

Singleton LEP 1996 - Planning Proposal - 118 & 144 Elderslie Road, Branxton - Conversion to new Part 3.

Proposal Title : **Singleton LEP 1996 - Planning Proposal - 118 & 144 Elderslie Road, Branxton - Conversion to new Part 3.**

Proposal Summary : **To convert the draft Singleton LEP from a pending LEP to a Planning Proposal under the current Part 3 of the EP&A Act 1979. The proposal aims to rezone land at 118 & 144 Elderslie Road, Branxton from 1(a)(Rural Zone) to a rural-residential/large lot zoning.**

PP Number : **PP_2010_SINGL_006_00** Dop File No : **10/21934-1**

Proposal Details

Date Proposal Lodged with DOP : **04-Nov-2010** Date Proposal Uploaded to Public Website : **01-Feb-2011**

Proposal Assessment

Is Public Hearing Required by PAC? **No**

Agencies Requested to Consult : **NSW Aboriginal Land Council
Hunter - Central Rivers Catchment
Management Authority
Office of Environment and Heritage
Hunter Water Corporation
NSW Rural Fire Service**

Gateway Determination

Decision Date : **23-Dec-2010** Gateway Determination : **Passed with Conditions**

Due Date of LEP : **30-Jun-2014**

Implementation

Implementation Start Date : **30-Dec-2010** Exhibition Duration : **29**

Agency consultation consistent with recommendation : **Yes**

If No, comment : **Consultation with relevant agencies was undertaken as per the Gateway determination. No response was received from the Mindaribba Local Aboriginal Land Council, Catchment Management Authority or Department of Infrastructure and Investment. The lack of response from these organisation does not preclude the proposal proceeding.**

Agency Objections : **No**

If Yes, comment :

Documentation consistent with Gateway : **Yes**

If No, comment : **The Gateway determined on 23 December 2010 that the proposal should proceed subject to conditions, including that no lot size averaging provisions apply to the site.**

At the time the Department did not support lot size averaging on rural residential

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lots.

Policy decisions on this matter have since shifted and an agreed clause has been established to allow lot size averaging on both residential and environmental zones.

A new standard LEP for Singleton, including this clause, was finalised on 10 January 2014.

the Gtaeway Determination was amended on 20 May 2014 to remove the limitation and permit the lot size averaging approach.

LEP Assessment

Date Received from RPA : **20-Dec-2013**

LEP Determination

DatePublishNotification

Date sent to Parliamentary Council to Draft LEP :

Determination Date :

Determination Decision :

Notification Date :