

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

Dear Mr Thompson

Planning proposal PP_2018_WAGGA_002_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) in respect of the planning proposal to amend the Wagga Wagga LEP 2010 to change the minimum lot size applying to Lot 2 DP 1046774, Butterbush Road, Lake Albert from 8 hectares to 4 hectares.

As delegate of the Minister for Planning, 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, the planning proposal's inconsistency with section 9.1 Direction 1.2 Rural Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

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 6 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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

It is understood that Council is in the process of preparing a local housing strategy to identify suitable locations for new housing within the area defined by the Wagga Wagga Spatial Plan 2013/2043. The Department supports Council undertaking this work as the preparation of local housing strategies is a key action of the Riverina Murray Regional Plan 2036.

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 to increase densities in areas defined by the Spatial Plan.

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 'Sarah Lees', is positioned above the typed name and title.

8 June 2018

Sarah Lees
Director Regions, Southern
Planning Services

Encl: Gateway determination
Local plan-making authority reporting template