

Mr Jeremy Bath
Chief Executive Officer
City of Newcastle
PO Box 489
Newcastle NSW 2300

Our ref: IRF24/1776

Via email: irowlatt@ncc.nsw.gov.au

Dear Mr Bath,

Planning proposal PP-2024-1539 to amend Newcastle Local Environmental Plan 2012.

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) to identify a new local heritage item at 14 Sunderland Street, Mayfield, in the Newcastle LEP 2012.

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 determined not to authorise Council to be the local plan-making authority for the proposal noting that it has resulted, in part, from Council's application of an Interim Heritage Order which is currently being challenged by the owner. This will allow the Department to undertake a final independent review of the proposal and the consultation outcomes.

The amending local environmental plan (LEP) is to be finalised on or before 9 months of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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, Housing and Infrastructure, 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 Stacey Stephens to assist you. Stacey can be contacted on (02) 9228 6239.

Yours sincerely

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

07/08/24

Jeremy Gray
Director, Hunter and Northern Region
Local Planning and Council Support

Encl: Gateway determination