

Ms Melinda Curtis  
Acting General Manager  
Singleton Council  
PO Box 314  
Singleton NSW 2330

IRF24/884

Via email: [council@singleton.nsw.gov.au](mailto:council@singleton.nsw.gov.au)

Attention: Emily Riley

Dear Ms Curtis,

**Planning proposal PP-2022-3868 to amend *Singleton Local Environmental Plan 2013*.**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) received on 21 February 2024 in respect of the planning proposal to rezone Lot 122 DP1165184, part Lot 700 DP1272452, Lot 111 DP850244, and Lot 1 DP1124566 to R5 Large Lot Residential zone.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with section 9.1 Ministerial Directions 4.1 Flooding Planning and 9.1 Rural Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act being Direction 3.1 Conservation Zones, 4.3 Planning for Bushfire Protection, 4.4 Remediation of Contaminated Land and 5.1 Integrating Land Use and Transport, and 8.1 Mining, Petroleum Production and Extractive Industries. Council should ensure this occurs prior to the LEP being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The amending local environmental plan (LEP) is to be finalised on or before 12 months of the date of this Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to [mapinstrument.drafting@dpie.nsw.gov.au](mailto:mapinstrument.drafting@dpie.nsw.gov.au). The Department of Planning, Housing and Industry's regional team should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Ms Pia Gilfillan to assist you. Ms Pia Gilfillan can be contacted on (02) 4927 3135.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Gray', is positioned above the date.

21/05/2024

**Jeremy Gray**  
**Director, Northern and Hunter**  
**Local Planning and Council Support**  
**Department of Planning, Housing and Infrastructure**