

Gateway Determination

Planning proposal (Department Ref: PP-2022-4007): Reclassify land from “Community” to “Operational”, amend zone from RU1 Primary Production to IN1 General Industrial (E4 General Industrial transition) and remove minimum lot size requirement for the Moama Business Park expansion at Lot 1 DP 793207, Cobb Highway, Moama.

I, the Director, Western Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Murray Local Environmental Plan 2011 to reclassify land from community to operational, amend zone from RU1 Primary Production to IN1 General Industrial (E4 General Industrial transition) and remove minimum lot size requirement for the Moama Business Park expansion at Lot 1 DP 793207, Cobb Highway, Moama should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - a. amend the Project Timeline of the proposal to reflect the submission of the proposal in November 2022 and subsequent milestones for finalisation in twelve (12) months, and
 - b. undertake preliminary contamination investigations to satisfy Council the subject land is suitable or can be made suitable for the future industrial use of the site

The updated planning proposal is to be forwarded to the Department via the Planning Portal for review and approval prior to commencing public exhibition.

2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as basic as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, September 2022) and must be made publicly available for a minimum of 28 days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, September 2022).
3. Consultation is required with Transport for NSW under section 3.34(2)(d) of the Act. Transport for NSW is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 30 days to comment on the proposal.
4. A public hearing is required to be held into the matter under section 3.34(2)(e) of the Act.

5. The LEP should be completed within **12 months** of the date of the Gateway determination.

Dated 9th day of December 2022.

A handwritten signature in black ink, appearing to read "G.P. Hopkins". The signature is written in a cursive, flowing style.

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

Delegate of the Minister for Planning