



## Gateway Determination

**Planning proposal (Department Ref: PP\_2021-2193):** to rezone and amend the minimum lot size of part of Lot A DP 413644, 101 Golspie Road, Taralga.

I, the Director, Southern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Upper Lachlan Local Environmental Plan (LEP) 2010 to rezone and amend the minimum lot size of part of 101 Golspie Road, Taralga should proceed subject to the following conditions:

1. Consultation is required with WaterNSW under section 3.34(2)(d) of the Act. WaterNSW is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal prior to public exhibition.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **14 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).
4. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.

5. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination expiring on 23 June 2022.

Dated 23<sup>rd</sup> day of June 2021.

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

**Sarah Lees**  
**Director, Southern Region**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**