



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

Attention: Michael Keys, Director Regional Activation

Dear Mr Thompson

Planning proposal [PP_2020_WAGGA_001_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 on date 10 and 17 August 2020 in respect of the planning proposal to rezone land from R5 Large Lot Residential to R1 General Residential and remove the 2ha minimum lot size provisions for 47 and 49 Vincent Road, Lake Albert.

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 (4.3 Flood Prone Land) 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 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 (parliamentary.counsel@pco.nsw.gov.au) 10 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment, Western Region (westernregion@planning.nsw.gov.au).

In accordance with “A guide for the preparation of local environmental plans”, the authorised plan-making reporting template is enclosed for Council’s information. Table 2 of the attachment is to be completed and included in Council’s section 3.36 submission when requesting the planning proposal be finalised.

All related files for LEP Amendment, including PDF maps, Map Cover Sheet, planning proposal document and GIS data, if available, must be submitted to the Department via the Planning Portal website at www.planningportal.nsw.gov.au. To submit the data, Council is requested to create an account and log in.

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.

If you have any further questions, I have arranged for Ms Meredith McIntyre, Planning Officer, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Ms McIntyre can be contacted on 6229 7912.

Yours sincerely



19.8.20

Damien Pfeiffer
Director, Western Region
Local and Regional Planning

Encl: Gateway determination
Authorised plan-making reporting template