

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

Dear Mr Thompson

Planning Proposal PP_2017_WAGGA_002_00 to amend the Wagga Wagga Local Environmental Plan 2010

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to rezone a portion of land at 6 Belmore Place, Tatton from R5 Large Lot Residential to R1 General Residential and to remove the 0.2 hectare minimum lot size; and R1 General Residential to R5 Large Lot Residential and apply a 0.2 hectare minimum lot size.

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

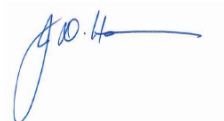
Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

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 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 54(2)(d) of the Act if the timeframes outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Will Mayes to assist you. Mr Mayes can be contacted on 8275 1050.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J.H.', with a horizontal line extending to the right.

22/01/2018

Jeffrey Horn
Acting Director Regions, Southern
Planning Services

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template