



PLANNING PROPOSAL

- Lot 1, DP710420, 469 Gresford Road, Sedgefield

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EXECUTIVE SUMMARY

This Planning Proposal (PP) seeks to rezone Lot 1, DP710420 from *RU1 Primary Production Zone* to *E4 Environmental Living Zone* and apply a 5 hectare minimum average lot size to subdivision of the land, through application of the lot averaging provisions of Clause 4.1C of the *Singleton Local Environmental Plan 2013*.

This PP describes the subject land and outlines the proposed zoning and planning control changes. It has been prepared in accordance with the Department of Planning & Environment's (DP&E) *Guide to Preparing Planning Proposals* (October 2012), and with reference to DP&E's *Guide to Preparing Local Environmental Plans* (October 2012). These guides outline the matters to be addressed in a planning proposal pursuant to Section 55(2) of the *Environmental Planning & Assessment Act 1979* (the Act).

SITE DESCRIPTION

Location and overview of site

The site subject of this planning proposal is identified in **Figure 1** and is presently zoned *RU1 Primary Production Zone*. The current zoning pattern in the locality is shown in **Figure 2**. A copy of the *Draft Land Zoning Map* and *Draft Lot Size Map* are attached as **Appendix 1** to this PP.

Figure 1: Site Location

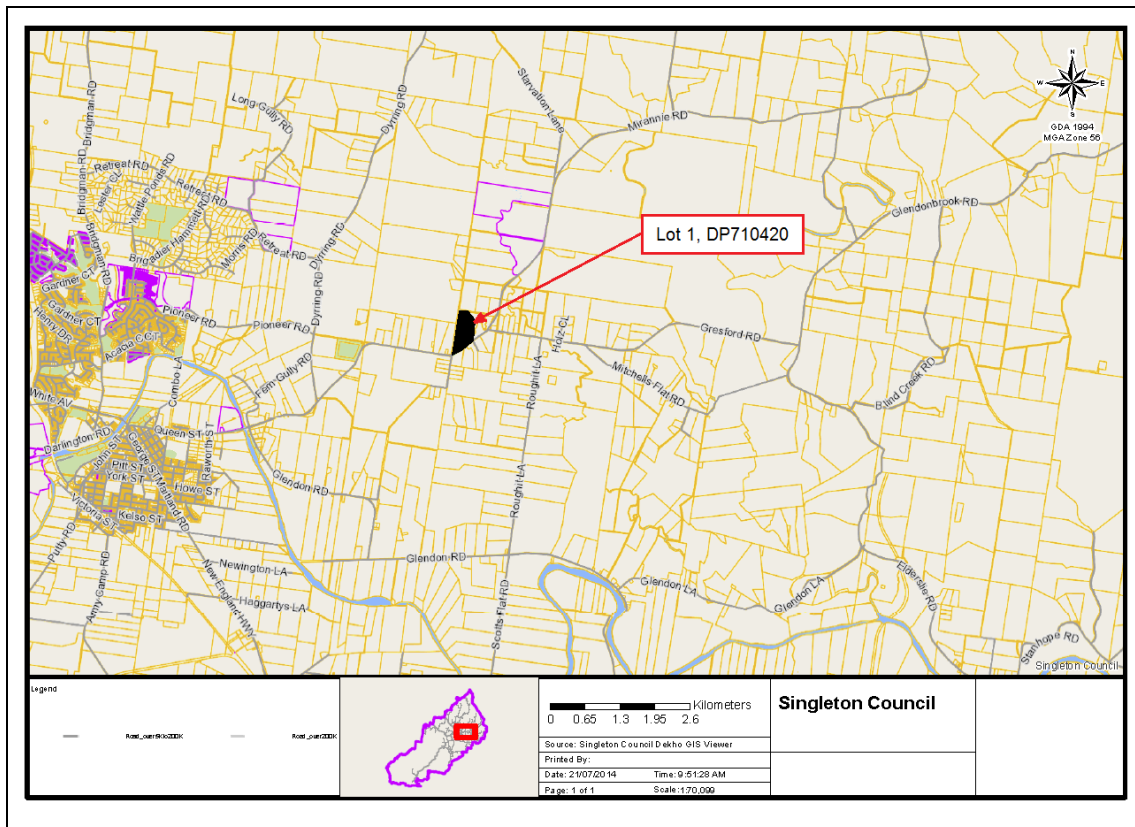
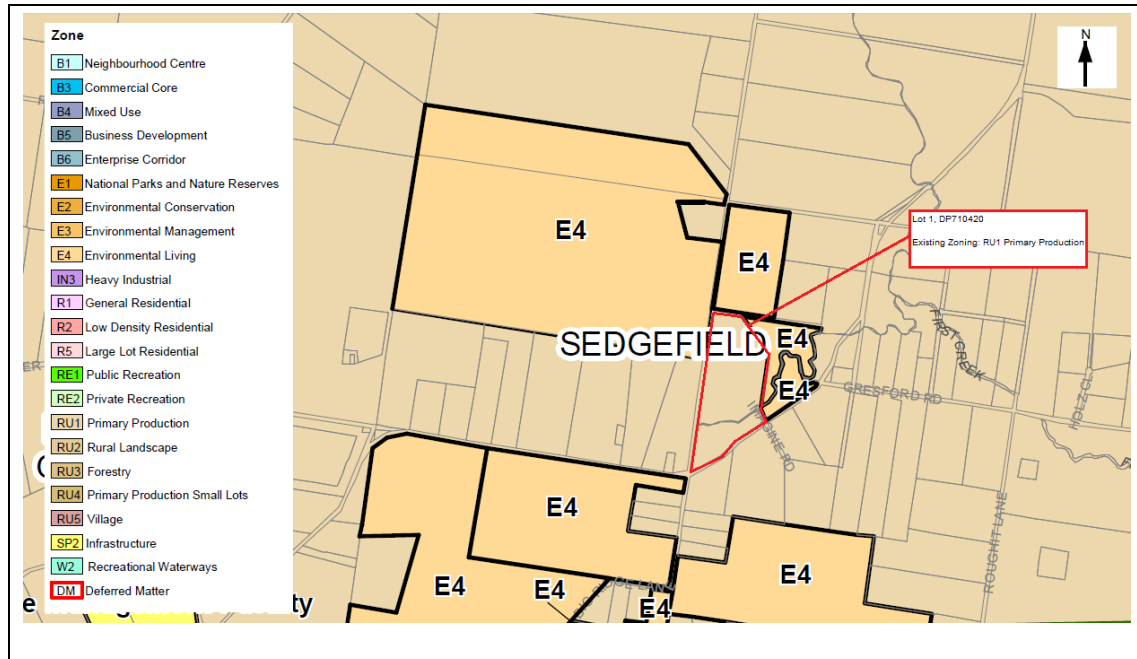


Figure 2: Existing Zoning



SOURCE: Extract from *Singleton Local Environmental Plan 2013*

Lot 1, DP710420 is located within Sedgefield, approximately 4.5 kilometres northeast of the Township of Singleton. The site has frontage to Gresford Road and an area of 19.2 hectares.

The site contains a house and associated outbuildings and is dissected by First Creek. The land is substantially cleared of vegetation except for along the riparian corridor of the creek and a small area of vegetation along the northern boundary of the site.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to amend the *Singleton Local Environmental Plan 2013* to permit (with consent) the subdivision and use of Lot 1, DP710420 for environmental living purposes.

Reasons for the objectives of the Planning Proposal

Application of the 5 hectare minimum average lot size to subdivision of the land would provide for the site to be subdivided into 3 lots. The yield of 2 additional lots is consistent with the *Sedgefield Structure Plan* endorsed by Council in 2009.

The provisions of the *E4 Environmental Living Zone* would be consistent with the proposed minimum lot size and natural characteristics of the site. The objectives of the *E4 Environmental Living Zone* are:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

The proposal would provide for 2 additional allotments to be created for low-impact residential development in an area of ecological and aesthetic value.

PART 2 – EXPLANATION OF THE LOCAL ENVIRONMENTAL PLAN

The objectives in Part 1 of this PP would be achieved by amending *Singleton Local Environmental Plan 2013* (LEP), which is the LGA-wide standard instrument local environmental plan.

Table 1 identifies the key changes proposed to the Singleton LEP 2013 maps:

Table 1: key changes proposed to the Singleton LEP 2013 maps

Amendment applies to LEP:	Explanation of the provisions
Land Zoning Map Sheet LZN_014	Amend <i>Land Zoning Map Sheet LZN_014</i> by rezoning Lot 1 DP 710420 from <i>RU1 Primary Production Zone</i> to <i>E4 Environmental Living Zone</i> (refer to Attachment 1).
Lot Size Map LSZ_014	Amend <i>Lot Size Map LSZ_014</i> to reflect minimum lot size as 5 hectares with the application of the lot average clause 4.1C of Singleton LEP 2013 (refer to Attachment 1).

PART 3 – JUSTIFICATION OF THE PLANNING PROPOSAL

Section A - Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

The site is within the *Sedgefield Candidate Area* (SCA) as identified by the *Singleton Land Use Strategy* (2008). Section 7.1. of the *Singleton Land Use Strategy* (SLUS) required “master-planning” to be undertaken for the SCA before progressing with rezoning of any land within the SCA.

In February 2009, Council adopted the *Sedgefield Structure Plan* (SSP), which provides broad-level master-planning of the SCA. The SSP was endorsed by the Department of Planning (now Department of Planning and Environment) in March 2009.

The SLUS recommends a minimum average lot size of 5 hectares for the SCA. This outcome was further supported by the SSP which supports the creation of 2 additional lots (i.e. subdivision of 1 lot into 3 lots = 2 additional lots) from the subject land with a minimum average lot size of 5 hectares.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The amendments to the Minimum Lot Size Map and Land Zoning Map (refer to **Attachment 1**) are considered the most appropriate way to achieve the objectives stated in Part 1 of this PP.

Section B - Relationship to Strategic Planning Framework

3. **Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

The Singleton Local Government Area (LGA) is subject to the provisions of the *Upper Hunter Strategic Land Use Plan* (2012) which is a sub-regional land use strategy.

The proposed amendment to the *Singleton Local Environmental Plan 2013* would provide for the creation of environmental living lots and low-impact residential development in an area of ecological and aesthetic value. This outcome is consistent with Housing and Settlement Action: 6.3 of the *Upper Hunter Strategic Land Use Plan* (UHSLUP), which refers to facilitating a range of housing types through land use zoning.

4. **Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?**

Community Strategic Plan

Our Place: A Blueprint 2022 – Singleton Community Strategic Plan (June 2013) indicates the need to provide different housing options to accommodate population growth and demand.

The proposed amendment to the *Singleton Local Environmental Plan 2013* would provide for the creation of environmental living lots and low-impact residential development, which is consistent with the recommendations of the Community Strategic Plan.

Singleton Land Use Strategy (SLUS)

The site is within the *Sedgefield Candidate Area* (SCA) as identified by the *Singleton Land Use Strategy* (SLUS). The proposed rezoning and minimum lot size provisions for subdivision are consistent with the recommendations of the SLUS and SCA.

5. **Is the planning proposal consistent with applicable state environmental planning policies?**

An assessment of applicable State Environmental Planning Policies (SEPPs) is provided in **Table 2**:

Table 2: Assessment of State Environmental Planning Policies against the planning proposal

SEPP	Relevance	Consistency and Implications
SEPP No. 1 - Development	Makes development standards	The SEPP is not relevant to this

<i>Standards</i>	more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.	planning proposal. Clause 1.9(2) of the <i>Singleton Local Environmental Plan 2013</i> excludes SEPP No. 1 from applying to the land.
<i>SEPP No. 21 - Caravan Parks</i>	Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the <i>Local Government Act 1993</i> , are also permitted. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years	The SEPP is not relevant to this planning proposal. Caravan parks are prohibited in the <i>E4 Environmental Living Zone</i> . This planning proposal does not relate to a movable dwelling proposal, caravan park or camping ground.
<i>SEPP No. 30 - Intensive Agriculture</i>	Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.	The SEPP is not relevant to this planning proposal. Intensive agriculture is prohibited in the <i>E4 Environmental Living Zone</i> . This planning proposal does not relate to a cattle feedlot, piggery or composting facility.
<i>SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)</i>	Focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used, and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.	The SEPP is not relevant to this planning proposal. The land subject of the proposal is not urban land.
<i>SEPP No. 33 - Hazardous and Offensive Development</i>	Requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy.	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to 'potentially hazardous' or 'potentially offensive' development.
<i>SEPP No. 36 - Manufactured</i>	Helps establish well-designed	The SEPP is not relevant to this

<i>Home Estates</i>	and properly serviced manufactured home estates in suitable locations.	planning proposal. This planning proposal does not relate to a manufactured home estate.
<i>SEPP No. 44 - Koala Habitat Protection</i>	Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range.	The information lodged by the applicant to support the planning proposal does not contain an assessment of whether the site contains potential koala habitat. The site is relatively cleared of established vegetation except along the riparian corridor. It is not intended to impact upon vegetation as a result of this planning proposal. The proposal is therefore unlikely to generate any significant adverse impacts on koala habitat.
<i>SEPP No. 50 - Canal Estates</i>	Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to a canal estate.
<i>SEPP No. 15 - Rural Land-Sharing Communities</i>	Makes multiple occupancy permissible, with council consent, in rural and non-urban zones, subject to a list of criteria in clause 9(1) of the policy. The policy encourages a community-based environmentally-sensitive approach to rural settlement, and enables the pooling of resources to develop opportunities for communal rural living.	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to a proposal for a rural-land sharing community.
<i>SEPP No. 55 - Remediation of Land</i>	Contains state-wide planning controls for the remediation of contaminated land. The policy requires councils to be notified of all remediation proposals and requires lodgement of information for rezoning proposals where the history of use of land is unknown or knowledge incomplete.	Clause 6 of SEPP 55 requires Council to consider whether the land subject of a rezoning proposal has been contaminated. The information lodged by the applicant to support the planning proposal does not include a Preliminary Hazard Analysis. It is expected that if there were contamination on the site, it would likely be as a result of past agricultural practices. Information lodged with Council for the proposal indicates that the land has been used for low-scale grazing activities. Given the low potential lot yield (2 additional lots), know history and characteristics of the site, a Preliminary Hazard Analysis is not considered necessary for the rezoning. A Preliminary Hazard Analysis

		may be required as part of a future application to develop the site. Such an analysis could focus on the respective development site and area of disturbance
<i>SEPP No. 62 - Sustainable Aquaculture</i>	Encourages the sustainable expansion of aquaculture in NSW.	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to a proposal for aquaculture.
<i>SEPP No. 64 - Advertising and Signage</i>	Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to a proposal for advertising or signage.
<i>SEPP No. 65 - Design Quality of Residential Flat Development</i>	Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to a proposal for residential flat development.
<i>SEPP (Housing for Seniors or People with a Disability) 2004</i>	Encourage the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood.	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to a proposal for housing for seniors or people with a disability.
<i>SEPP (Building Sustainability Index: BASIX) 2004</i>	Ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.	The SEPP is not relevant to this planning proposal. Nothing in this planning proposal affects the application of the provisions of the SEPP.
<i>SEPP (Major Development) 2005</i>	Provides planning provisions for State significant sites.	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to a State significant site.
<i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</i>	Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State.	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to an extractive industry proposal.
<i>SEPP (Temporary Structures) 2007</i>	Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity.	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to a proposal to a temporary structure.

<i>SEPP (Infrastructure) 2007</i>	Provides greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.	It is not proposed to include any provisions which would be inconsistent with the SEPP.
<i>SEPP (Rural Lands) 2008</i>	Facilitates the orderly and economic use and development of rural lands for rural and related purposes.	The proposal seeks to rezone the land from <i>RU1 Primary Production Zone</i> to <i>E4 Environmental Living Zone</i> . The site is considered to be of low agricultural viability due to the topography and size of the land. The land uses permissible in the E4 zone are not considered to be incompatible with adjoining land uses.
<i>SEPP (Exempt and Complying Development Codes) 2008</i>	Provides exempt and complying development codes that have State-wide application.	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to an exempt or complying development proposal.
<i>SEPP (Affordable Rental Housing) 2009</i>	Provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers	The SEPP is not relevant to this planning proposal. This planning proposal does not relate to proposal for affordable rental housing.
<i>State Environmental Planning Policy (Urban Renewal) 2010</i>	Establishes a process for assessing and identifying sites as urban renewal precincts, to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts, and to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.	The SEPP is not relevant to this planning proposal. The site is not identified as a potential precinct for urban renewal.
<i>State Environmental Planning Policy (State and Regional Development) 2011</i>	Identifies State significant development, and State significant infrastructure and critical State significant infrastructure and confers functions on joint regional planning panels to determine relevant development applications.	The SEPP is not relevant to this planning proposal. The proposal is not for state or regionally significant development or infrastructure.

6. Is the proposal consistent with applicable Ministerial Directions (s.117 directions)?

Section 117 of the Act enables the Minister to issue directions regarding the content of LEPs, by outlining objectives and policies that must be taken into consideration and addressed. The Directions relevant to this Proposal are considered in **Table 3** below.

Table 3: 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	Business and Industrial Zones	No	Not applicable. The planning proposal does not affect land within an existing or proposed business or industrial zone.
1.2	Rural Zones	No	Not applicable. The planning proposal does not propose to rezone the land to a residential, business, industrial, village or tourist zone.
1.3	Mining, Petroleum Production and Extractive Industries	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.
1.4	Oyster Aquaculture	No	Not applicable. The planning proposal does not affect a <i>Priority Oyster Aquaculture Area</i> or <i>oyster aquaculture</i> .
1.5	Rural Lands	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	Environment Protection Zones	No	Not applicable. The planning proposal would not reduce the environmental protection standards for the land.
2.2	Coastal Protection	No	Not applicable. The planning proposal does not apply to land in a coastal zone.
2.3	Heritage Conservation	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	Recreation Vehicle Areas	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	Residential Zones	No	Not applicable. The planning proposal does not affect land within and existing or proposed residential zone.
3.2	Caravan Parks and Manufactured Home Estates	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	Home Occupations	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	Integrating Land Use and Transport	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	Development Near Licensed Aerodromes	No	Not applicable. The planning proposal does not relate to land in the vicinity of a licensed aerodrome.
3.6	Shooting Ranges	No	Not applicable. The planning proposal does not relate to land adjoining or adjacent to an existing shooting range.

4.1	Acid Sulfate Soils	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	Mine Subsidence and Unstable Land	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	Flood Prone Land	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	Planning for Bushfire Protection	Yes	The planning proposal affects land mapped as being bushfire prone land.
5.1	Implementation of Regional Strategies	No	Not applicable
5.2	Sydney Drinking Water Catchments	No	Not applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	No	Not applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	Not applicable
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	Revoked 18 June 2010
5.6	Sydney to Canberra Corridor	No	Revoked 10 July 2008
5.7	Central Coast	No	Revoked 10 July 2008
5.8	Second Sydney Airport: Badgerys Creek	No	Not applicable
6.1	Approval and Referral Requirements	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	Reserving Land for Public Purposes	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	Site Specific Provisions	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	Implementation of the Metropolitan Plan for Sydney 2036	No	Not applicable

Section C - Environmental, Social and Economic Impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

It is considered that the flora and fauna on site is able to be protected and the planning proposal will not adversely affect the ecological qualities of the site.

Preliminary mapping indicates that the site may contain *Central Hunter Ironbark Spotted Gum Grey Box Forest* and *Central Hunter Riparian Forest*; however the vegetation is limited largely to the creek line and northern perimeter boundary and can be protected from any future subdivision of the site.

The site is characterised by large expanses of cleared land and the opportunity for the siting of building envelopes in existing cleared areas means that impacts on any potential habitat on-site can be avoided through appropriate development siting and design.

A road has been recently constructed to service the adjoining Hunter Highlands subdivision to the northwest. This road runs along the eastern boundary of Lot 1, DP710420 and connects to Gresford Road.

The newly constructed road includes a creek crossing which will eliminate the need for removal of further vegetation within the creekline of Lot 1, DP710420 for access, particularly given that the site also has extensive public road frontage to Gresford Road.

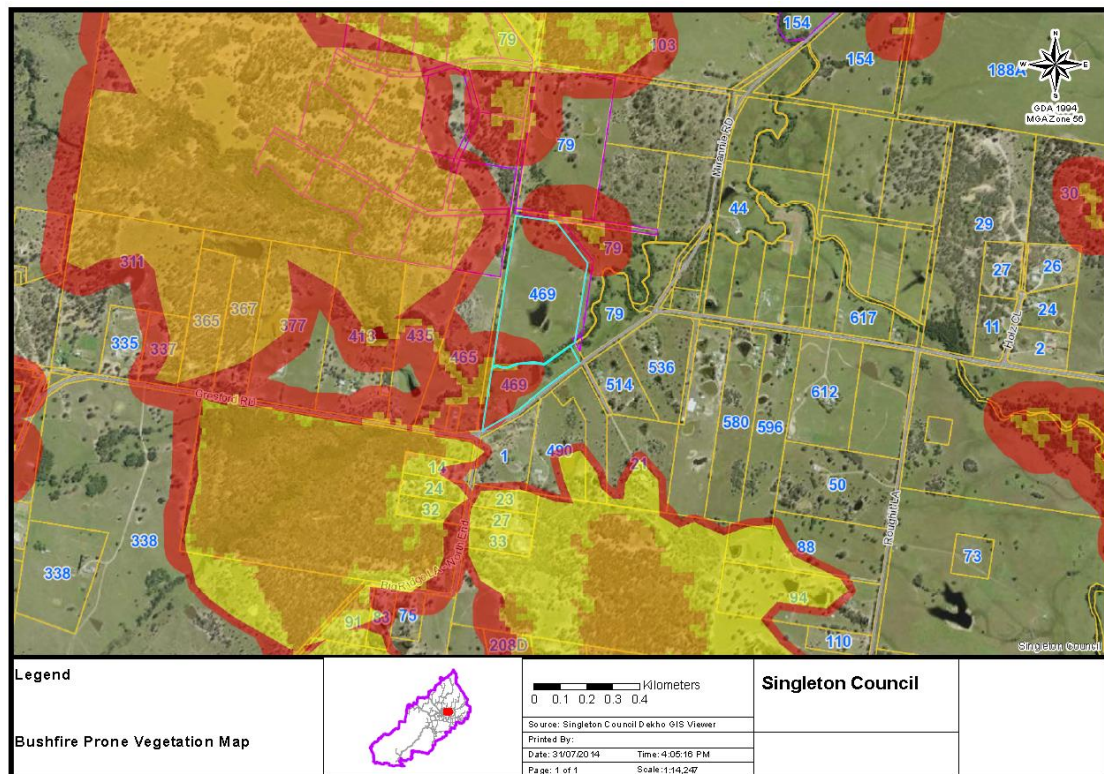
8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Bushfire

Part of the site is identified as being bushfire prone on Council's Bushfire Prone Land mapping (refer to **Figure 3**). A large portion of the site is cleared of significant established vegetation.

The site has good access to the public road network for the purposes of emergency egress. Given the proposed potential lot yield, it is not expected that there would be any significant adverse bushfire impacts as a result of the proposed rezoning.

Figure 3: Bushfire Prone Land Mapping extract

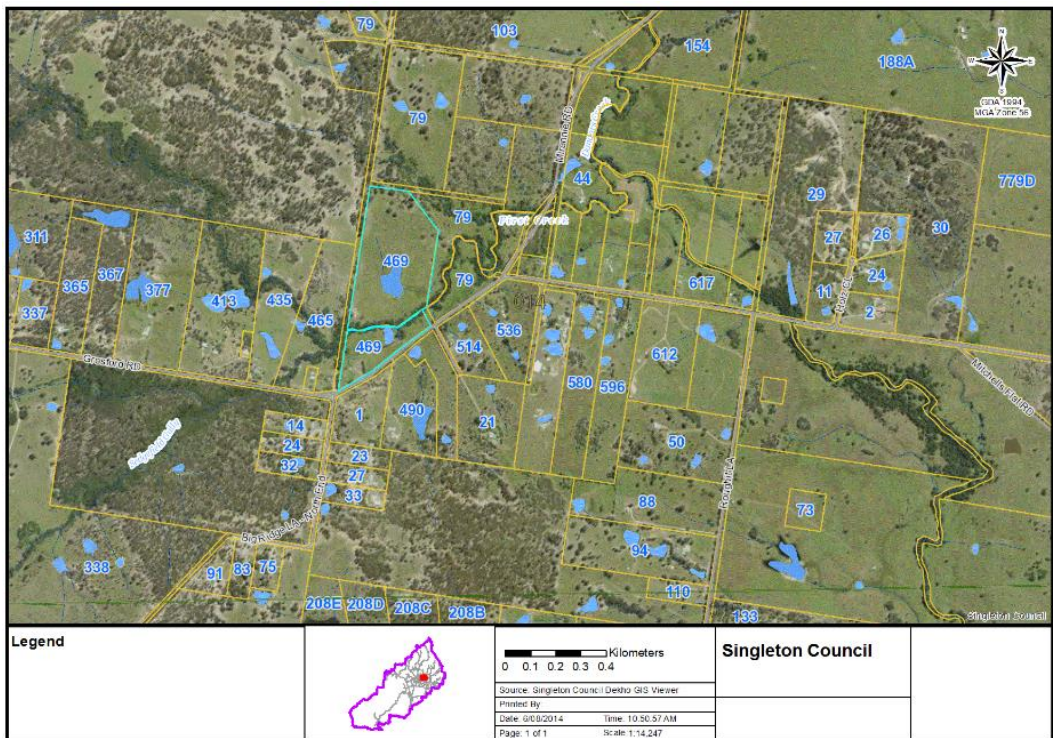


Flooding and Drainage

The site is not identified as being within a designated floodplain. The southern portion of the site is dissected by First Creek. A drainage line containing a dam also runs through the centre of the land (refer to **Figure 4**).

Localised flooding of the creek is expected to occur during major rainfall events. Given the size of the land and low potential lot yield under the proposed minimum lot size requirements for subdivision, there is sufficient opportunity for the land to be subdivided such that lots could contain flood-free building sites.

Figure 4: Drainage Map



Native Vegetation

Vegetation on the site is primarily limited to the riparian corridor of First Creek and the northern perimeter boundary of the site. It is considered that the native vegetation can be suitably protected as part of any future development of the site.

Land Capability

The site is largely cleared of significant vegetation and has been mapped as being Class 4 land and soil capability (LSC). The site is not considered suitable for high intensity grazing or horticulture due to its topography and soils.

The subject proposal would provide for the creation of environmental living lots and low-impact residential development in an area of ecological and aesthetic value. The land is considered suitable for such purposes.

Land Use Conflict

The land surrounding the site is predominantly zoned *E4 Environmental Living Zone*. The proposal to rezone the site from *RU1 Primary Production Zone* to *E4 Environmental Living Zone* would make the zoning consistent with surrounding land and is unexpected to generate land use conflict.

Traffic Access and Transport

At the time of preparation of this planning proposal, a road has recently been constructed along the north and eastern boundaries of the site to service the adjoining Hunter Highlands subdivision (Development Application file reference: DA126/2006).

The site has direct frontage to the new road and to the existing Gresford Road, providing suitable access opportunities from the site to the broader road network.

The potential creation of 2 additional lots (i.e. subdivision of 1 lot into 3 lots = 2 additional lots) from the subject land as a result of the proposed change in minimum lot size requirements for subdivision is unlikely to generate significant adverse traffic or access impacts.

Pursuant to the RMS *Guide to Traffic Generating Developments* (Oct 2002), construction of a dwelling house on each of the 2 additional lots would be expected to generate approximately 18 daily vehicle trips and 1.7 weekday peak hour vehicle trips.

Gresford Road has an approximate 7m sealed pavement width, with a 1m gravel verge on each side of the seal. The new road has an approximate 8.5m sealed pavement width, with a 1m gravel verge on each side of the seal.

In consideration of existing traffic generation and traffic expected as a result of developments already approved in the locality, the additional 18 daily vehicle trips and 1.7 weekday peak hour vehicle trips are not expected to generate any significant adverse traffic impacts.

Traffic impacts would need to be further assessed as part of any future application to develop the site.

Heritage

The information lodged with Council seeking to rezone the site did not identify any heritage on the site. Given the low potential lot yield likely to result due to this planning proposal, sufficient opportunity should exist to erect dwellings on the site without impacting upon any Aboriginal Cultural Heritage.

The *Singleton Local Environmental Plan 2013* contains provisions that facilitate the conservation of items, buildings, works, relics, objects and places of historical and cultural significance. An *Aboriginal Cultural Heritage Due Diligence Assessment* would likely be required at the development application stage. Such an assessment could focus on the respective development site and area of disturbance.

Given the low potential lot yield and proposed lot size, it is considered unnecessary to require such an assessment at the rezoning stage.

9. How has the planning proposal adequately addressed any social and economic effects?

The PP is not expected to generate any significant adverse social or economic impacts.

The proposed E4 Environmental Living zoning and 5 hectare minimum average lot size for subdivision would provide for the subdivision of the site into 3 separate allotments. This is consistent with surrounding development and the recommendations of the *Sedgefield Structure Plan* and *Singleton Land Use Strategy* (2008).

Section D - State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

There is sufficient access to road, electricity and telecommunications infrastructure to provide for future development of the site as a result of the rezoning and proposed subdivision controls. Infrastructure connections would be expected to be addressed as part of any application to develop the site.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No pre-consultation was undertaken with public authorities in the preparation of this version of the planning proposal. Given the scale of the proposal, public authority consultation is not considered warranted. The gateway determination may, however require such consultation.

PART 4 –COMMUNITY CONSULTATION

The Gateway Determination will give direction on the level of community consultation required for this planning proposal.

As a minimum, it is proposed to display the proposal for at least 28 calendar days (to be extended if this occurs during public holidays or school holidays). Notification of the exhibition would be placed in the *Singleton Argus* Newspaper and on the Council's website.

A copy of the planning proposal and supporting documentation would be made available for public inspection at the Council Administration Centre. It is also intended to send letters to adjoining land owners, notifying them of the exhibition.

PROJECT PLAN

An estimate of the timeframes for the tasks for the making of a local environmental plan via a Planning Proposal is included in **Table 2**. The Gateway Determination is required to include a timeframe for completing various stages of the PP. **Table 4** below contains an estimate of project timeframes and responsibilities for processing the planning proposal.

Table 4: Estimated project timeframes

Project Timeframes		
Step	Responsibility	Period
1. Gateway Determination received by Council.	NSW Department of Planning & Environment	N/A
2. Proponent provided with a copy of Gateway Determination.	Singleton Council	2 weeks
3. Proponent lodges any further information as may be required by the Gateway Determination.	Proponent	3 weeks
4. Review of information lodged by proponent and advise proponent of any matters which need to be resolved to enable proposal to be processed.	Singleton Council	3 weeks
5. Proponent addresses any matters requiring resolution for the proposals to proceed.	Proponent	3 weeks
6. Planning proposal amended to comply with Gateway conditions and exhibition material prepared.	Singleton Council	2 weeks
7. Planning proposal exhibited including notifications to adjoining landowners.	Singleton Council	4 weeks
8. Submissions reviewed and planning proposal updated accordingly.	Singleton Council	2 weeks
9. Planning proposal reported to Council meeting with findings of exhibition.	Singleton Council	3 weeks
10. Planning proposal lodged with <i>NSW Department of Planning & Environment</i> with a request that the LEP amendment be made.	Singleton Council	2 weeks
Total:		24 weeks (6 months)

Note:

The project timeframes are based on information available at the time of preparation. The Gateway Determination may identify additional processes or requirements which could require a modification of the expected processing timeframes.

CONCLUSION AND RECOMMENDATION

The proposal is considered to be a low-impact proposal. The proposed zoning and minimum lot size provisions for subdivision are consistent with the recommendations of the *Sedgefield Structure Plan* and *Singleton land Use Strategy (2008)*. No significant impacts have been identified as likely to result from the proposal.

It is recommended that the proposal be supported.

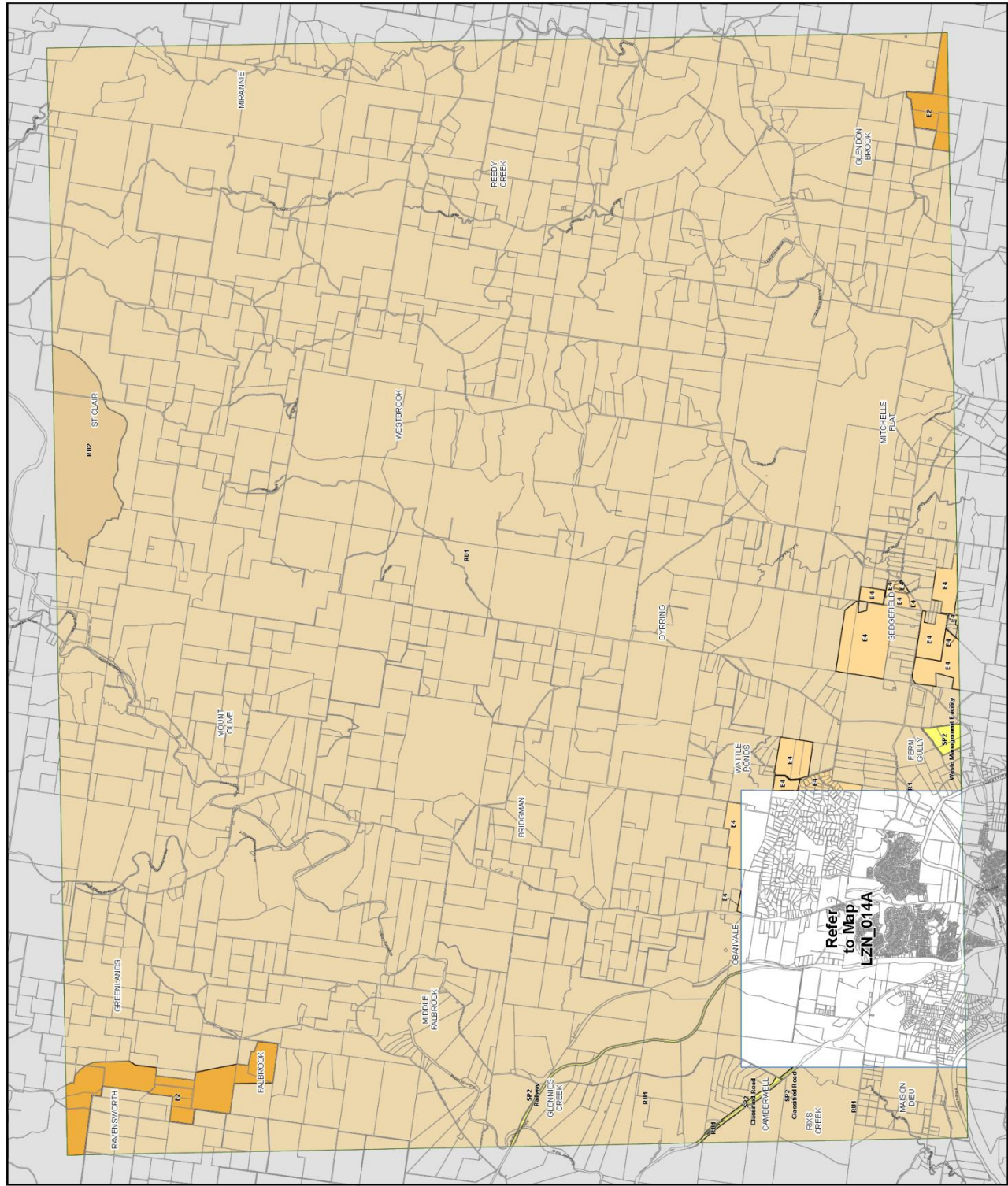
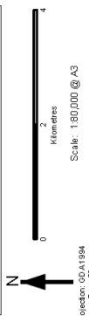
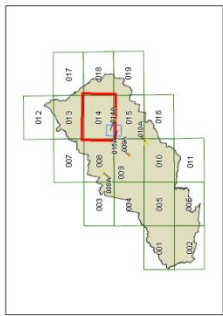
Attachment 1 – Draft Land Zoning Map and Draft Lot Size Map

Zone

- E1 Neighbourhood Centre
- E2 Commercial Core
- E3 Commercial Use
- E4 Business Development
- E5 Enterprise Corridor
- E6 National Parks and Nature Reserves
- E7 Environmental Conservation
- E8 Environmental Management
- E9 Environmental Living
- E10 Heavy Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Large Lot Residential
- R4 Public Recreation
- R5 Private Recreation
- R6 Primary Production
- R7 Rural Landscape
- R8 Forestry
- R9 Primary Production Small Lots
- R10 Village
- R11 Infrastructure
- SP1 Recreational Waterways
- DM1 Deferred Matter

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Lot Size Map - Sheet LSZ_014

Minimum Lot Size (sq m)

0.1	1200
0.1	2000
0.1	2500
0.1	3000
0.1	3500
0.1	4000
0.1	5000
0.1	8000
0.1	1ha
0.1	4ha
0.1	8ha
0.1	10ha
0.1	40ha
0.1	80ha
0.1	150ha
0.1	500ha
0.1	Lot average

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