

3 June 2024

Department of Planning Housing and Infrastructure
Regional Hunter and Northern – Local and Regional Planning
hunter@planning.nsw.gov.au

Subject: Second Request for Gateway Alteration PP-2022-3016- 1377 Hue Hue Road Wyee

Dear Sir/ Madam,

We refer to the issued Alteration of Gateway Determination letter dated 20 March 2024 (Department Ref IRF/24/238) for the planning proposal PP-2022-3016 1377 Hue Hue Road Wyee. We advise that a further alteration of gateway to condition six (6) is required to enable the planning proposal to be finalised.

As noted in Council's previous request for Gateway Alteration letter dated 13 February 2024, the post-gateway determination agency consultation has taken longer than expected to resolve (last agency referral determination received 17 April 2024). Also, the forthcoming Local Council elections due in September 2024 will see Council's enter into caretaker period as of 16 August 2024. This means that any matters not resolved prior to the 16 August 2024 will be resolved by the newly elected Council on the Council meeting held on the 14 October 2024.

We can advise that the planning proposal has concluded the public exhibition stage (01 May till 29 May 2024) and confirm that no submissions were received during the comment period. However, due to the set Council meeting calendar and the internal peer review process, the planning proposal is scheduled for the 22 July 2024 Council meeting. Therefore, it is not anticipated that the planning proposal will meet the finalisation date of 09 July 2024.

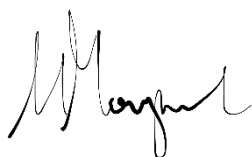
For the above reasons, we are requesting an additional alteration of Gateway Determination condition six (6) to be amended as follows:

Stage	Current estimated timeframes (standard PP)	Proposed timeframes
Pre-Exhibition	25/08/2023 till 03/11/2023	25/08/2023 till 17/04/2024 completed
Public Exhibition	03/11/2023 till 02/01/2024	01/05/2024 till 29/05/2024 completed
Post Exhibition	02/01/2024 till 05/03/2024	29/05/2024 till *22/07/2024

		(*anticipated date of Council meeting)
Finalisation	*09/07/2024	22/07/2024 till 22/09/2024

Should you require further information, please contact me on +61 2 4921 0556.

Yours faithfully,



Ms Mashal Moughal
Strategic Planner
IP - Strategic Planning