



Department of Planning, Housing and Infrastructure

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

Our ref: PP-2023-2003/ IRF24/1089

Dear Mr Dodds

Planning proposal PP-2023-2003 to amend Murray River Local Environmental Plan 2011

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 rezone and reduce the minimum lot size of land at Beer and Perricoota Roads, Moama.

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.

No further approval is required in relation to the section 9.1 Directions of the Act.

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

The proposed local environmental plan (LEP) is to be finalised on or before 06/06/2025. Council should aim to commence the exhibition of the planning proposal as soon as possible.

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 and a copy to westernregion@planning.nsw.gov.au. The request must include the drafting instruction template, planning proposal and gateway determination.

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, Housing and Infrastructure, 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 Jenna McNabb to assist you. Ms McNabb can be contacted on 02 5852 6811.

Yours sincerely

Graham Towers
Acting Director, Southern Western and Macarthur Region
Local Planning and Council Support

Encl: Gateway determination