

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

Our ref: IRF22/1363/PP-2022-7405

**Attention: Crystal Atkinson, Senior Strategic Planner**

Dear Mr Thompson

**Planning proposal PP-2021-7405 to amend Wagga Wagga Local Environmental Plan 2010- Additional permitted use – office premises – 77 Gurwood Street, Wagga Wagga.**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to allow an Additional Permitted Use for the purposes of office premises at 77 Gurwood Street, Wagga Wagga.

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 9 months from the date of the Gateway Determination. As this is a minor amendment, Council should proceed to community consultation as soon as possible and request Parliamentary Counsel's Office commence drafting as soon as practicable. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. The proposal is categorised as 'standard'. The Department will actively case manage the amendment with Council to assist with meeting these milestones to allow for a timely amendment of the LEP. 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 Meredith McIntyre to assist you. Ms McIntyre can be contacted on (02) 6229 7912.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', with a stylized, cursive script.

12 May 2022

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

Encl: Gateway determination