



Mr Terry Dodds
General Manager
Murray River Council
PO Box 906
MOAMA NSW 2731

Dear Mr Dodds,

Planning proposal PP-2021-6050 to amend Wakool Local Environmental Plan 2013- Reclassification of Lot 1 DP 1267277 from community to operational land, Gonn Road, Barham.

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) in respect of the planning proposal to reclassify land at Lot 1 DP 1267277, Gonn Road, Barham.

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.

I have considered the nature of Council's planning proposal and have determined not to condition the Gateway for Council to be the local plan-making authority. This is due to that Council is the owner of the subject land and that the planning proposal involves the reclassification of community land to operational land.

Council is reminded to follow the reclassification and public hearing procedure as outlined in LEP Practice Note PN 16-001- Classification and reclassification of public land through a local environmental plan and the requirements of the *Local Government Act 1993*.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination however this is a maximum and Council should strive to finalise the proposal earlier. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made six weeks prior to the projected publication date.

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 Meredith McIntyre to assist you. Ms McIntyre can be contacted on (02) 62297912.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', with a stylized, cursive script.

23 November 2021

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination