



Mr Bruce Graham
General Manager
Wakool Shire Council
Private Bag 40
Moulamein NSW 2733

15/16666

Attention: Mr Paul O'Brien

Dear Mr Graham

Planning Proposal (PP_2015_WAKOO_002_00) – Alteration of Gateway Determination to rezone additional lots to zone RE2 Private Recreation and remove minimum lot size, Swan Hill Road, Murray Downs.

I am writing in response to the letter from Brian Mitsch & Associates on behalf of Wakool Shire Council dated 13 November 2015 requesting an Alteration of Gateway determination to include additional land as endorsed at Wakool Shire Council meeting on 16 September 2015 as part of the subject planning proposal.

The current Gateway determination applies to Lot 1 DP 1134973 Swan Hill Road, Murray Downs. It is proposed to rezone the following lots to zone RE2 Private Recreation; Lots 1, 3, 5 & 6 DP 270228, Lots 1-13 DP 285640, and Lot 21 DP 1017769, Swan Hill Road, Murray Downs.

Following consideration of the proposed amendments I have determined, as a delegate of the Minister of Planning, to make an alteration to the Gateway Determination dated 7 August 2015 in accordance with section 56(7) of the *Environmental Planning and Assessment Act, 1979*. The Alteration of Gateway Determination is enclosed for your reference. Please note there is no change to the original conditions, the authorisation to exercise delegation or the timeframe to complete the planning proposal by 14 August 2016.

The Wakool Shire Land Use Strategy identifies these lots as part of a Tourism Area. Therefore, the proposal to change the zoning of these lots to zone RE2 Private Recreation is supported given the existence of tourist developments on these lots.

I am satisfied that the planning proposal's inconsistencies with section 117 Directions - 1.2 Rural Zones, 1.5 Rural Areas and 4.3 Flood Prone Land are of minor significance. No further approval is required in relation to these Directions.

Council is to include the original planning proposal, original Gateway determination, the Alteration of Gateway Determination documentation and maps that clearly identify the land proposed to be rezoned as part of the community consultation material.

Should you have any further enquiries, please contact Tim Collins, Planning Officer, at the Department on (02) 02 6841 2180.

Yours sincerely

A. W. Albury 20-11-2015

Ashley Albury
General Manager, Western Region
Planning Services

Encl. Alteration of Gateway Determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_WAKOO_002_00): to rezone Lots 1 DP 1134973, Swan Hill Road Murray Downs to zone RE2 Private Recreation and remove minimum lot size.

I, General Manager, Western Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the Environmental Planning and Assessment Act 1979 to alter the Gateway determination dated 7 August 2015 for the proposed amendment to the Wakool Local Environmental Plan 2013 by including the following additional land as part of the planning proposal;

- Lots 1, 3, 5 and 6 DP 270228
- Lots 1 – 13 (inclusive) DP 285640
- Lot 21 DP 1017769

The timeframe for completing the Local Environmental Plan has not been amended. The Local Environmental Plan amendment is due to be completed by 14 August 2016.

Dated *20th* day of *November* 2015.


Ashley Albury
General Manager, Western Region
Planning Services

Delegate of the Minister for Planning