

208B Roughit Lane Planning Proposal Communication Plan

Name of Draft Local Environmental Plan (LEP)	Singleton Local Environmental Plan (SLEP) 2013 – 208B Roughit Lane Rezoning planning Proposal
Subject Land	208B Roughit Lane, Roughit.
Land Owner(s)	Lloyd Barrett
Applicant	Singleton Council
Council File Reference	55.2020.1
NSW Department of Planning & Environment (DP&E) Reference	To be determined
Date	

Project Overview

The objective of this planning proposal is to amend the *Singleton Local Environmental Plan 2013* to:

- Rezone Lot 1 of DP 1058431 from RU1 Primary Production zone to E4 Environmental Living zone; and
- Amend the minimum lot size requirements for subdivision from 40 hectares to 5 hectares.

Background

On 30 January 2020, the application for this planning proposal was lodged. This amendment will allow for a 1 into 2 lot subdivision of the site, allow for diversity in housing within the Singleton LGA and help maintain important ecological characteristics of the site. The subject site is within the Sedgefield Candidate Area identified within the Sedgefield Structure Plan.

Plan Objectives

The purpose of this communication plan is to:

- Undertake evidence based consultation with stakeholders;
- Engage and involve stakeholders in the amendment to the SLEP 2013 (planning proposal) in accordance with the Community Participation Plan; and

- To inform stakeholders of the process followed in the preparation of the planning proposal for the proposed rezoning and minimum lot size amendment”.

Key Messages

The key message of the planning proposal is to rezone the lot from RU1 Primary Production to E4 Environmental Living in accordance with the SLEP 2013. The proposal also aims to amend the minimum lot size of the site from 40ha to 5 ha to allow for potential future 1 into 2 lot subdivision of the site.

Milestones and Key Dates

- NSW Department of Planning and Environment review of Planning Proposal - November 2020-January 2021;
- Public authority consultation - March -April 2021;
- Planning proposal updated in consideration of any recommendations made by the NSW Department of Planning and Environment April to May 2021;
- Pre-exhibition Council Report – May 2021;
- Commencement and completion dates for public exhibition period –May 2021- June 2021;
- Timeframe for consideration of submissions – One month;
- Submissions report – July 2021;
- Anticipated date that Council will make the plan – October 2021;
- Anticipated date that Council will forward to the Department of Planning, Infrastructure and Environment for notification – October 2021.

*please note that these dates are approximate dates

Key Stakeholders

- Sedgefield Community;
- Singleton Council – (Councillors and Internal Staff);
- Broader Singleton Community;
- NSW Department of Planning and Environment;
- Public Authorities;
- Wanaruah Local Aboriginal Land Council;

Communication Tool

Communication tool	Tasks
<i>Letter Notification</i>	<ul style="list-style-type: none">• Letters will be sent to the relevant property owners
<i>Social media</i>	<ul style="list-style-type: none">• Facebook and Twitter were used to notify persons of the initial consultation phase for the Bulga planning proposal.
<i>Newspaper advertisements</i>	<ul style="list-style-type: none">• Advertisement in the Singleton Argus on XXXXX.• Advertisement in the Hunter Valley News XXXXX.
<i>Councillor briefings</i>	<ul style="list-style-type: none">• To be advised