

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

Dear Mr Linnane

Planning Proposal [PP_2017_SINGL_001_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 14 December 2017 in respect of the Planning Proposal to repeal the *Singleton LEP 1996* and incorporate the 'Deferred Matter' land at Bulga into the *Singleton LEP 2013*.

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 inconsistencies with Section 117 Direction 4.3 Flood Prone Land is justified in accordance with the terms of the Direction. In relation to Section 117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes on the basis that the Bulga Recreation Ground is owned by Council and used for public recreation purposes. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of relevant Section 117 Directions 1.2 Rural Zones, 1.3 Mining, Petroleum Production and Extractive Industries, 1.5 Rural Lands, 2.1 Environment Protection Zones, 3.1 Residential Zones and 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to community consultation and/or the plan being made.

I have considered Council's request not to receive delegations and determined not to issue an authorisation due to the nature of the proposal.

The amending Local Environmental Plan (LEP) is to be finalised within 18 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 for the

Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

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.

Should you have any further enquiries about this matter, I have arranged for Ms Jocelyn McGarity to assist you. Ms McGarity can be contacted on (02) 4904 2702.

Yours sincerely



25/1/2018

Monica Gibson
Director Regions, Hunter
Planning Services

Encl: Gateway Determination