



Mr Terry Dodds
Chief Executive Officer
Murray River Council
PO Box 906
Moama NSW 2731

PP-2022-2347/IRF22/3051

Attention: Llyan Smith, Acting Manager Planning Services

Dear Mr Dodds

**Planning proposal PP-2022-2347 to amend Murray Local Environmental Plan 2011 –
Reclassification of Lot 3 DP 813704 from ‘Community’ to ‘Operational’, Centre Road,
Moama.**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to reclassify land from community to operational land at Lot 3 DP 813704, Centre Road, Moama.

As delegate of the Minister for Planning, I have 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 determination for Council to be the local plan-making authority. This is due to Council being 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 (9) months of the date of the Gateway determination however this is a maximum and Council should strive to finalise the proposal earlier. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council’s request for the Department of Planning and Environment to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department’s categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, September 2022) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses.

Compliance with milestones will be monitored by the Department to ensure the planning proposal is progressing as required.

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 that reads "Garry Hopkins". The signature is written in a cursive style with a large, sweeping initial "G".

9 September 2022

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination