



Mr Peter Thompson
General Manager
Wagga Wagga City Council
PO Box 20
WAGGA WAGGA NSW 2650

Dear Peter

Planning proposal PP_2019_WAGGA_008_00 to amend Wagga Wagga Local Environmental Plan 2010

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received 5 September 2019 in respect of the planning proposal to rezone land from RU1 Primary Production to R5 Large Lot Residential and reduce the minimum lot size from 2 hectares to 4000 square metres (130 homes).

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

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistencies with section 9.1 Directions -1.2 Rural Zones, 1.5 Rural Lands and 4.3 Flood Prone Land are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order 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.

Once the planning proposal has been amended to include Lot 13 DP 1113455, it is requested that the planning proposal be provided to the Department to be loaded onto the LEPs Online System.

It is understood that Council is in the process of preparing its Local Strategic Planning Statement, which will identify Wagga Wagga City Council's land use vision for the next 20 years. Although this planning proposal is considered to have sufficient merit to proceed, the Department encourages Council to finalise its strategic planning prior to the consideration of further proposals.

Should you have any enquiries about this matter, I have arranged for Mr Will Mayes to assist you. Mr Mayes can be contacted on 82751050.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Sarah Lees', with a stylized flourish at the end.

30 September 2019

Sarah Lees
Director, Southern Region
Local and Regional Planning

Encl: Gateway determination
Authorised plan-making reporting template