

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

Our ref: PP-2023-2907
IRF25/720

Dear Mr Thompson

Planning proposal (PP-2023-2907) to amend Wagga Wagga Local Environmental Plan 2010

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) and additional information in respect of the planning proposal to permit urban development in the Southern Growth Area Zone 1 precinct.

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

I appreciate Council's patience and collaboration with the Department to work through the matters raised by Council and the proponent group as we developed an agreed approach forward. The Department will continue to work with both stakeholders to progress this proposal to exhibition and then finalisation.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with the following directions of the Minister under Section 9.1 of the Act is justified in accordance with the terms of the direction: 1.1 Implementation of Regional Plans, 6.1 Residential Zones, 7.1 Employment Zones, 9.1 Rural Zones, and 9.2 Rural Lands.

In relation to direction 5.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes on the basis this supports the development of the precinct.

No further approval is required in relation to these directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under Section 9.1 of the Act for the following directions: 1.4 Site Specific Provisions, 4.1 Flooding, 4.3 Planning for Bushfire Protection, and 8.1 Mining, Petroleum Production and Extractive Industries. Council should ensure this occurs prior to the LEP being made.

I have determined not to authorise Council to be the local plan-making authority to support Council and the proponent through the process and manage the provision of State infrastructure.

The amending local environmental plan (LEP) is to be finalised on or before 28 August 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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, Housing and Infrastructure, August 2023) 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 to assist you. Meredith can be contacted on 6229 7912.

Yours sincerely



20/8/2025

Chantelle Chow
Acting Director Southern, Western and Macarthur Region
Local Planning and Council Support

Encl: Gateway determination