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Our ref: PP_2009_SINGL_003_00 (09/04150)
Your ref: LA65/2008

Mr Scott Greensill
General Manager
Singleton Council
PO Box 314
SINGLETON NSW 2330

Dear Mr Greensill,

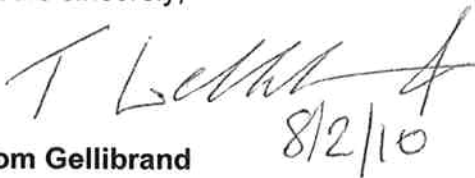
Re: Planning Proposal to rezone land in Standen Drive, Lower Belford currently zoned Rural 1(a) (Rural Zone) to a zone which will facilitate Rural Residential development

I am writing in response to your Council's letter dated 27 November 2009 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 amend Singleton Local Environmental Plan 1996 to rezone land at Standen Drive, Lower Belford (Lot 11 DP 844443, Part Lot 12 DP 1100005, Part Lot 13 DP 1100005, Lot 91 & Lot 92 DP 1138554) currently zoned Rural 1(a) (Rural Zone) to a zone which will facilitate Rural Residential development.

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

Should you have any queries in regard to this matter, please contact Amy Blakely of the Regional Office of the Department.

Yours sincerely,



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2009_SINGL_003_00): to rezone land at Standen Drive, Lower Belford (Lot 11 DP 844443, Part Lot 12 DP 1100005, Part Lot 13 DP 1100005, Lot 91 DP 1138554, Lot 92 DP 1138554) currently zoned Rural 1(a) (Rural Zone) to a zone which will facilitate Rural Residential development.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment of the Singleton Local Environmental Plan 1996 to rezone land at Standen Drive, Lower Belford (Lot 11 DP 844443, Part Lot 12 DP 1100005, Part Lot 13 DP 1100005, Lot 91 DP 1138554, Lot 92 DP 1138554) currently zoned Rural 1(a) (Rural Zone) to a zone which will facilitate Rural Residential development **should not proceed** for the following reasons:

1. There is clear indication that there is an adequate supply of zoned rural residential lots across the LGA and, therefore, no demonstrated need for this proposal to proceed prior to Council's Principal Plan which is scheduled to be submitted to the Department in April/May this year.
2. Consideration of this proposal within the context of the Principal Plan will provide Council with the opportunity to determine the most appropriate zone for the subject land.

Dated 8th day of February 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate for the Minister for Planning