



Planning & Environment

Ms Margot Stork
Interim General Manager
Murray Shire Council
PO Box 21
Mathoura NSW 2710

16/13561

Attention: Ms Llyan Smith, Planning Support Officer

Dear Ms Stork

Planning Proposal (PP_2016_MRIVE_002_00) to rezone land from zone RU1 Primary Production to zone R1 General Residential and reduce Minimum Lot Size from 120ha to 750m² at Lot 11 DP 285511, 312 Pericoota Road, Moama

I refer to the abovementioned Planning proposal and Council's request via email dated 17 October 2016 to progress the planning proposal to public exhibition. A Gateway determination was issued on 3 August 2016.

Condition 1 of the Gateway determination required Council to consult with the NSW Rural Fire Service to satisfy section 117 Direction 4.4 Planning for Bushfire Protection. The NSW RFS have not raised any objections to the proposal with regard to the bush fire hazard in the precinct, and deem the proposal compliant with section 117 Direction 4.4.

Condition 2 of the Gateway determination required Council to satisfy the requirements of State Environmental Planning Policy (SEPP) 55 – Remediation of Land through the preparation of an initial site contamination investigation report. The report prepared by consultants Advanced Environmental Systems (October 2016) identifies that the subject land is suitable for residential development, is consistent with the requirements of SEPP 55 and the site is not identified as contaminated.

The planning proposal can now progress to public exhibition.

In accordance with the Gateway determination, the planning proposal is to be placed on public exhibition for a minimum of 28 days.

Please place a copy of the Gateway determination, this letter, correspondence from NSW Rural Fire Service and the Soil Contamination Report on exhibition.

Should you have any further enquiries, please contact Jenna McNabb, Planning Services, from the Department's Western Region office on (02) 6841 2180.

Yours sincerely

A. W. Albury
19-10-2016

Ashley Albury
Director Regions, Western
Planning Services