

Mr Peter Thompson
General Manager
Wagga Wagga City Council

council@wagga.nsw.gov.au

Dear Mr Thompson

Planning proposal PP_2019_WAGGA_004_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 reduce the minimum lot size applying to land at Lake Albert from 2 hectares to 0.15 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 note that Council is in the process of preparing its Local Strategic Planning Statement which will consider the location of future growth areas and identify existing areas which may be suitable for further intensification. This may outline the desired future land use and character of the Koorringal Road precinct where the site of the planning proposal is located.

Given Council is in the process of completing this strategic work, I have included a condition in the enclosed Gateway determination requiring the planning proposal to be revised in accordance with Council's final strategic land use planning framework. The revised planning proposal is to be submitted to the Department for review prior to undertaking public consultation.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Direction 4.3 Flood Prone Land. Council should ensure this occurs prior to the plan being made.

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 18 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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

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

Yours sincerely

 13/5/19

Ben Eveleigh
Director Regions, Southern
Planning Services

Encl: Gateway determination
Authorised plan-making reporting template