



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

Dear Mr Thompson

**Planning proposal PP-2021-2804 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 change zoning and minimum lot size at Springvale.

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 3.4 Integrating Land Use and Transport is minor in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

In relation to Section 9.1 Directions 1.2 Rural Zones, 1.5 Rural Lands 2.1, Environment Protection Zones and 4.4 Planning for Bushfire Protection, inconsistencies remain unresolved and are subject to responses from agency consultation.

In relation to Section 9.1 Directions 2.6 Remediation of Contaminated Land, consistency remain unresolved and is subject to preliminary investigation report.

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 9 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 the Department of Planning, Industry and

Environment at [mapinstrument.drafting@dpie.nsw.gov.au](mailto:mapinstrument.drafting@dpie.nsw.gov.au) six 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 office at [westernregion@planning.nsw.gov.au](mailto:westernregion@planning.nsw.gov.au)

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 Paul Amoateng, Planning Officer, from the Department of Planning, Industry and Environment, Riverina Murray Team, to assist you. Mr Amoateng can be contacted on 02 6983 4909.

Yours sincerely



24.5.21

**Garry Hopkins**  
**Director Western Region**  
**Local and Regional Planning**

Encl: Gateway determination