

Ref: LEP18/0004 and LEP18/0009
Contact: Adriaan Stander

24/07/2019

Ben Eveleigh
Regional Director, Southern Region
Department of Planning, Environment and Industry
PO Box 5475
WOLLONGONG NSW 2520

Dear Ben,

**Submission of Planning Proposal to amend Wagga Wagga Local
Environmental Plan 2010 (WWLEP) – LEP18/0004 and LEP18/0009,
Gregadoo Road, Wagga Wagga**

Wagga Wagga City Council (WWCC) at its meeting of 8 July 2019 resolved to send the attached planning proposals and addendum to the Department of Planning and Infrastructure for Gateway Determination to amend the WWLEP 2010.

It is requested that the Minister allow the General Manager of WWCC delegation for the making of this LEP amendment. A response to the '*Evaluation criteria for issuing of an Authorisation*' is attached to this letter.

The planning proposal seeks the following:

1. Rezone 11, 13 and 15 Tallowood Crescent, Lake Albert (Lot 1 DP 882899, Lot 2 DP 882889 and Lot 2 DP 1013227) from RU1 Primary Production Zone to R5 Large Lot Residential Zone.
2. Reduce the minimum lot size requirement applicable to 48, 50, 52, 56, 58, 60, 62, 64, 66, 68 and 70 Gregadoo Road, 1- 7 Cottonwood Close 1 – 6, 7, 9, 11, 13, 15 Tallowood Crescent (Lot 1 DP 514671, Lot 3 DP 233523, Lot 4 and Lot 5 DP 233523, Lot 1 and Lot 2 DP 715658, Lot 5 DP 775412, Lot 8 DP 859533, Lot 7 DP 775412, Lot 15 DP 866164, Lot 2 DP 539369, Lot 3 DP 540483, Lot 9 - 13 DP 886164, Lot 1 DP 1013227, Lot 2 DP 1013227, Lot 1 and Lot 2 DP 882899, Lot 1 to Lot 8 DP 866164) from 2ha to 4000sqm.

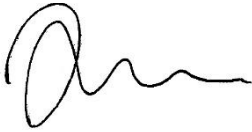
Please find enclosed a copy of the following for your information:

- The planning proposals and attachments, prepared in accordance with Section 3.33 of the *Environmental Planning & Assessment (EP&A) Act 1979* and *A guide to preparing planning proposals*.
- Council Addendum.
- Council Report and Minutes of Meeting.
- 'Information checklist' of the Department of Planning and Environment (DPE) *Guide to preparing planning proposals*; and
- 'Evaluation criteria for the issuing of an authorisation' of the DPE *Guide to preparing local environmental plans*.

In accordance with section 3.34(1) of the EP&A Act, it is requested that the Minister issue a Gateway Determination in support of the attached planning proposal.

Should you require any further information or have any questions about this matter, please contact me by telephone (02) 6926 9564 or email stander.adriaan@wagga.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized capital 'A' followed by a series of connected loops and a horizontal line at the end.

Adriaan Stander
Strategic Planning Coordinator