



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

Dear Mr Lavelle

Planning proposal PP_2019_TEMOR_001_00 to amend Temora Local Environmental Plan 2010

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 11 February 2019 in respect of the planning proposal to amend the land use table for the RU1 Primary Production Zone, RU5 Village Zone, R1 General Residential Zone, R5 Large Lot Residential Zone, B2 Local Centre Zone, B4 Mixed Use Zone, B6 Enterprise Corridor Zone, IN1 General Industrial Zone and to permit a caravan park in the SP1 Special Activities Zone on land in proximity to Temora airport.

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

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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 section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Graham Judge to assist you. Mr Judge can be contacted on 6229 7906.

Yours sincerely

 28/02/19

Graham Towers
A/Director Regions, Southern
Planning Services

Encl: Gateway determination
Authorised plan-making reporting template