



SECTION 59 PLANNING REPORT

Completed when the Ministers functions to make the LEP under Section 59 of the *Environmental Planning & Assessment Act 1979* have been delegated to Council

Singleton Council
Queen Street
Singleton NSW 2330

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PO Box 314
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Planning and Sustainable Environment Group

Planning proposal details:

Title:	469 and 377 Gresford Road Sedgefield - Singleton Local Environmental Plan 2013 Amendment
Number:	PP_2014_SINGL_003_00
Summary:	The proposal intends to rezone land at 377 and 469 Gresford Road Sedgefield from RU1 Primary Production to E4 Environmental Living. The proposal will result in a total 4 additional lots (2 additional lots at 469 Gresford Road and 2 additional lots at 377 Gresford Road).
Gateway Determination Date:	14 November 2014

1.0 SUMMARY

The planning proposal seeks to amend the *Singleton Local Environmental Plan 2013* (LEP) in accordance with the Table 1 which follows:

Table 1: Key changes proposed to the Singleton LEP 2013

Component of LEP	Explanation of LEP Amendment
Land Zoning Map	Amend Land Zoning Map - Sheet LZN_014 by rezoning Lot 1, DP710420 and Lot 3, DP243558 from RU1 Primary Production Zone to E4 Environmental Living Zone.
Lot Size Map	Amend Lot Size Map – Sheet LSZ_014 to reflect the minimum lot size of 5 hectares for the allotments; with the application of the lot average clause 4.1C of Singleton LEP 2013.

2.0 GATEWAY DETERMINATION

The Gateway Determination for the Planning Proposal was issued on the 14 November 2014. The Gateway Determination identified the timeframe for completing the LEP as 9 months from the week following the date of the Gateway Determination.

On the 13 November 2015, an extension to the timeframe for completing the LEP was issued, requiring the LEP to be completed by the 21 May 2016.

The table which follows (Table 2) provides a list of the Gateway Determination conditions for the Planning Proposal and indicates whether the proposal is consistent with the respective conditions.

Table 2: Assessment of compliance with conditions of Gateway Determination

Compliance with conditions of Gateway Determination			
Condition		Consistency (Yes/No)	Justification
No.	Process		
1	Community consultation	Yes	N/A
2	Consultation with public authorities	Yes	N/A
3	Public hearing not required	Yes	N/A
4	Timeframe for completing LEP	No	The Gateway Determination identified the timeframe for completing the LEP as 9 months from the week following the date of the Gateway Determination (i.e. due 17 August 2015). Condition 2 of the Gateway Determination required that the <i>NSW Department of Industry – Division of Resources and Energy</i> be consulted in relation to the planning proposal. The <i>NSW Department of Industry – Division of Resources and Energy</i> referral was sent on the 17 February 2015, however the department requested additional time to provide its referral response. The <i>NSW Department of Planning and Environment</i> was notified of the referral response delay. The referral response from the <i>NSW Department of Industry – Division of Resources and Energy</i> was received on the 22 October 2015. On the 13 November 2015, an extension to the timeframe for completing the LEP was issued, requiring the LEP to be completed by the 21 May 2016.

3.0 COMMUNITY CONSULTATION

The planning proposal was exhibited from the 16 November 2015 to the 30 November 2015. Table 3 (below) provides a breakdown of the community submission types.

Table 3: Community Submissions

Submission Type	Number of Submissions
Community submission in objection:	0
Community submission in support:	1
TOTAL:	1

The table which follows (Table 4) summarises the main issues raised in community submissions.

Table 4: Summary of Community Submissions

Community Consultation		
Issue Raised	Number of Submissions	Response to Issue
<i>No objection to planning proposal.</i>	1	No changes to the proposed LEP amendment required as a result of the issue raised.

4.0 VIEWS OF PUBLIC AUTHORITIES

The table which follows (Table 5) identifies the Public Authorities that were consulted in accordance with the requirements of the Gateway Determination and summarises issues raised in relation to the planning proposal.

Table 5: Summary of Public Authority Referral Responses

Public Authority Consultation			
Public Authority	Response received?	Issues raised	Response to Issue
<i>NSW Rural Fire Service</i>	Yes	The referral response from the details that the NSW Rural Fire Service raises no objection to the planning proposal. The response does identify matters which would need to be considered at the future subdivision development application stage.	No further response required.
<i>NSW Department of Industry – Division of Resources and Energy</i>	Yes	The referral response from the NSW Department of Industry – Division of Resources and Energy details that the NSW Department of Industry – Division of Resources and Energy raises no objection to the planning proposal.	No further response required.

5.0 CONSISTENCY WITH S.117 DIRECTIONS AND OTHER STRATEGIC PLANNING DOCUMENTS

Table 6 (below) provides a list of Section 117 Directions that are relevant to the *Singleton Local Government Area* (LGA). The table identifies the relationship of this planning proposal to the individual Section 117 Directions and indicates whether this planning proposal is consistent with the respective direction.

Table 6: Assessment of the proposal against relevant s.117 Directions

Compliance with Section 117 Directions			
Ministerial Direction		Relevance (Yes/No)	Consistency and Implications
No.	Title		
1.1	<i>Business and Industrial Zones</i>	No	Not applicable. The planning proposal does not affect land within an existing or proposed business or industrial zone.
1.2	<i>Rural Zones</i>	No	Not applicable. The planning proposal does not propose to rezone the land to a residential, business, industrial, village or tourist zone.
1.3	<i>Mining, Petroleum Production and Extractive Industries</i>	Yes	Mining would be a prohibited land use on the site under the <i>Singleton Local Environmental Plan 2013</i> if the land is rezoned to <i>E4 Environmental Living Zone</i>. The site would yield only 2 additional allotments and is consistent with the SLUS and SSP. Inconsistency of this planning proposal with Direction 1.3 is considered to be of minor significance. The planning proposal was referred to the NSW Department of Industry – Division of Resources and Energy for comment. The referral response from was received on the 22 October 2015 and indicated that it does not object to the planning proposal.
1.4	<i>Oyster Aquaculture</i>	No	Not applicable. The planning proposal does not affect a Priority Oyster Aquaculture Area or oyster aquaculture.
1.5	<i>Rural Lands</i>	Yes	The proposal seeks to rezone the land from <i>RU1 Primary Production Zone</i> to <i>E4 Environmental Living Zone</i>. It would also change the minimum lot size for subdivision of the land. The proposal is considered to be consistent with the Rural Planning Principles of <i>State Environmental Planning Policy (Rural Lands) 2008</i>. The proposal would provide for 2 additional allotments to be created for low-impact residential development in an area of ecological and aesthetic value. The site is considered to be of minimum opportunity for productive and sustainable agricultural development due to the topography and size of the land. The SLUS and SSP identify the land as a candidate area for rezoning for environmental living purposes, taking into account demand for such land and the need to protect prime agricultural land. Development of the site is not significantly constrained by native vegetation or biodiversity impacts. The low density and permissible land uses of the E4 zoning are unlikely result in any significant adverse impacts on water resources. The proposal would provide opportunities for semi-rural settlement

			and housing and have minimal impacts of services or infrastructure. The proposal is considered to be consistent with the requirements of Direction 1.5. Any perceived inconsistency is considered to be of minor significance and justified by the SLUS.
2.1	<i>Environment Protection Zones</i>	No	Not applicable. The planning proposal would not reduce the environmental protection standards for the land.
2.2	<i>Coastal Protection</i>	No	Not applicable. The planning proposal does not apply to land in a coastal zone.
2.3	<i>Heritage Conservation</i>	Yes	The <i>Singleton Local Environmental Plan 2013</i> contains provisions that facilitate the conservation of items, buildings, works, relics, objects and places of historical and cultural significance. The information lodged with Council seeking to rezone the site, did not identify any heritage on the site.
2.4	<i>Recreation Vehicle Areas</i>	No	Not applicable. The planning proposal does not seek to enable land to be developed for the purposes of a recreation vehicle area.
3.1	<i>Residential Zones</i>	No	Not applicable. The planning proposal does not affect land within and existing or proposed residential zone.
3.2	<i>Caravan Parks and Manufactured Home Estates</i>	No	Not applicable. The planning proposal does not seek to enable land to be developed for the purposes of a Caravan Park or Manufactured Home Estate.
3.3	<i>Home Occupations</i>	Yes	Home occupations would be permitted under the proposed <i>E4 Environmental Living Zone</i> without development consent under the <i>Singleton Local Environmental Plan 2013</i> . The planning proposal is therefore consistent with Direction 3.3.
3.4	<i>Integrating Land Use and Transport</i>	No	Not applicable. The site is presently zoned <i>RU1 Primary Production</i> . The planning proposal seeks to rezone the land to <i>E4 Environmental Living Zone</i> . As such, the planning proposal does not affect land zoned for residential, business, industrial, village or tourist purposes
3.5	<i>Development Near Licensed Aerodromes</i>	No	Not applicable. The planning proposal does not relate to land in the vicinity of a licensed aerodrome.
3.6	<i>Shooting Ranges</i>	No	Not applicable. The planning proposal does not relate to land adjoining or adjacent to an existing shooting range.
4.1	<i>Acid Sulfate Soils</i>	No	Not applicable. The planning proposal does not relate to land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulphate soils being present.
4.2	<i>Mine Subsidence and Unstable Land</i>	No	Not applicable. The planning proposal does not relate to land identified as being unstable by a known study, strategy or other assessment. The site is not within a designated mine subsidence district.
4.3	<i>Flood Prone Land</i>	No	Not applicable. The planning proposal does not relate to land identified as being flood prone land within the meaning of the NSW Government's <i>Floodplain Development Manual 2005</i> . The manual defines flood prone land as, 'land susceptible to flooding by the PMF (Probable Maximum Flood) event. Flood prone land is synonymous with flood liable land'.
4.4	<i>Planning for Bushfire Protection</i>	Yes	The planning proposal affects land mapped as being bushfire prone land. The NSW Rural Fire Service is required to be consulted in relation to the Planning Proposal.

5.1	<i>Implementation of Regional Strategies</i>	No	Not applicable
5.2	<i>Sydney Drinking Water Catchments</i>	No	Not applicable
5.3	<i>Farmland of State and Regional Significance on the NSW Far North Coast</i>	No	Not applicable
5.4	<i>Commercial and Retail Development along the Pacific Highway, North Coast</i>	No	Not applicable
5.5	<i>Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)</i>	No	Revoked 18 June 2010
5.6	<i>Sydney to Canberra Corridor</i>	No	Revoked 10 July 2008
5.7	<i>Central Coast</i>	No	Revoked 10 July 2008
5.8	<i>Second Sydney Airport: Badgerys Creek</i>	No	Not applicable
6.1	<i>Approval and Referral Requirements</i>	Yes	The proposal does not contain provisions requiring concurrence, consultation or referral of a Minister or public authority. The planning proposal does not seek to identify development as designated development. The planning proposal is considered to be consistent with Direction 6.1.
6.2	<i>Reserving Land for Public Purposes</i>	No	Not applicable. The planning proposal does not seek to create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	<i>Site Specific Provisions</i>	No	Not applicable. The planning proposal does not seek to amend another environmental planning instrument other than the <i>Singleton Local Environmental Plan 2013</i> .
7.1	<i>Implementation of the Metropolitan Plan for Sydney 2036</i>	No	Not applicable

6.0 PARLIAMENTARY COUNSEL OPINION

Council lodged a request to Parliamentary Counsel to draft the legal instrument for the LEP amendment on the 11 January 2016. Parliamentary Counsel Opinion was issued on the 14 January 2016.

7.0 OTHER RELEVANT MATTERS

Not applicable.

8.0 MAPPING

The technical maps for the LEP amendment are appended as **Attachment 2** to this report.

9.0 RECOMMENDATION

It is recommended that Amendment 5 be made to the Singleton Local Environmental Plan 2013.

Gary Pearson		Mark Ihlein
Strategic Landuse Planner		Director Planning & Sustainable Environment Group
Processing Officer		Delegated Officer

10.0 ATTACHMENTS

The table which follows (Table 7) lists the attachments appended to this report.

Table 7: Attachments to Section 59 Planning Report		
Attachments		
Attachment number	Document description	Document date
1	<i>Legal instrument for the LEP amendment</i>	14/01/2016
2	<i>Map Coversheet and LEP Technical Maps</i>	03/02/2016 & 02/02/2016
3	<i>Gateway Determination: PP_2014_SINGL_003_00 and Alteration</i>	14/11/2014 & 13/11/2015
4	<i>Planning Proposal</i>	04/12/2015



New South Wales

PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Singleton Local Environmental Plan 2013 (Amendment No 5)

Your ref: G. Pearson
Our ref: MA e2016-005.d02

In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

A handwritten signature in black ink, appearing to read 'D Colagiuri'.

(D COLAGIURI)
Parliamentary Counsel
14 January 2016



New South Wales

Singleton Local Environmental Plan 2013 (Amendment No 5)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the
Environmental Planning and Assessment Act 1979.

~~Minister for Planning~~

Mark Ihlein.

MARK IHLEIN

DIRECTOR PLANNING & SUSTAINABLE ENVIRONMENT GROUP

SINGLETON COUNCIL

As delegate for the Minister for Planning

Singleton Local Environmental Plan 2013 (Amendment No 5)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Singleton Local Environmental Plan 2013 (Amendment No 5)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to:

- (a) 377 Gresford Road, Sedgefield (Lot 3, DP 243558), and
- (b) 469 Gresford Road, Sedgefield (Lot 1, DP 710420).

4 Maps

The maps adopted by *Singleton Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Singleton Local Environmental Plan 2013 (Amendment No 5)

Singleton Council
PO Box 314
Singleton NSW 2330

Map Cover Sheet

The following map sheets are revoked:

Land Zoning Map Sheet LZN_014	7000_COM_LZN_014_080_20130820
Lot Size Map Sheet LSZ_014	7000_COM_LSZ_014_080_20140203

The following map sheets are adopted:

Land Zoning Map Sheet LZN_014	7000_COM_LZN_014_080_20160202
Lot Size Map Sheet LSZ_014	7000_COM_LSZ_014_080_20160202

Certified

Mark Shew

Director Planning and Sustainable
Environment Group

3/2/2016

Date

Minister for Planning and Environment

Date



Ms Lindy Hyam
General Manager
Singleton Council
PO Box 314
Singleton NSW 2330

Our ref: PP_2014_SINGL_003_00 (14/18178)
Your ref: LA1/2014 and LA2/2014

Att: Gary Pearson

Dear Ms Hyam,



Planning Proposal to amend Singleton Local Environmental Plan 2013

I am writing in response to your Council's letter dated 21 October 2014 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to rezone land at 377 and 469 Gresford Road Sedgefield from RU1 Primary Production to E4 Environmental Living.

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 the planning proposal's inconsistencies with S117 Directions 1.2 Rural Zones and 1.5 Rural Lands are of minor significance. No further approval is required in relation to these Directions.

It is noted Council requested two separate Gateway determinations for each 377 and 469 Gresford Road Sedgefield. As it is proposed to rezone land from RU1 Primary Production to E4 Environmental Living and create two additional lots for both sites, only one Gateway Determination is issued. Furthermore, I have determined no additional studies are required and that both sites have identical consultation requirements under applicable 117 Directions. However, if state or community consultation does delay one of the sites, the Department will consider issuing a revised Gateway to separate the subject sites.

It is understood the Sedgefield Structure Plan identifies additional land not subject to this planning proposal for potential rezoning to environmental living. To avoid duplication and assist in implementing the Sedgefield Structure Plan in a holistic manner, it is recommended that future rezonings take a consolidated approach rather than on a site by site basis.

The Minister delegated plan making powers to councils in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following 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 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department for administrative purposes.

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 EP&A Act if the time frames outlined in this determination are not met.

Attached for your assistance is a simplified guide to the plan making process and reporting requirements to ensure that the LEP Tracking System is kept updated.

Should you have any questions regarding this matter, I have arranged for Dylan Meade from the Hunter office to assist you. Mr Meade can be contacted on (02) 4904 2718.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'D. Rowland', is written over a light blue horizontal line.

14 November 2014

David Rowland
General Manager
Hunter and Central Coast Region
Planning Services

Gateway Determination

Planning Proposal (Department Ref: PP_2014_SINGL_003_00): to rezone land at 377 and 469 Gresford Road Sedgefield from RU1 Primary Production to E4 Environmental Living.

I, the General Manager, Hunter and Central Coast Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Singleton Local Environmental Plan (LEP) 2013 to rezone land at 377 and 469 Gresford Road Sedgefield from RU1 Primary Production to E4 Environmental Living should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Planning & Infrastructure 2013)* and must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing LEPs (Planning & Infrastructure 2013)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - NSW Trade and Investment – Resources and Energy (117 Direction – 1.3 Mining, Petroleum Production and Extractive Industries)
 - NSW Rural Fire Service (117 Direction - 4.4 Planning for Bushfire Protection)

Each public authority 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 proposal. Once the consultation is undertaken with the public authorities, and information is provided, Council is to update its consideration of S117 Directions.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 14th day of November 2014.



David Rowland
General Manager
Hunter and Central Coast Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Singleton Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_SINGL_003_00	Planning proposal to rezone land at 377 and 469 Gresford Road Sedgefield from RU1 Primary Production to E4 Environmental Living.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 14 November 2014

**David Rowland
General Manager
Hunter and Central Coast Region
Housing, Growth and Economics
Department of Planning and Environment**

Delegated plan making reporting requirements

(Attachment 5 from "A guide to preparing local environmental plans)

Notes:

- The department will fill in the details of Table 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the Department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department with the RPA's request to have the LEP notified

Table 1 – To be completed by the Department

Stage	Date/Details
Planning Proposal Number	PP_2014_SINGL_003_00
Date Sent to Department under s56	21/10/14
Gateway determination date	14/11/14

Table 2 – To be completed by the RPA

Stage	Date/Details
Dates draft LEP exhibited	
Date of public hearing (if held)	
Date sent to PCO seeking Opinion	
Date Opinion received	
Date Council Resolved to Adopt LEP	
Date LEP made by GM (or other) under delegation	
Date sent to Department requesting notification (hunter@planning.nsw.gov.au)	
Brief Description of Purpose of planning proposal	

Table 3 – To be completed by the Department

Stage	Date/Details
Notification Date and details	

Additional relevant information:

PLAN MAKING PROCESS POST GATEWAY – FOR DELEGATED MATTERS

1. Post Exhibition Review

- If planning proposal is revised, council is to email a copy of the revised proposal to the regional planning team - hunter@planning.nsw.gov.au under Section 58(2) of the Act prior to requesting LEP to be made.
- If changes to planning proposal are substantial then may no longer be authorised by the Gateway determination and a new Gateway may be required before LEP is made. Councils are encouraged to contact regional planning team to seek advice before finalising the LEP under delegation.
- Any unresolved s117 directions must be finalised before progressing with LEP

2. Legal Drafting of the LEP

- Council's request to draft and finalise the plans should be made directly to Parliamentary Counsel's Office (PCO) - parliamentary.counsel@pco.nsw.gov.au as soon as possible to ensure timeframes are met.
- The request to parliamentary.counsel@pco.nsw.gov.au is to include the planning proposal, a copy of the gateway determination and details of any change to the proposal arising from the gateway determination. The name and contact details of the Council contact officer should also be supplied.
- A copy of the request should also be forwarded to the department for administrative purposes only - hunter@planning.nsw.gov.au.

3. Maps

- Council should upload the maps and GIS data directly to the department's FTP site (ftp://lepup:lep_upload@203.3.194.247/).
- Once uploaded Council should email POCGIS@planning.nsw.gov.au and advise that maps are available for checking. Any questions can be directed to Brent Condcliffe or Noo Porima phone 02 9228 6542.
- Unless otherwise negotiated the department will only undertake a technical review of any maps to ensure they comply with LEP mapping technical guidelines.
- **No** maps or mapping/GIS data is to be sent directly to PCO

4. Making of the draft LEP s59

- Council's delegate resolves to finalise the LEP by signing the instrument (see example below).
- If council's delegate decides not to make plan or defer a matter, council should liaise with regional team for assistance.
- Council must also notify PCO if plan not proceeding

5. Notification of LEP

- Council advises plan is made and requests the department to notify the plan to hunter@planning.nsw.gov.au and the following documents to be provided for notification
 1. Signed LEP - which includes full name of LEP and PCO file reference,
 2. Signed map cover sheet and associated maps,
 3. Name and position of the delegate who signed the LEP and date,
 4. Completed Attachment 5 - delegated plan making reporting template,
 5. Copy of council's (s59) assessment which is usually the council, report/minutes and if revised, a copy of council's revised planning proposal
 6. PC opinion.
- Request to hunter@planning.nsw.gov.au by Tuesday of the week will enable notification by Friday.

Example of signature front page



Fred Smith
General Manager

As delegate for the Minister for Planning
12/12/14



**Planning &
Environment**



Ms Lindy Hyam
General Manager
Singleton Council
PO Box 314
Singleton NSW 2330

Our ref: PP_2014_SINGL_003_00
(14/18178)
Your ref: LA1/2014 & LA2/2014

Attention: Gary Pearson

Dear Ms Hyam

Planning Proposal PP_2014_SINGL_003_00 - Alteration of Gateway Determination

I refer to your letter of 5 November 2015 seeking an extension in time to complete the planning proposal PP_2014_SINGL_003_00 due to delays in receiving responses from government agencies.

In these circumstances, I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 14 November 2014 for PP_2014_SINGL_003_00. The Gateway determination has been altered to extend the time to complete the proposal for an additional 9 months. The proposal is now due for completion on 21 May 2016.

If you have any questions in relation to this matter, I have arranged for Ms Amy Blakely to assist you. Ms Blakely can be contacted on (02) 4904 2723.

Yours sincerely

13 November 2015

**David Rowland
General Manager
Hunter and Central Coast Region
Planning Services**