

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

Attention: Claire Golder, Town Planner/Strategic Projects Officer

Dear Mr Lavelle

Planning proposal PP-2021-7071 to amend Temora Local Environmental Plan 2010 – Change minimum lot size for land at Airport, North, Mimosa Streets and Bartondale Road, Temora

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) which seeks to reduce the minimum lot size from 2.0ha to 1.0ha for land at Airport Street, North Street, Mimosa Street and Bartondale Road, Temora.

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

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised within **6 months** of the Gateway determination.

This is a map-only amendment. Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. Council is to submit the drafting request as soon as practicable. The Department's Western Region Office should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

The Department's Local Environmental Plan Making Guideline (Department of Planning, Industry and Environment, 2021) outlines four (4) different planning proposal categories based on the degree of strategic consistency and level of complexity. Each category is supported by target timeframes for key milestone. This proposal is categorised as 'standard'. The Department will actively case manage the amendment with Council to assist with meeting these milestones to allow for the

timely amendment of the LEP. 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.

All related files for the LEP amendment must be submitted to the Department via the Planning Portal Website at www.planningportal.nsw.gov.au/reporting/online-submission-planning-data. Council is reminded to update the Planning Portal and notify the Department's Western Region Office when the plan making milestones are achieved.

Should you have any enquiries about this matter, I have arranged for Ms Helen Smith, Planning Officer, Western Region from the Department of Planning and Environment, Western Region Office, to assist you. Ms Smith can be contacted on 02 5852 6800.

Yours sincerely

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

22 February 2022

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination