



Department of Planning, Housing and Infrastructure

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

Our ref: 545032

Dear Mr Dodds

Planning proposal PP-2023-2004 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 land and reduce the minimum lot size of land at 420 Perricoota Road, 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.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act for 6.1 Residential Zones, 7.1 Employment Zones, 8.1 Mining, Petroleum Production and Extractive Industries, 9.1 Rural Zones, and 9.2 Rural Lands are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

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.

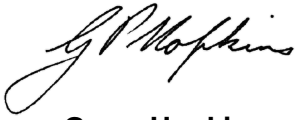
The amending local environmental plan (LEP) is to be finalised by 18 November 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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 & 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 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
Planning and Land Use Strategy

Encl: Gateway determination