



## Gateway Determination

**Planning proposal (Department Ref: PP-2021-7071):** Amendment to Temora Local Environmental Plan 2010 by reducing the minimum lot size from 2ha to 1ha for land at Airport Street, North Street, Mimosa Street and Bartondale Road, Temora.

I, the Director, Western Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Temora Local Environmental Plan 2010 to reduce the minimum lot size from 2ha to 1ha for land at Airport Street, North Street, Mimosa Street and Bartondale Road, Temora should proceed subject to the following conditions:

1. Prior to exhibition the planning proposal is to be updated to include an amended Project Timeframe to reflect the six (6) month plan making process.
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 is categorised as standard as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of **20 working 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 Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2021).
3. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act
4. 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).
5. The Council as planning proposal is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:
  - (c) the planning proposal authority has satisfied all the conditions of the gateway determination;
  - (d) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and

(e) there are no outstanding written objections from public authorities.

6. The time frame for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 22<sup>nd</sup> day of February 2022.

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

**Garry Hopkins**  
**Director, Western Region**  
**Local and Regional Planning**  
**Department of Planning and**  
**Environment**

**Delegate of the Minister for Planning**