

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

Our ref: IRF23/3249

Dear Mr Dodds

**Murray Local Environmental Plan 2011 (PP-2023-1523) – 6 Clifton Street, Mathoura
Planning Proposal**

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) for zone and minimum lot size change in the Murray LEP 2011 at 6 Clifton Street, Mathoura.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The amending local environmental plan (LEP) is to be finalised on or before 16 May 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible (subject to meeting Gateway condition 1).

Council may need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act for 1.1 Implementation of Regional Plans, 4.1 Flooding, 4.3 Planning for Bushfire Protection and 6.1 Residential Zones. Council should ensure this occurs prior to the LEP being made.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. The Department's Western Region team should be copied into the request at westernregion@planning.nsw.gov.au.

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, August 2023) 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 planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Tim Collins to assist you. Mr Collins can be contacted on 02 5852 6806.

Yours sincerely

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

Garry Hopkins
Director, Western Region
Local and Regional Planning
Department of Planning, Housing and Infrastructure

Encl: Gateway determination

15 February 2024