

Mr Peter Bascomb  
General Manager  
Snowy Monaro Regional Council  
PO Box 71  
COOMA NSW 2630

Dear Mr Bascomb

**Planning proposal [PP\_2018\_SMONA\_001\_00] to amend Snowy River Local Environmental Plan 2013**

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) in respect of the planning proposal to rezone land at 461 Barry Way, Moonbah.

As you are aware, the NSW Government has recently commenced work on the Go Jindabyne Masterplan which focuses on planning for future growth and development in and around Jindabyne. It is considered premature to rezone land subject to the Masterplan prior to it being finalised.

As such, as delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. The Gateway contains a condition that the planning proposal is not to be finalised until the Masterplan is completed and the proposal is consistent with the Masterplan.

I have agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones and 1.5 Rural Lands are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 18 months of the date of the Gateway determination. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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 further enquiries about this matter, I have arranged for Mr Nathan Foster to assist you. Mr Foster can be contacted on 4247 1825.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Musgrave', is positioned above the printed name and title.

7/12/2018

**Luke Musgrave**  
**Acting Director Regions, Southern**  
**Planning Services**

Encl: Gateway determination  
Authorised plan-making reporting template