



Gateway Determination

Planning proposal (Department Ref: PP_2020_SINGL_001_00): to rezone land at Roughit Lane, Roughit from rural to environmental living.

I, the Director, Central Coast and Hunter Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Singleton Local Environmental Plan 2013* to rezone land at Roughit Lane, Roughit to environmental living should proceed subject to the following conditions:

1. Prior to public exhibition and agency consultation, Council is to:
 - (a) combine the two planning proposals [Council file reference numbers 55.2020.1 and 55.2019.1] into one document and proceed with the proposal for Lots 1, 2, 3, and 4 of DP 1058431 as a single local environmental plan amendment; and
 - (b) update the response to section 9.1 Ministerial direction 2.6 Remediation of Contaminated Land with reference to Chapter 3 of the Contaminated Land Planning Guidelines.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 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, 2018) and must be made publicly available for a minimum of 14 days;
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018); and
 - (c) public exhibition is to commence within **4 months** following the date of the Gateway determination.
3. Consultation is required with the NSW Rural Fire Service under section 3.34(2)(d) of the Act and to comply with the requirements of the section 9.1 Ministerial direction 4.4 Planning for Bushfire Protection.

The NSW Rural Fire Service 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 planning proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(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 planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Ministerial directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 4th day of January 2021.



Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Assessment

Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Public Spaces