



Mr Gary Lavelle  
General Manager  
Temora Shire Council

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Dear Gary

**Planning proposal PP\_2020\_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) in respect of the planning proposal to rezone land at Aria Park to R5 Large Lot Residential, RU5 Village and RU1 Primary Production.

As delegate of the Minister for Planning and Public Spaces, I have now 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 planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones and 3.1 Residential Zones are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

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, Industry 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.

As you know there have been some recent changes in the Department's Local and Regional Planning team which have resulted in the establishment of a new office based in Wagga Wagga, reporting to the Western Region. The Western Regional team will continue provide support and assistance to Council on local and regional planning matters moving forward.

Should you have any enquiries about this matter, I have arranged for Meredith McIntyre from the Western Region office to assist you. Ms McIntyre can be contacted on 6229 7912.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sarah Lees', written in a cursive style.

15<sup>th</sup> May 2020

**Sarah Lees**  
**Director, Southern Region**  
**Local and Regional Planning**

Encl: Gateway determination  
Authorised plan-making reporting template