



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

Dear Mr Thompson

Planning proposal PP_2020_WAGGA_005_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 land zoning, lot size and apply urban release area maps for land at River Road and Old Narrandera Road, Gobbagombalin.

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, the planning proposal's inconsistency with section 9.1 Direction 1.2 Rural Zones and 1.5 Rural Lands is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Council and the developer are encouraged to work closely with the gas supply authority to ensure that the subdivision design and development of the site meets all technical requirements to maintain the safety of the infrastructure and the new community.

The Urban Design Report submitted with the planning proposal highlights the opportunity for the remaining area of the lots subject to the planning proposal, to be used for eco-tourism. Currently, Eco-tourism facilities are prohibited in the zone RU1 Primary Production of the Wagga Local Environmental Plan 2010. Council is encouraged to investigate the appropriateness of the RU1 Primary Production zone as it applies to future intended use of the site.

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 nine 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.

Should you have any enquiries about this matter, I have arranged for Ms Meredith McIntyre to assist you. Meredith can be contacted on 6229 7912.

Yours sincerely



21.10.20

Garry Hopkins
Regional Director Western
Planning and Assessment Division

Encl: Gateway determination
Authorised plan-making reporting template