

Mr Matthew Hyde
General Manager
Snowy Valleys Council
76 Capper Street
TUMUT NSW 2720

Dear Matthew

Planning proposal [PP_2018_SVALL_001_00] to amend Tumut Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the Tumut LEP 2012 by rezoning land currently zoned RU1 Primary Production and RU3 Forestry to IN1 General Industrial with a 2 hectare minimum lot size and inserting a new LEP clause to facilitate the subdivision of split zoned land.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistencies with section 9.1 Directions 1.1 Business and Industrial Zones and 1.2 Rural Zones are of minor significance or justified by a study that gives consideration to the objectives of the Directions. No further approval is required in relation to these Directions.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Will Mayes to assist you. Mr Mayes can be contacted on 8275 1050.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Sarah Lees', is positioned above the date.

16 August 2018

Sarah Lees
Director Regions, Southern
Planning Services

Encl: Gateway determination
Authorised plan-making reporting template