



Mr Jason Linnane
General Manager
Singleton Council
12-14 Queen Street
SINGLETON NSW 2330

Attn: Sarah Hyatt

Dear Mr Linnane

Planning proposal to amend *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) received on 19 November 2020 in respect of the planning proposals to rezone land at Roughit Lane, Roughit from rural to environmental living.

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

This includes a requirement for the two planning proposals (Council file reference 55.2020.1 and 55.2019.1) to be combined into a single proposal and proceed as a single amendment to *Singleton Local Environmental Plan 2013*.

Consultation with the NSW Rural Fire Service is required under section 3.34(2)(d) of the Act and to complete with the requirements of the section 9.1 Ministerial direction 4.4 Planning for Bushfire Protection. Prior to this consultation, I would recommend updating the planning proposals to reflect the updated *Planning for Bushfire Protection 2019* policy.

I understand Council indicated an intention to also consult with Heritage NSW and Biodiversity Conservation Division. This is considered a matter for Council to consider and has not been conditioned in the Gateway determination.

As delegate of the Secretary, I have agreed the planning proposals are considered consistent or justifiably inconsistent with section 9.1 Ministerial directions: 1.2 Rural Zones; 1.3 Mining, Petroleum Production and Extractive Industries; 1.5 Rural Lands; 2.1 Environment Protection Zones; and 2.3 Heritage Conservation in accordance with the terms of the directions. No further approval is required in relation to these directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Ministerial directions: 2.6 Remediation of Contaminated Land; and 4.4 Planning for Bushfire Protection.

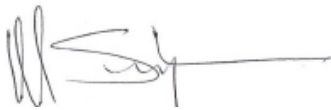
I have considered the nature of Council's planning proposal and have conditioned the Gateway determination for Council to be authorised as the local plan-making authority.

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 within 4 months.

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 Scott Monro, Planning Officer, Central Coast and Hunter Region to assist you. Mr Monro can be contacted on 4927 3208.

Yours sincerely

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

04/01/2021

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

Encl: Gateway determination
Authorised plan-making reporting template