



Mr Des Bilske
General Manager
Murray River Council
PO Box 21
MATHOURA NSW 2710

Attention: Simon Arkinstall, Director Planning, Environment and Economic Development

Dear Mr Bilske

Planning Proposal (PP_2016_MRIVE_004_00) – Twenty Four Lane – Alteration of Gateway determination to amend Condition 1 and proceed to community consultation.

Thank you for your email on 1 June 2018 regarding the additional information requested to alter condition 1 of the Gateway determination dated 14 October 2016, for the planning proposal located at Lot 11 DP 701453, Twenty Four Lane Moama.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 14 October 2016 (as since altered) for PP_2016_MRIVE_004_00.

The Alteration of the Gateway determination is enclosed, which amends condition 1 to remove the need for the draft Murray Strategic Land Use Plan to be reviewed and endorsed by the Department and replace it by requiring a supply and demand analysis to be prepared by Council.

In addition to the above, the assessment of the availability of urban residential land in Moama, prepared by Zenith Planning for Murray River Council, satisfies the amended condition 1 in the Gateway determination. As such, Council may now proceed to community consultation of the planning proposal in accordance with the remaining conditions of the Gateway determination. Please ensure that the information provided on 1 June 2018 is clearly identified as part of the community consultation package.

The Department has recently advised Council about the importance of completing the Comprehensive Murray River Land Use Strategy project and how a finalised endorsed strategy will underpin future planning decisions for the Murray River Council Local Government Area. This comprehensive strategy work should be undertaken before further consideration is given to rezoning any additional land. The supply and demand

analysis work submitted as part of this planning proposal should also inform the comprehensive strategy.

The Department commends Council on the strategic work it is undertaking and acknowledges that progress is being made. The Department looks forward to working with Council through the preparation and endorsement of the strategy. It is considered that this strategic work will provide the necessary justification for all future land use decisions including residential expansion.

Should you have any further questions in relation to this matter, please contact Haydon Murdoch, Planning Officer at the Department's Western Region office on 6841 2180.

Yours sincerely



25.6.18

Damien Pfeiffer
Director Regions
Western Region

Encl: Alteration of Gateway determination – PP_2016_MRIVE_004_00



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_MRIVE_004_00)- Twenty Four Lane, Moama

I, Director Regions, Western, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* to alter the Gateway determination dated 14 October 2016 (as since altered) for the proposed amendment to the Murray Local Environmental Plan 2011 as follows:

1. Delete
"condition 1"

and replace with

new condition 1: Council is to prepare a demand and supply analysis, that accurately reflects development activity for residential zones in Moama. The demand and supply analysis is to be endorsed by the Department prior to community consultation.

Dated 25th day of June 2018.

**Damien Pfeiffer
Director Regions, Western
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning**