Department of Planning, Housing and Infrastructure

Our ref: PP-2026-1346/IRF26/5235

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

council@upperhunter.nsw.gov.au
psmith@upperhunter.nsw.gov.au

30 September 2026

Planning Proposal to amend Upper Hunter Local Environmental Plan 2013

Dear Mr McDonald

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 reclassify Lot 101 DP 1319117, 97 Hill Street, Scone from community to operational.

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 agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable Ministerial Direction 5.2 Reserving Land for Public Purposes, is justified in accordance with the terms of the direction. I have agreed to the reclassification of the land on the basis that the proposal seeks to formalise the encroachment of existing golf club assets and there will be no loss of other land for public purposes.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised within nine (9) months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

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, July 2026) 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 Jenny Johnson to assist you. Ms Johnson can be contacted on 6643 6414.

Yours sincerely

Lucy Walker
A/Director, Hunter and Northern Region
Local Planning and Council Support

Encl: Gateway determination