

## Gateway Determination

**Planning proposal (Department Ref: 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, 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:

1. Prior to exhibition the proposal be amended to:
  - (a) include the correct site boundary in Figure 1 of the proposal;
  - (b) remove references to the conceptual development plans for the site including Appendix F;
  - (c) include a legend and the site boundary for all maps within the proposal;
  - (d) include an assessment of Directions 5, 13 and 23 in the Hunter Regional Plan and remove reference to Direction 24; and
  - (e) address consistency against Section 9.1 Direction 3.4 Integrating Land Use and Transport.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (f) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and must be made publicly available for a minimum of **14 days**; and
  - (g) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Roads and Maritime Services.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 20<sup>th</sup> day of May 2019



**Monica Gibson**  
**Director Regions, Hunter**  
**Department of Planning and**  
**Environment**

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