



## Gateway Determination

**Planning proposal (Department Ref: PP\_2020\_MRIVE\_002\_00):** to reclassify land from community to operational and allow for the development of a Police Station at part Lot 56 DP1220883, 216 Cobb Highway, Moama.

I, the Director, Western Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Murray Local Environmental Plan (LEP) 2011 to reclassify land from community to operational and allow for the development of a Police Station at part Lot 56 DP1220883, 216 Cobb Highway, Moama should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be amended to rezone the site from R1 General Residential to SP2 Infrastructure for the purposes of an 'emergency services facility' and 'public administration building'.
2. Council should investigate opportunities to embellish the northern part of Lot 56 DP1220883 for community use given the loss of community land.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - a) the planning proposal must be made publicly available for a minimum of 28 days; and
  - b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of A guide to preparing local environmental plans (Department of Planning and Environment, 2018).
4. Consultation is required with Transport for NSW under section 3.34(2)(d) of the Act. Transport for NSW is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.
5. Murray River Council is to conduct a public hearing in accordance with the requirements of section 29 of the Local Government Act 1993, as the proposal involves reclassification of public land from community to operational land.

6. Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Data sets and Maps' 2017.
7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 2nd      day of    October    2020.



**Garry Hopkins**  
**Director, Western Region**  
**Local and Regional Planning**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**