

Mr Steven Pinnuck  
Interim General Manager  
Snowy Valleys Council  
76 Capper Street  
Tumut NSW 2720

Our ref: PP-2023-2140

Dear Mr Pinnuck

**Planning proposal PP-2023-2140 to amend Tumbarumba Local Environmental Plan 2010**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) received on 23 October 2023 in respect of the planning proposal to amend Schedule 1 of the Tumbarumba LEP 2010 to permit a 'centre-based childcare facility' at Lots 17 and 18, Section 9, DP 759003, Tumbarumba.

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

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable direction of the Minister under section 9.1 of the EP&A Act 5.2 Reserving Land for Public Purposes is justified in accordance with the terms of the Direction.

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes on the basis that the loss of land at the site for recreational purposes will not result in adverse impacts to the community given the significant supply of land for public recreation in Tumbarumba.

I have determined to authorise Council to be the local plan-making authority.

The proposed local environmental plan (LEP) is to be finalised on or before 20 September 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning and Environment, 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Tom Scoble to assist you. Mr Scoble can be contacted on 8275 1737.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Holland'.

**Jessica Holland**  
**Acting Director, Western Region**  
**Local and Regional Planning**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning and Public Spaces.**

Encl: Gateway determination