



Ms Leanne Barnes  
General Manager  
Bega Valley Shire Council  
PO Box 492  
BEGA NSW 2550

Attention: Dr Alice Howe

Dear Leanne

**Planning proposal PP\_2017\_BEGAV\_003\_01 – Request for Alteration of Gateway Determination – Extension of time.**

I refer to Council's request seeking an extension of time to complete planning proposal PP\_2017\_BEGAV\_003\_01 for land at Boydtown.

While I acknowledge the benefits of the proposal to bring deferred land into the Bega Valley LEP 2013 and to provide environmental protection, I have determined, as delegate for the Minister, not to alter the Gateway determination which was originally issued on 31 August 2017. Council's request for a further extension to complete the planning proposal is denied because of the amount of time that has lapsed since the Gateway determination was issued and as there remain outstanding matters to be addressed before it can be finalised.

This decision is consistent with advice provided by the Department to Councils in 2020 on NSW Government planning reforms to streamline and simplify the planning system, including accelerating planning decisions. The intention of the reform program is for planning proposals to generally take 1 year and no more than 2 years for complex proposals to complete. This has been shown to be achievable in many cases where applications are supported by enough evidence to justify strategic and site-specific merit, and when proposals are aligned to a strong strategic planning framework. Further guidance on the planning reforms will be provided by way of updated planning proposal guidelines, expected to be released in February 2021.

I understand that the planning proposal has been progressing and as such it will remain active but identified as 'overdue'. It is therefore recommended that Council finalises the planning proposal as soon as possible. If the proposal cannot be finalised in its current form, it is suggested that Council formally advises the Department that it wishes to withdraw the planning proposal.

If you have any questions in relation to this matter, I have arranged for Mr Graham Judge to assist you. Mr Judge can be contacted on 6229 7906.

Yours sincerely

21 January 2021

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