



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

Dear Mr Thompson

Planning proposal PP-2021-6528 to amend Wagga Wagga City Council Local Environmental Plan 2010- Lake Albert.

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 minimum lot size of Lots 7 – 10 DP594448, Lots 11 & 12 DP586511, Lot 1 DP582808 and Lot 15 – 33 DP1127002, Gregadoo Road, Blackbutt Road and O'Leiria Place Lake Albert, Wagga Wagga.

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.

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 however this the maximum time and Council should strive to finalise the proposal earlier. 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, Industry and Environment, Western Region Office (westernregion@planning.nsw.gov.au) for administrative purposes.

All related files for the LEP amendment must be submitted to the Department via the Planning Portal Website at www.planningportal.nsw.gov.au/reporting/online-submission-planning-data. Council is reminded to update the Planning Portal and notify the Department, Western Region Office when the plan making milestones are achieved.

This will be a Map Only Amendment and the details of this process can be found in the document "LEP's where council is the local plan-making authority" (enclosed).

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. Ms McIntyre can be contacted on 6229 7912.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', written in a cursive style.

14 December 2021

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination, "LEP's where council is the LPMA".