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Our ref: PP_2011_TEMOR_001_00 (11/20738-1)
Your ref: KJD:NMS:t/04/01

Mr Gary Lavelle
General Manager
Temora Shire Council
PO Box 262
TEMORA NSW 2666

Dear Mr Lavelle,

Re: Planning Proposal to amend Temora Local Environmental Plan 2010 to rezone 74 Ashelford Street, Temora (Lot 100 DP 1098642) from RU1 Primary Production to R1 General Residential and to amend the minimum lot size map for the subject site

I am writing in response to your Council's letter dated 8 November 2011 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Temora Local Environmental Plan 2010 to rezone 74 Ashelford Street, Temora (Lot 100 DP 1098642) from RU1 Primary Production to R1 General Residential and to reduce the minimum lot size for the subject site from 100ha to 750sqm.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

Council is to ensure that the appropriate land zoning and minimum lot size maps are prepared and exhibited. The maps should be prepared in accordance with the Department's 'Standard Technical Requirements for LEP Maps' and should clearly show both the current and proposed zoning and minimum lot size for the subject site.

The Director General's delegate has agreed that the planning proposal's inconsistencies with S117 Directions 1.2 Rural Zones and 1.5 Rural Lands are of minor significance. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination, upon completion of the required mapping. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Graham Judge of the Regional Office of the Department on 02 6229 7900.

Yours sincerely,



6/12/11

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_TEMOR_001_00): to amend Temora Local Environmental Plan 2010 to rezone 74 Ashelford Street, Temora (Lot 100 DP 1098642) from RU1 Primary Production to R1 General Residential and to reduce the minimum lot size for the subject site from 100ha to 750sqm.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Temora Local Environmental Plan 2010 to rezone 74 Ashelford Street, Temora (Lot 100 DP 1098642) from RU1 Primary Production to R1 General Residential and to reduce the minimum lot size for the subject site from 100ha to 750sqm should proceed subject to the following conditions:

1. Council is to prepare and exhibit appropriate mapping to support the planning proposal. The maps are to clearly identify both the current and proposed zoning and minimum lot sizes for the subject site.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and **14 days**; and
 - (b) the relevant planning 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 section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 6th day of December 2011.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure