

Gateway Determination

Planning proposal (Department Ref: PP-2022-4114): rezone land, amend the Lot Size Map and apply Urban Release Area provisions at Lots 23 and 25 DP757246 456 & 474, Plumpton Road, Rowan (known as 'Sunnyside')

I, the Executive Director at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wagga Wagga Local Environmental Plan 2010 to rezone land at Lots 23 and 25 DP757246 456 & 474, Plumpton Road, Rowan should not proceed for the following reasons:

1. the planning proposal has not demonstrated strategic merit, including:
 - a. inconsistency with Council's Local Strategic Planning Statement (LSPS) and it is not responding to a change in circumstances not recognised in the LSPS,
 - b. the relationship of the proposal with the development of the Northern Growth Area, including justification for an additional urban release area in advance of the Northern Growth Area,
 - c. feasibility of providing infrastructure and services,
 - d. identification of staging of development and infrastructure upgrades (including how and when they will occur and who is responsible to fund and construct) in the southern growth area and in the context of providing services to multiple development fronts across the city.
2. the planning proposal is presented in two disjointed parts and does not clearly explain the proposed zone boundaries, the structure plan/master plan inconsistencies, and the status of the Council-prepared structure plan, including whether it has been subject to community and agency consultation.
3. the planning proposal does not provide an adequate assessment of the following site-specific matters:
 - a. the potential flood impacts on the site and the proposed design response, including consistency with Ministerial Direction 4.1.
 - b. whether salinity and bushfire are likely to be an issue in the precinct.
 - c. whether an Aboriginal Cultural Heritage Assessment is required to supplement the proposal, including consistency with Ministerial Direction 3.2.
 - d. a final Biodiversity Development Assessment Report that reflects the final design of the proposal (including zone outcomes) and has considered the wider Southern Growth Area precinct outcomes.
 - e. an assessment against the *Riverina Murray Regional Plan 2041*.
 - f. justification for the inconsistencies with Ministerial Directions 5.1, 5.2, 8.1, 9.1 and 9.2.

Dated 11 May 2023



Malcolm McDonald
Executive Director
Local and Regional Planning
Department of Planning and Environment
Delegate of the Minister for Planning and Public Spaces