



Mr Peter Bascomb
General Manager
Snowy Valley Regional Council
PO Box 714
COOMA NSW 2630

Attention: Alexandra Adkins

Dear Peter

Planning proposal PP-2021-2495 to amend Snowy River Local Environmental Plan 2013 and Cooma- Monaro Local Environmental Plan 2013 to reclassify Lot 10 DP 1130244 in Berridale and Lot 10 DP 1266613 in Cooma to provide for the future operation of Aged Care Facilities

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) and additional information received on 10 March 2021 in respect of the planning proposal to reclassify Lot 10 DP 1130244 in Berridale and Lot 10 DP 1266613 in Cooma from Community Land to Operational (no interests changed).

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

I have considered Council's request not to be the local plan-making authority and have decided that, due to the local planning significance of the proposal, Council should be 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.

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 enquiries about this matter, I have arranged for Ms Ann Martin to assist you. Ms Martin can be contacted on 42471826.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Sarah Lees', with a stylized flourish at the end.

9 April 2021

**Sarah Lees
Director Southern Region
Local and Regional Planning**

Encl: Gateway determination
Authorised plan-making reporting template