

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

16/13671

Attention: Mr Chris O'Brien, Town Planner

Dear Ms Stork

Planning Proposal (PP_2016_MRIVE_005_00) to amend Murray LEP 2011 to rezone land from zone E3 Environmental Management to zone SP3 Tourist at Lots 1, 2, 3 and 4 DP 270496, No. 2 Pericoota Lane, Moama, known as 'Tindarra Resort'

I refer to the abovementioned planning proposal submitted to the Department for assessment.

The planning proposal seeks to rezone Lots 1, 2, 3 and 4 DP 270496, No.2 Pericoota Road, Moama, known as the 'Tindarra Resort', from zone E3 Environmental Management to zone SP3 Tourist. The planning proposal has identified the main purpose is to facilitate the operation of a function centre on the site. It is noted that 'Tindarra Resort' has been established for some time and there is a temporary use of the land for a function centre.

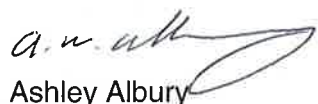
Discussions between Director Region, Western, Mr Ashley Albury and Council's Director of Environmental Services, Mr Simon Arkinstall, have raised issues with the proposal, particularly around the proposed function centre and the proposed zoning of the land to zone SP3 – Tourist.

Council is requested to provide additional information and provides justification in relation to the follow matters:

- strategic merit of the proposal – noting the proposal is inconsistent with the unendorsed Murray Strategic Land Use Plan 2010-2030,
- the inconsistencies with section 117 Directions 2.1 Environment Protection Zones , 4.3 Flood Prone Land and 4.4 Planning for Bushfire Protection
- the change to zone SP3 Tourist has potential to increase development potential and development types on the land that is not only limited for the stated function centre use. Council needs to thoroughly consider and justify these potential uses in a strategic context.
- impact on the riverfront area
- investigate and reconsider the need to rezone the subject land, and propose an alternative solution for consideration and assessment.

Should you have any further enquiries, please contact Jenna McNabb, Planning Services, at the Department on 02 6841 2180.

Yours sincerely



1-11-2016

Ashley Albury
Director Regions, Western
Planning Services