



Planning & Infrastructure

Contact: Nathan Foster
Phone: (02) 4224 9450
Fax: (02) 4224 9470
Email: Nathan.Foster@planning.nsw.gov.au
Postal: PO Box 5475, Wollongong NSW 2520

Our ref: PP_2012_SNOWY_001_00 (12/03190)

Mr Joseph Vescio
General Manager
Snowy River Shire Council
PO Box 143
BERRIDALE NSW 2628

Dear Mr Vescio,

Re: Planning Proposal to amend the Snowy River Rural Local Environmental Plan 2007 to remove reference to the sunset period and preserve existing development rights on rural land holdings

I am writing in response to your Council's letter dated 13 February 2012 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Snowy River Rural Local Environmental Plan 2007 to remove reference to the sunset period and preserve existing development rights on rural land holdings.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the week following the date of the Gateway Determination. As it has been determined that this is a minor amendment, the Department will commence drafting the instrument immediately. The Regional Planning Team will remain your principal contact on this matter and will be able to advise on the progress of the draft LEP.

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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Nathan Foster of the Regional Office of the Department on 02 4224 9459.

Yours sincerely,


Sam Haddad
Director-General

12/3/2012

Gateway Determination

Planning Proposal (Department Ref: PP_2012_SNOWY_001_00): to amend the Snowy River Rural Local Environmental Plan 2007 to remove reference to the sunset period and preserve existing development rights on rural land holdings

I, the Director General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Snowy River Local Environmental Plan 2007 to remove reference to the sunset period and preserve existing development rights on rural land holdings should proceed subject to the following conditions:

1. No community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The timeframe for completing the LEP is to be **3 months** from the week following the date of the Gateway determination.

Dated 12th day of March 2012.


Sam Haddad
Director-General
Delegate of the Minister for Planning and
Infrastructure