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Our ref: PP_2014_COOMA_001_00 (14/03127-1)
Your ref: PL/STR/28

Mr John Vucic
General Manager
Cooma-Monaro Shire Council
PO Box 741
COOMA NSW 2630

Attention: Mark Adams

Dear Mr Vucic

Planning proposal to amend Cooma-Monaro Local Environmental Plan 2013

I am writing in response to your Council's letter dated 17 February 2014 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 clause 4.2B of the Cooma-Monaro LEP 2013 to enable the erection of a dual occupancy development on a lot with an existing dwelling.

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

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

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 this is a minor amendment, Council is to request Parliamentary Counsel's Office commence drafting the instrument immediately. A copy of the request should be forwarded to the Department for administrative purposes.

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 54(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 Meredith McIntyre of the Southern Regional office of the Department on 02 6229 7912.

Yours sincerely,

20 February 2014

Brett Whitworth
General Manager
Southern Region, Growth Planning & Delivery

Gateway Determination

Planning proposal (Department Ref: PP_2014_COOMA_001_00): to amend clause 4.2B to enable the erection of a dual occupancy development on a lot with an existing dwelling.

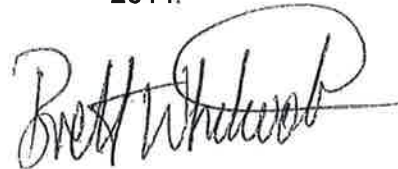
I, as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Cooma-Monaro Local Environmental Plan (LEP) 2013 to enable the erection of a dual occupancy development on a lot with an existing dwelling should proceed subject to the following conditions:

1. Community consultation is not 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.
4. The timeframe for completing the LEP is to be **3 months** from the week following the date of the Gateway determination.

Dated

2012 day of February

2014.



Brett Whitworth
General Manager
Southern Region
Growth Planning & Delivery
Planning & Infrastructure

Delegate of the Minister for Planning and Infrastructure



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Cooma-Monaro Shire Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_COOMA_001_00	Planning proposal to amend clause 4.2B of the Cooma-Monaro Local Environmental Plan 2013 to enable the erection of a dual occupancy development on a lot with an existing dwelling.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "A guideline for the preparation of local environmental plans" and "A guide to preparing planning proposals".

Dated 20 February 2014

**Brett Whitworth
General Manager
Southern Region
Planning and Infrastructure**