

26 July 2017

Ms Jenna McNabb
Planning Officer - Planning Services,
Western Region
NSW Department of Planning and Environment
PO BOX 58
DUBBO NSW 2830

Dear Madam,

RE: PP_2016_MRIVE_003_00 (Lot 26 DP 751152, part Lot 1 DP 509954, and part Lot 2 DP 509954, Boundary Road, Moama – Application to amend the Murray LEP 2011 to rezone land from E3 Environmental Management to R2 Low Density and reduce minimum lot size from 120 hectares to 1000m2)

Reference is made to the above and previous conversation with the Department.

The Gateway Determination for the Planning Proposal was issued 12 August 2016 with 19 August 2017 the deadline for completion. The Planning Proposal was requested to be amended by NSW DP&E as part of the Gateway Determination, as per Items 1 and 2 of the Gateway Determination, set out below

- 1. Prior to undertaking community consultation, Council is to amend the planning proposal and accompanying maps to advise that the proposal will be expanded to include the northern strip of part Lot 1 DP 509954, 17 Boundary Rd Moama. Approval of the landowner of Lot 1 DP 509954 is to be sought and provided to the Department.*
- 2. Prior to undertaking community consultation, Council is to amend the planning proposal to achieve the intended outcomes through a rezoning of the subject site from zone E3 Environmental Management to zone R2 Low Density Residential and amend the Minimum Lot Size across the site from 120ha to 1000m2. This amended planning proposal is to be submitted to the Department for approval*

The request of the Department to include Lot 1 DP 509954 into the Planning Proposal has raised some complexities, as Lot 1 DP 509954 now forms part of land acquired by NSW Roads & Maritime Service for the approved new Moama/Echuca bridge alignment. The applicant has been in lengthy discussions with the NSW DP&E and NSW Roads & Maritime Service regarding this matter which has caused significant delay in the completion of the Gateway Determination items. As a result, all items of the Gateway Determination remain outstanding. There is minimal likelihood that this Planning Proposal will be completed before the required deadline of and therefore Council has been instructed by the applicant to seek an extension of time to complete.

Due to the short timeframe to the deadline to complete the amendment, staff workloads, and the delays posed by the amalgamation process, Council now formally requests a six (6) month extension of time in respect to this Planning Proposal.

Please find attached Resolution of Council passed at its Ordinary Meeting of 18 July 2017.

Please advise if Council has been successful in its application for extension of time

Should you require any further information please contact Council's Town Planner, Chris O'Brien on 03 5884 3400.

Yours faithfully



Margot Stork
Interim General Manager

LS/ls