

# Notice of Decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

|                                            |                                        |
|--------------------------------------------|----------------------------------------|
| <b>Application type</b>                    | Part 4 Development Application         |
| <b>Application number and project name</b> | DA25/5067                              |
| <b>Applicant</b>                           | The Trustee for Armatree Farming Trust |
| <b>Consent Authority</b>                   | Planning Secretary                     |

### Decision

The A/Director Industry Assessments, under delegation from the Planning Secretary has, under section 4.16 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

### Date of decision

10 October 2025

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- the considerations under s 7.7 of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's assessment report; and
- the views of the community about the development (see Attachment 1).

The findings and recommendations set out in the Department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the development would provide a range of benefits for the region as a whole, including
  - support local employment
  - supply of agricultural services and products within a primary producer community in a safe manner
  - delivery of a functional facility in a more practical location for both staff and customers
  - enabling Delta Ag to expand its business which will support economic growth within the Moree SAP by directing \$870,000 in capital investment
  - building on Council's strategic intent of Gateway North to support small and local business associated with the SAP and airside development.
- the development is permissible with development consent, and is consistent with NSW Government strategic policies including the Moree Special Activation Precinct Master Plan and Moree Special Activation Precinct Delivery Plan;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards; and
- weighing all relevant considerations, the development is in the public interest.

## **Attachment 1 – Consideration of Community Views**

As the authority responsible for delivery of development in the Special Activation Precinct, the NSW Regional Growth and Development Corporation carried out a range of engagement activities with the community and government stakeholders during development of the Moree Special Activation Precinct Master Plan and Delivery Plan.

Following lodgement of the Development Applicant and supporting Statement of Environmental Effects, they were placed on public exhibition from 2 May 2025 until 15 May 2025. During the exhibition period, the Department did not receive any public submissions. Advice was received from five government authorities, and one utility provider. Moree Plains Shire Council did not provide any advice or make a submission during the exhibition period.

As the Department did not receive any submissions from the community or Council during the exhibition period, no consideration of community views is required.