



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

Dear Mr Linnane

Planning proposal PP_2020_SINGL_003_00 to amend the *Singleton Local Environmental Plan 2013*

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone part of 8A Edinburgh Avenue, Singleton from RE2 Private Recreation to R1 General Residential.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I note Council has indicated it intends to undertake consultation with Heritage NSW and NSW State Emergency Services. Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Ministerial directions: 2.3 Heritage Conservation and 4.3 Flood Prone Land. Council should ensure this occurs prior to the plan being made.

Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within six 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 six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The NSW 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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Ben Holmes, Senior Planner, Central Coast and Hunter Region to assist you. Mr Holmes can be contacted on 4904 2709.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Simpkins', with a long horizontal line extending to the right.

11/01/2021

Dan Simpkins

**Director, Central Coast and Hunter Region
Planning and Assessment**

Encl: Gateway determination
Authorised plan-making reporting template