

Mr Peter Bascomb
General Manager
Snowy Monaro Regional Council

(Our ref: IRF23/1879)

By Email: council@snowymonaro.nsw.gov.au

Dear Mr Bascomb

Planning proposal PP-2023-37 to prepare a new comprehensive Local Environmental Plan (LEP) for the Snowy Monaro LGA.

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) in respect of the planning proposal for a new comprehensive Local Environmental Plan (LEP) for the Snowy Monaro LGA.

I acknowledge the significant work that has gone into preparation of the planning proposal. An initial assessment of the proposal has been undertaken, with the Department is generally supportive of the proposal, particularly as it consolidates the three existing LEP's.

I am aware that on 18 May 2023 Council resolved not to endorse the Draft Rural Land Use Strategy and the Draft Settlement Strategy and is revisiting aspects of this strategic work. It is noted that these draft strategies inform many of the proposed changes to zones and minimum lot sizes under the planning proposal.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should not proceed at this time as the land use strategies that underpin the draft LEP are not unendorsed and there is no certainty on when this strategic justification may be available.

The Department would be glad to reconsider a Gateway for the planning proposal when the Rural and Settlement strategies have been endorsed by Council. Council is encouraged to finalise its land use strategies and then submit for Gateway a revised planning proposal that reflects these endorsed strategies.

The Department is committed to continue to work closely with Council to provide any assistance it can in this matter.

Should you have any enquiries about this matter, I have arranged for Mr Graham Towers, Manager, Southern Region to assist you. Mr Towers can be contacted on 4247 1821.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D Thompson', is enclosed within a light grey rectangular box.

22/7/2023

**Daniel Thompson
Director, Southern Region
Local and Regional Planning**