

Gateway Determination

Planning proposal (Department Ref: PP_2020_SVALL_001_00): to include 'artisan food and drink industry' in Land Use Table of zone B2 Local Centre

I, the Director, Western Region at the Department of Planning, Industry 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 Tumut Local Environmental Plan (LEP) 2012 to include 'artisan food and drink industry' as 'permitted with consent' in the Land Use Table of zone B2 Local Centre should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - a) include a map of the zone B2 Local Centre (i.e. Tumut CBD) as per the Tumut LEP 2012
 - b) include a site and locality description of the area to which the amendment applies
 - c) provide an assessment of the planning proposal against the Snowy Valleys Local Strategic Planning Statement.
2. Prior to community consultation, the planning proposal is to be revised to address condition 1 and forwarded to the Department for administrative purposes.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal should be made available for community consultation for a minimum of **28** days.
 - (b) 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
4. The planning proposal exhibition must commence within 2 months of the date of the Gateway determination.
5. The planning proposal must be reported to council for a final recommendation within 4 months from the date of the Gateway determination.

6. Given the nature of the planning proposal, Council is authorised as the local plan-making authority under section 3.36(2) of the Act.
7. The timeframe for completing the LEP is to be **6 months** from the date of the Gateway determination.

Dated 8th day of December 2020.



Garry Hopkins
Director, Western Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces