

Gateway Determination

Planning Proposal (Department Ref: PP_2017_SINGL_002_00): to rezone land from RU1 Primary Production to E4 Environmental Living.

I, the Director Regions, Hunter, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Singleton Local Environmental Plan (LEP) (2013) to *rezone land from RU1 Primary Production to E4 Environmental Living* should proceed subject to the following conditions:

1. The planning proposal be amended prior to exhibition to remove the reference to *Clause 4.1C Lot averaging subdivision in certain residential and environmental zones* of the *Singleton LEP 2013*;
2. Consultation is required with the Office of Environment and Heritage under section 56(2)(d) of the Act, prior to exhibition of the Planning Proposal.

The Office of Environment and Heritage is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and must be made publicly available for a minimum of **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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the 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).



5. The timeframe for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 25th day of January 2018.

**Monica Gibson
Director Regions, Hunter
Planning Services
Department of Planning and
Environment**

Delegate of the Minister for Planning