



Mr Steve McDonald  
General Manager  
Upper Hunter Shire Council  
PO Box 208  
SCONE NSW 2337

Attention: Mr Mathew Pringle

Dear Mr McDonald

**Planning proposal PP\_UPHUN\_2019\_002\_00 – Alteration of Gateway determination**

I refer to your letter dated 18 November 2019 in relation to Council's resolution not to proceed with the plan-making process for planning proposal PP\_UPHUN\_2019\_002\_00 to rezone land from R1 General Residential and RE2 Private Recreation to part IN1 General Industrial and part RE2 Private Recreation including associated changes to planning standards at 2-4 Philip Street and 2 Muffett Street, Scone.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 20 May 2019 for PP\_UPHUN\_2019\_002\_00 so it does not proceed. The Alteration of Gateway determination is enclosed.

Should you have any enquiries about this matter, I have arranged for Mr Andrew Hill, Senior Planning Officer, Central Coast and Hunter Region, to assist you. Mr Hill can be contacted on 8275 1354.

Yours sincerely

10/12/2019  
**Greg Sullivan**  
**Director, Central Coast and Hunter Region**  
**Planning and Assessment**

Encl: Alteration of Gateway determination

## Alteration of Gateway Determination

### *Planning proposal (Department Ref: PP\_UPHUN\_2019\_002\_00)*

I, the Director, Central Coast and Hunter, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 20 May 2019 for the proposed amendment to Upper Hunter Local Environmental Plan 2013 as follows:

1. Change the description of the planning proposal from:

“I, the Director Regions, Hunter at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Upper Hunter Local Environmental Plan (LEP) 2013 to rezone and amend planning standards on land at Philip and Muffett Streets, Scone should proceed subject to the following conditions:”

to:

“I, the Director, Central Coast and Hunter at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Upper Hunter Local Environmental Plan (LEP) 2013 to rezone and amend planning standards on land at Philip and Muffett Streets, Scone should not proceed.”

2. Delete conditions 1- 6.

Dated 10<sup>th</sup> day of December 2019.



**Greg Sullivan**  
Director, Central Coast and Hunter  
Planning and Assessment  
Department of Planning, Industry and  
Environment

**Delegate of the Minister for Planning  
and Public Spaces**