



Mr Greg McDonald
General Manager
Upper Hunter Shire Council
PO BOX 208
SCONE NSW 2337

Dear Mr McDonald

Planning proposal PP-2021-5072 to amend Upper Hunter Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the above planning proposal.

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

Council will still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Ministerial direction 2.3 Heritage Conservation. Council should ensure this occurs prior to finalisation of the local environmental plan.

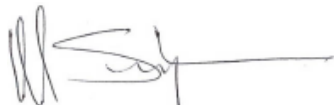
I understand Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan is to be finalised within six months of the date of the Gateway determination. Council should commence the exhibition of the planning proposal by 1 December 2021. Council's request for the Department of Planning, Industry and Environment to draft and finalise the local environmental plan should be made eight weeks prior to the projected publication date.

The NSW 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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Amy Pryor, Planning Officer, Central Coast and Hunter Region to assist you. Ms Pryor can be contacted on 9274 6367.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Simpkins', with a long horizontal stroke extending to the right.

28/09/2021

Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Assessment

Encl: Gateway determination