

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

IRF22/1361/PP-2022-1445

Attention: Crystal Atkinson, Senior Strategic Planner

Dear Mr Thompson

Planning proposal PP-2022-1445 to amend Wagga Wagga Local Environmental Plan 2010 – Change minimum lot size at Cleek Street and Thomas Street Currawarna 2650

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) which seeks to reduce the minimum lot size from 200 ha to 2 ha for Lot 146 DP750832, 46 Cleek Street, Lot 145 DP 750832, 60 Cleek Street and Lot 144 DP750832, 15 Thomas Street Currawarna, 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.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act being Directions 9.1 Rural Zones and 9.2 Rural Lands are justified in accordance with the terms of the Direction and no further work is required.

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 within 9 months of the Gateway determination.

This is a map-only amendment. Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. Council is to submit the drafting request as soon as practicable. The Department's Western Region Office should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

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. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Meredith McIntyre, Senior Planner, Western Region from the Department of Planning and Environment, Western Region Office, to assist you. Ms McIntyre can be contacted on 62297912.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins'.

16 May 2022

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination