

Gateway Determination

Planning proposal (Department Ref: PP-2023-1069): to reclassify part of the site (Lot 12 DP1187387) from Community land to Operational land.

I, the Director, Western Region at the Department of Planning, Housing and Infrastructure, 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 reclassify part of the site (Lot 12 DP1187387) from Community land to Operational land should proceed subject to the following conditions:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 6 February 2025.

Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be updated to:
 - a. remove the references to (and assessment of) the rezoning of the subject land, and
 - b. reflect a project timeline consistent with the Gateway determination.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, August 2023).

3. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the EP&A Act
4. A public hearing is required in accordance with section 29 of the Local Government Act 1993 and section 3.34(2)(e) of the Environmental Planning and Assessment Act 1979.
5. Council is to ensure that all adjoining landowners are notified of the planning proposal's public exhibition.

Dated 16 April 2024



**Garry Hopkins
Regional Director Western
Planning, Land Use Strategy, Housing and
Infrastructure
Department of Planning, Housing and
Infrastructure**

**Delegate of the Minister for Planning and
Public Spaces**