

Our reference:

KJD:CG:D/01/01

23 March 2020

NSW Planning, Industry & Environment
PO Box 5475
WOLLONGONG NSW 2520

Attn: Ms Sarah Lees
Director Southern Regions

Dear Ms Lees,

RE: PLANNING PROPOSAL DRAFT AMENDMENT NO. 9, TEMORA LOCAL ENVIRONMENTAL PLAN 2010

In accordance with Clause 3.33 of the *Environmental Planning and Assessment Act 1979*, Temora Shire Council has endorsed a planning proposal for Draft Amendment No. 9 to the Temora Local Environmental Plan 2010.

The proposal seeks an amendment to the *Temora Local Environmental Plan 2010* (LEP 2010) that involves a rezoning part of the subject land from RU1 Primary Production to R5 Large Lot Residential, rezoning part of the subject land from RU1 Primary Production to RU5 Village and rezoning part of the subject land from R5 Large Lot Residential to RU1 Primary Production.

The proposal will also involve a change to the minimum lot size to part of the subject land currently zoned RU1, from 40 hectares to one hectare where the land is proposed to be zoned R5, from 40 hectares to 2000m² where land is proposed to be zoned RU5 and a change from 2 hectares to 40 hectares where the land is proposed to be zoned RU1.

The intended outcome of the Planning Proposal is to support existing land uses, where land within the study area is already used for village or large lot residential purposes, despite being zoned RU1 Primary Production zone, due to historic land subdivision. The proposal will also support the limited potential for additional subdivision adjacent to these existing village and rural lifestyle type developments.

Further, the proposal will also change the zoning of land that was zoned R5 Large Lot Residential in 2010 to return to RU1 Primary Production, which is more consistent with the current and future land uses of this area.

The objective is to support efficient use of the available land, encourage new residential and village development, support agricultural land uses and manage potential land use conflict.

I have attached a copy of the planning proposal, relevant Council reports and resolution of Council.

Under Clause 3.34, Temora Shire Council requests Gateway Determination of the Planning Proposal.

Council officers propose the following consultation:

- Written notification of all affected landowners,
- Notification will be provided in a local newspaper and Council's social media,
- Government Agencies including the Department of Primary Industries, the Department of Planning, Industry and Environment (Biodiversity and Conservation), NSW Environment Protection Authority and NSW Office of Water
- Consultation period to be no less than 28 days.

Should you require any further information please contact Council's Town Planner, Claire Golder on (02) 6980 1108 or via email cgolder@temora.nsw.gov.au

Yours faithfully



KJ Dunstan

DIRECTOR OF ENVIRONMENTAL SERVICES

For the GENERAL MANAGER