



Mr Des Bilske
General Manager
Murray River Council
PO Box 21
MATHOURA NSW 2710

Attention: Llyan Smith, Senior Town Planner

Dear Mr Bilske,

Planning proposal (PP_2020_MRIVE_001_00) to amend zoning and lot sizes in lands located within Tooleybuc

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) dated 17 December 2019 and additional information received on 26 February 2020 and 3 April 2020 in respect of the planning proposal to amend zoning and minimum lot size map at part of Lot 62 DP 756584 and Lots 1 to 7 DP 835945 at Tooleybuc.

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. Furthermore, I have considered the nature of Council's planning proposal and have decided that Council is be the local plan-making authority at this time.

The Planning proposal is required to be revised prior to public exhibition purposes, to remove all references to Lot 30 DP263617, this includes amending any mapping that identifies the site as being applicable to the planning proposal.

The amending local environmental plan (LEP) is to be finalised within 12 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 data.planningportal.nsw.gov.au. To submit the data, Council is required to create an account and log in using these details.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing

clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Haydon Murdoch, Team Leader, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Mr Murdoch can be contacted on 6229 7914.

Yours sincerely



17.4.20

Damien Pfeiffer
Director Western Region
Local and Regional Planning
Delegate of the Minister for Planning and Public Spaces

Encl A: Gateway determination
Encl B: Plan Making Reporting Template