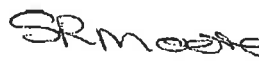
395/09 **RESOLVED** that :

1. Council adopt the planning proposal presented in this report, and forward it to the Department of Planning for gateway determination; and
2. Council support the provision of access to one additional lot off the sealed private road as a one-off case, given the circumstances detailed in the report.

(Scott/MacBain)



General Manager

 Mayor