



Gateway Determination

Planning proposal (Department Ref: PP-2024-636): to rezone land to residential and industrial zones and amend minimum lot sizes in Gallipoli Street, Hakea Street, Milvale Road and Loftus Street, Temora

I, the A/Director, Western and Southern Region at the Department of Planning, Housing and Infrastructure, 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 Temora Local Environmental Plan 2010 to rezone land to residential and industrial zones and amend minimum lot sizes in Gallipoli Street, Hakea Street, Milvale Road and Loftus Street, Temora should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority 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 applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

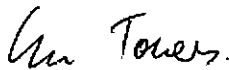
The LEP should be completed on or before 26 February 2025.

Gateway Conditions

1. The planning proposal is to be updated to:
 - include the findings of preliminary site investigations for Site 4 (7778 Milvale Road, Temora) and Site 5 (northern portion) (7795 Milvale Road, Temora) that have not been investigated for land contamination,
 - insert labels on the lot size map to identify the existing and proposed development standards.
2. Prior to exhibition, the planning proposal is to be amended to address the above requirements and forwarded to the Minister under s 3.34(6) of the Act.
3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days;
 - (b) include the Temora Local Housing Strategy 2022-2042, as referred to in the planning proposal as part of the documents for public exhibition; and

- (c) 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 Guideline* (Department of Planning and Environment, August 2023).
4. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
- Department of Primary Industries
 - Transport for NSW
- Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.
5. 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).

Dated 22 May 2024



Graham Towers
Acting Director
Southern, Western and Macarthur Region
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces