



Mr Des Bilske
General Manager
Murray River Council
PO Box 906
MOAMA NSW 2731

Dear Mr Bilske

Planning proposal PP_2020_MRIVE_002_00 to amend Murray Local Environmental Plan 2011 – to reclassify land and allow for the development of a Police Station at part Lot 56 DP1220883, 216 Cobb Highway, Moama

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to reclassify land and allow for the development of a Police Station at part Lot 56 DP1220883, 216 Cobb Highway, Moama

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

As discussed with Council staff, it is considered that the appropriate mechanism to achieve the intended outcome of the proposal through a rezoning of the site from R1 General Residential to SP2 Infrastructure 'emergency services facility' and 'public administration building' to accurately reflect existing and future use of the site. The planning proposal and accompanying maps are to be amended accordingly (refer to Condition No 1 of the Gateway determination).

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 3.1 Residential Land and 6.2 Reserving Land for a Public Purpose are justified in accordance with the terms of the Direction. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes on the basis that the reduction will provide essential community infrastructure, being a new police station and any required emergency service facilities for the community of Moama. No further approval is required in relation to these Directions however the Gateway determination requires Council to investigate opportunities to embellish the northern part of Lot 56 DP 1220883 for community use.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority as Council currently owns the land.

The amending local environmental plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

All related files for LEP Amendment, including PDF maps, Map Cover Sheet, planning proposal document and GIS data, if available, must be submitted to the Department via the Planning Portal website at www.planningportal.nsw.gov.au. To submit the data, Council is requested to create an account and log in.

Council is reminded of its obligations to undertake a Public Hearing in relation to the proposed reclassification of land in accordance with the Departments LEP Practice Note PN 16-001 – Classification and reclassification of public land through a local environmental plan. Council is also reminded of its obligation under the Local Government Act, 1993 when undertaking reclassification of land.

Should you have any enquiries about this matter, I have arranged for Ms Meredith McIntyre, Planning Officer, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Ms McIntyre can be contacted on 6229 7912.

Yours sincerely



2.10.20

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination