



Mr Jason Linnane
General Manager
Singleton Council
PO Box 314
SINGLETON NSW 2330

Attention Gina Hamilton-Avery

Dear Mr Linnane,

Planning Proposal [PP_2017_SINGL_002_00] to amend Singleton Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 8 December 2017 in respect of the Planning Proposal to rezone 612 Gresford Road, Sedgefield from RU1 Primary Production to E4 Environmental Living to create one additional lot.

As delegate of the Minister for Planning, I have now determined the Planning Proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the Planning Proposal's inconsistency with Section 117 Direction 1.2 - Rural Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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 Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

I note that this Planning Proposal is consistent with the 2008 endorsed local strategy and forms a minor component of a larger candidate area identified for future rural residential development. I appreciate that Council has attempted to take a coordinated approach to the rezoning of this land area and encourage you to continue to seek this in the future. I also note that Council is undertaking a review of its local strategic planning and encourage Council to reconsider the suitability of the E4 Environmental Living zone in circumstances such as this. The Department would be pleased to facilitate conversations with the Office of Environment and Heritage regarding the appropriate planning controls for land with relatively limited environmental significance.

Should you have any further enquiries about this matter, I have arranged for Mr James Shelton to assist you. Mr Shelton can be contacted on (02) 4904 2713.

Yours sincerely



25/1/2018

Monica Gibson
Director, Regions, Hunter
Planning Services

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template