

JLM/BT

06 June 2018

NSW Department of Planning
Sarah Lees
Regional Director Southern Region
PO Box 5475
WOLLONGONG NSW 2520

Dear Sarah

**Planning Proposal for Gateway Determination –
Tumut LEP 2012 Amendment No 5 – Industrial Land**

At the Ordinary Council Meeting held on 24th May 2018, Council resolved to forward a Planning Proposal to the Department.

The objective of this proposal is to rezone two areas of RU1 and RU3 land in the Town of Tumut to IN1 to facilitate its further development for industrial purposes.

Council requests a Gateway Determination on the Planning Proposal from the Minister for Planning in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979.

Please find attached a copy of the report to Council, the Planning Proposal endorsed by Council and the attachments considered by Council.

As this matter is of local significance, Council seeks delegation of the plan making functions under Section 3.36 of the Act. This delegation will be to the position of General Manager and sub-delegated to the position of Director Strategy, Community and Development. The NSW Department of Planning Evaluation Criteria for the Delegation of Plan Making Functions is attached to this letter.

Should you wish to discuss any of the matters raised in the Planning Proposal, please contact Council's Strategic and Statutory Town Planner, Jim Mumford on (02) 69412 531 or jmumford@snowyvalleys.nsw.gov.au.

Yours faithfully,

Signature:



Name

Jim Mumford
Strategic and Statutory Town Planner

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Attachment 4 – Evaluation criteria for the delegation of plan making functions

Checklist for the review of a request for delegation of plan making functions to councils

Local Government Area:

Snowy Valleys

Name of draft LEP:

Tumut LEP 2012 Amendment No. 5

Address of Land (if applicable):

Gilmore, Lots 100 DP 1040583, Lot 5 DP 1178042,
Lots 1, 2 and 3 DP 1042001, Lot 1 DP 197308 Lot 3
DP 1041444 and Lots 61, 62, 94 and 140 DP 757252

Intent of draft LEP:

To rezone two areas of RUI and RU3 land in the
Town of Tumut to facilitate their further industrial
development

Additional Supporting Points/Information:

The Planning Proposal is the culmination of a lengthy
process of investigation and assessment of land suitable
for industrial development. A major part of the land
is already used for industrial development

Evaluation criteria for the issuing of an Authorisation

(NOTE – where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council response		Department assessment	
	Y/N	Not Relevant	Agree	Disagree
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the planning proposal contain details related to proposed consultation?	Y			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Secretary?	Y			
Does the planning proposal adequately address any consistency with all relevant S117 Planning Directions?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments				
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?		X		
Heritage LEPs				
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?		X		
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		X		
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?	N			

Reclassifications				
Is there an associated spot rezoning with the reclassification?				
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		X		
Is the planning proposal proposed to rectify an anomaly in a classification?		X		
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		X		
Has Council confirmed whether there are any trusts, estates, interests, dedications, conditions, restrictions or covenants on the public land and included a copy of the title with the planning proposal?		X		
Has council confirmed that there will be no change or extinguishment of interests and that the proposal does not require the Governor's approval?		X		
Has the council identified that it will exhibit the planning proposal in accordance with the Department's Practice Note regarding <i>classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land</i> ?		X		
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		X		
Spot Rezonings				
Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	✓			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	✓			
Will the planning proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	✓			
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?		X		
Does the planning proposal create an exception to a mapped development standard?		X		

Section 73A matters

Does the proposed instrument				
a) correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?;	N			
b) address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or	N			
c) deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?	N			
(Note – the Minister / GSC (or Delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).				

Notes

- Where a council responds 'yes' or can demonstrate that the matter is 'not relevant', in most cases, the planning proposal will routinely be delegated to council to finalise as a matter of local planning significance.
- Endorsed strategy means a regional strategy, sub-regional strategy, or any other local strategic planning document that is endorsed by the Secretary of the Department.
- Matters that will be routinely delegated to a Council under administration are confirmed on the Department's website www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Planning-and-Zoning/